



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

2017 Minutes

February

March

April

May

June

July

August

September

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

VOICE 410-313-2350

FAX 410-313-3042

February Minutes

Thursday, February 2, 2017; 7:00 p.m.

The first meeting for the year 2017 of the Historic Preservation Commission was held on Thursday, February 2, 2017 in the C. Vernon Gray Room located at 3430 Court House Drive, Ellicott City, MD 21043. Mr. Reich moved to approve November's and December's minutes. Ms. Tennor seconded. The motion was unanimously approved.

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

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

PLANS FOR APPROVAL

Consent Agenda

1. MA-16-03c – 8511 Frederick Road, Ellicott City
2. HPC-15-65c – 8173, 8181, 8185 Main Street, Ellicott City
3. MA-16-02 – 8436-8440 Merryman Street, Ellicott City
4. HPC-15-72c – 8090-8092 Main Street, Ellicott City
5. HPC-17-01 – 8385 Main Street, Ellicott City
6. HPC-17-02 – 3515 Church Road, Ellicott City

Regular Agenda

7. HPC-16-58c – 8202 Main Street, Ellicott City
8. HPC-17-03 – 8098 Main Street, Ellicott City
9. HPC-17-04 – 8167 Main Street, Ellicott City
10. HPC-17-05 – 1818 Daisy Road, Woodbine, pending HO-1150
11. HPC-17-06 – 8345 Main Street, Ellicott City
12. HPC-17-07 – 3614 Court House Drive, Ellicott City
13. HPC-16-96 – 8307 Main Street, Ellicott City (continued from November 2016)
14. HPC-17-08 – 3733 Old Columbia Pike, Ellicott City
15. HPC-17-09 – 8307 Main Street and 8318 Forrest Street, Ellicott City
16. HPC-17-10 – 8307 Main Street, Ellicott City
17. HPC-17-11 – 8239 Main Street, Ellicott City
18. HPC-17-12 – 8386 Court Avenue, Ellicott City

Emergency Agenda

19. HPC-17-13 – Stream Retaining Wall between Court Avenue and Parking Lot F, Ellicott City
20. HPC-17-14 – 8069 Main Street, Ellicott City

CONSENT AGENDA

MA-16-03c – 8511 Frederick Road, Ellicott City

Final tax credit approval.

Applicant: Samantha Wang

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1900. The Applicant was pre-approved for tax credits through the minor alteration process on December 14, 2016 to replace the existing rubber roof with a new rubber roof. The Applicant has submitted documentation that \$8,600 was spent on eligible, pre-approved work. The Applicant seeks \$2,150.00 in final tax credits.

Staff Comments: The work complies with that pre-approved and the invoices and cancelled check 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. Mr. Reich seconded. The motion was unanimously approved.

HPC-15-65c – 8173, 8181, 8185 Main Street, Ellicott City

Final tax credit approval.

Applicant: Dr. Bruce Taylor

Background & Scope of Work: These properties are located in the Ellicott City Historic District. According to SDAT the buildings date to approximately 1900. The Applicant was pre-approved for tax credits on November 5, 2015 to paint all woodwork on the front of the building. The Applicant has submitted documentation that \$12,600.00 was spent on eligible, pre-approved work. The Applicant seeks \$3,150.00 in final tax credits.

Staff Comments: The work complies with that pre-approved and the invoice and the cancelled check 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. Mr. Reich seconded. The motion was unanimously approved.

MA-16-02 – 8436-8440 Merryman Street, Ellicott City

Final tax credit approval.

Applicant: Ronald Peters

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1900. The Applicant was pre-approved for tax credits through the minor

alteration process on December 8, 2016 to repair the damaged stone foundation. The Applicant has submitted documentation that \$4,900.00 was spent on eligible, pre-approved work. The Applicant seeks \$1,225.00 in final tax credits.

Staff Comments: The work complies with that pre-approved and the invoice 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. Mr. Reich seconded. The motion was unanimously approved.

HPC-15-72c – 8090-8092 Main Street, Ellicott City

Final tax credit approval.

Applicant: Courtney Kehoe

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 in December 2015 to paint the upper trim and cornice. The Applicant has submitted documentation that \$2,700.00 was spent on eligible, pre-approved work. The Applicant seeks \$675.00 in final tax credits.

Staff Comments: The work complies with that pre-approved and the invoice and cancelled check 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. Mr. Reich seconded. The motion was unanimously approved.

HPC-17-01 – 8385 Main Street, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Jane Johnson

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1920. The Applicant proposes to make exterior alterations to the rear of the building. The proposed alterations are:

- 1) Replace existing gray asphalt flat roofing with Duradek walkable membrane roof at the back of the building. This area is not visible from Main Street.
- 2) Install a new gray 6-panel steel exterior door at the rear, right side of the building in order to access the back storage area. This area is not visible from Main Street.
- 3) Raise the height of the roof to the height of the existing pressure treated stair platform. This area will be covered with the walkable membrane roof, to resemble the example photo provided in the application (as shown in Figure 2). The Duradek roofing is a walkable

membrane that requires rolling over the edge to waterproof the roof. The existing railing and wood stairs to the upper level door will remain the same.

- 4) The electric and air conditioning lines will be rerouted above the door, below the gutter, in order to install the new door.

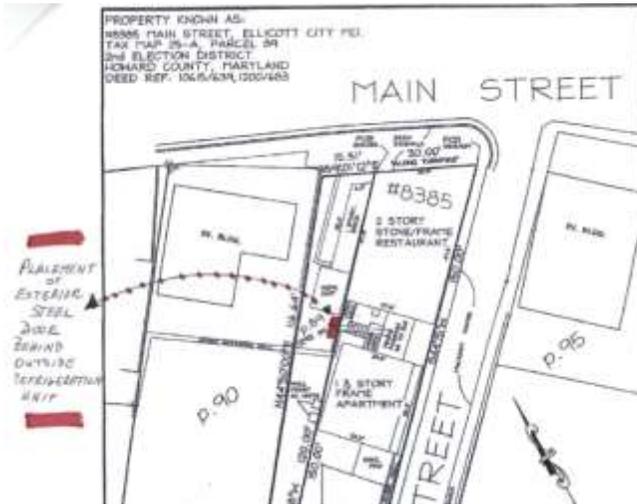


Figure 2- Location of proposed door



Figure 1 - Example of proposed roofing

Staff Comments: These alterations will be taking place on the rear of the building in an area that is not visible from the public right of way and is only visible from the rear of the neighboring property. Chapter 6.G of the Guidelines states, “many historical 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.” Chapter 6.G (page 38) also recommends against, “cutting a new entrance into a primary façade or in any location where it destroys historic features important to the building’s character.” This building does not already have a modern replacement door, but it does have mechanical and other modern equipment necessary for the operation of the business. The rear of the building is not a character defining façade of the building. The installation of the door will not impair the integrity of the building or surrounding historic buildings.



Figure 3 - Proposed alterations

Staff Recommendation: Staff recommends approval as submitted with the January 20th revision for the door to be a 6-panel embossed steel door.

Testimony: There was no testimony.

Motion: Mr. Roth moved to approve the application as submitted with the January 20th revision of a 6-panel embossed steel door. Mr. Reich seconded. The motion was unanimously approved.

HPC-17-02 – 3515 Church Road, Ellicott City

Certificate of Approval to make exterior alterations.

Application: Sharon Moore

Background & Scope of Work: This property is located in the Ellicott City Historic District, but within the Woods of Park Place subdivision. According to SDAT the house dates to 2006.

The Applicant proposes to install a window in the basement foundation in a location where a window does not currently exist. In order to install the window there will be excavation of the land and the foundation will be cut into. The Applicant originally proposed to install a casement window, but has since changed to a double hung window to match the other windows on the house. The window will be a vinyl Anderson 400 series 2:2 double hung window. The window will be 3 feet wide by 4 feet 9 inches high. The other windows on the house are vinyl. The proposed window will be lined up directly underneath two windows on the first and second floor of the house. A window well will be constructed with railroad ties and look similar to one at a neighboring house.



Figure 4 - Proposed window location



Figure 5 - Side of house showing window location



Figure 6 - Example of proposed retaining wall on a neighboring house

Staff Comments: The placement of the window complies with Chapter 8.B (page 58) recommendations for new construction, “use elements such as porch shapes, window or door openings and other characteristics that echo historic Ellicott City buildings.” The basement window will line up with two existing window openings above the proposed new window, which is a characteristic found in historic buildings, even though this is not a historic building. Chapter 6.H (page 40) states, “although they are usually appropriate on modern buildings, vinyl windows can be detrimental to a historic streetscape if used on a prominent, highly visible façade of a non-historic building close to historic buildings.” The proposed basement window will be located on the side of the house and will not be highly visible from Church Road. The house is also not situated in close proximity to any historic buildings. The window well will mostly be visible at the top of the window well; the remainder will be internal to the house. Staff finds the proposed window will not alter the character of the house or impair the historic or architectural value of the surrounding structures. Chapter 9.D states, “retaining walls of granite, brick or timber may be appropriate, depending on the context.” This retaining wall will be minimally visible, is located in a new construction subdivision and is not in the view-shed of any historic structures.



Figure 7 - Location of home

Staff Recommendation: Staff recommends approval as submitted.

Testimony: There was no testimony.

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

REGULAR AGENDA

HPC-16-58c – 8202 Main Street, Ellicott City

Final tax credit approval.

Applicant: Ronald Peters

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1850. The Applicant was pre-approved for tax credits at the August 2016 emergency HPC meeting for repairs to the damaged front porch using the same materials that previously existed and to repaint, repair and water seal damaged bricks on the side of the building. The Applicant has submitted documentation that \$30,105.00 was spent on work. The Applicant seeks \$7,526.25 in final tax credits.

Staff Comments: The work does not all comply with that pre-approved. The front porch repairs were all pre-approved, and the \$11,500.00 charge is valid. On the final tax credit claim for Items 5 through 7 for a total of \$10,250.00 is the replacement of a rubber membrane roof, replacement of rotten wood, and repair of two damaged windows and window headers, which was not pre-approved work. Only the removal of mortar and repointing was pre-approved. This item will need to be further itemized per the pre-approved work of repointing and repairing the damaged brick. The next item on the application does not completely match up with the proposal. The application lists refinishing the rear of the building, refinishing the east side dental trim and refinishing the porch for \$7,515.00. The proposal from Topper and Son Painting indicates a \$4,480 charge for painting the porch and porch windows and doors. Staff finds this item is eligible. The next item on the proposal is for work to the side of the building for \$1,200 – it is unclear if this work relates to pre-approved work with the porch or brick work. The last item on the proposal is to scrape, sand and paint the back of the building for \$1,835.00. This work was not pre-approved. There is a proposal/paid invoice from Definition Painting for \$840.00 to seal the brick on the building. This work was pre-approved.

Staff requested copies of cancelled checks from the Applicant, who provided a more detailed expense breakdown and additional invoices, where total eligible expenses were reduced to \$23,047.93 for a \$5,761.98 tax credit. However these invoices also contain work that was not pre-approved.

Staff finds the following expenses were pre-approved and eligible for the tax credit:

- 1) Front porch repairs by Gonder Construction - \$11,500.00
- 2) Sand, clean and paint front porch, windows and doors by Topper and Sons - \$4,480.00
- 3) Water seal on brick by Definition Painting - \$840.00

The repair and repointing of the brickwork is still eligible for tax credits, but these items need to be further itemized only for the work that was pre-approved, as they currently contain items that were not pre-approved and interior work that is not eligible.

Staff Recommendation: Staff finds that there are \$16,820 in eligible expenses, and recommends the final tax credit of \$4,205.00 be approved.

Testimony: Mr. Shad swore in Mr. Ronald Peters. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. Peters said he incurred additional cost once the work began that was higher than the original estimates he submitted to the staff. Mr. Peters asked about the approval process for additional costs. Ms. Holmes said if there was additional work, not necessarily additional costs, that took place. Ms. Holmes said the additional work needed to be applied for and said additional approval options for approval include the Executive Secretary's Minor Alteration or Emergency meetings. Ms. Holmes explained that there are still items that can be applied toward the tax credit, but the invoices need to be further itemized by the contractor. Ms. Tennor asked what if the Applicant discovered that more work is necessary in the midst of the construction but has not applied for tax credit pre-approval. Mr. Taylor said the Applicant can apply for pre-approval on an emergency basis. Mr. Peters asked how long that process takes. Mr. Taylor said in an emergency application he should contact staff as the current County Code requires 24 hour posting notice at the application location. Mr. Tennor asked Mr. Peters if he can provide itemized receipts. Mr. Peters said yes.

Motion: Mr. Roth moved to approve the application per Staff recommendations. Ms. Tennor seconded. The motion was unanimously approved for the final tax credit of \$4,205.00.

HPC-17-03 – 8098 Main Street, Ellicott City

Certificate of Approval to install signs.

Applicant: Mark Thompson, Howard County Economic Development Authority

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1890. This application was placed on the Minor Alteration website but was removed due to objections. The application is now before the Commission for approval.

The Applicant proposes to install three signs on the building. The first sign is for the business center and will be a projecting sign that reads on three lines:

Millworks
Business Resource Center
Proudly Powered by the Howard County Maryland Economic Development Authority

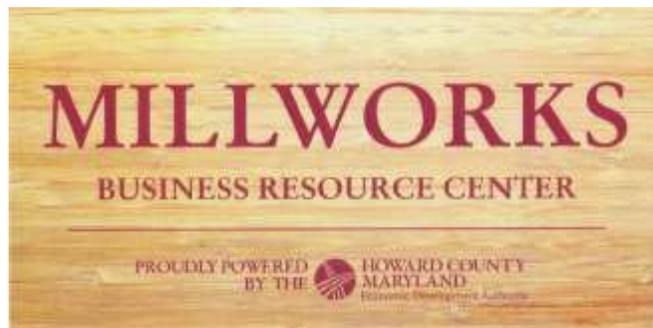


Figure 8 - Proposed projecting sign

The projecting sign will be 20 inches high by 42 wide by 1 ¼ inches thick for a total of 5.8 square feet. The sign will be made out of wood with vinyl letters. The sign will be double sided, with red/maroon lettering on a wood background. The projecting sign will be installed on a black metal bracket above the front door. The black metal bracket will resemble others around Ellicott City, per the image provided in the application.

The second and third signs will be flat mounted signs posted on either side of the front door. The signs will read:

MILLWORKS
BUSINESS RESOURCE CENTER

HOWARD COUNTY
ECONOMIC DEVELOPMENT
AUTHORITY

Hours of Operation
Monday – Friday
9:00 AM to 5:00 PM
Or by Appointment
(410) 313-0123

Proudly Powered by the Howard County Maryland Economic Development Authority

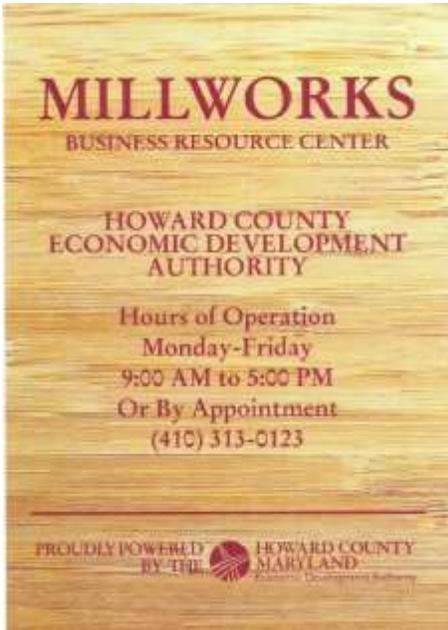


Figure 10 - Proposed flat mounted sign



Figure 9 - Proposed location of signs

The flat mounted signs will be the same color scheme as the projecting sign, which is the theme for the business center. The signs will be 17 inches high by 12 inches wide by 1 ¼ inches thick, for a total of 1.41 square feet. The Applicant stated that the “signs are intended to provide visual symmetry for the building and provide customers with a clear understanding of operations.”

Staff Comments: The application complies with Chapter 11.A recommendations, “use simple, legible words and graphics” and “use a minimum number of colors, generally no more than three.” The size of the projecting sign complies with Chapter 11 recommendations, “Limit the sign area to be in scale with the building. Projecting or hanging signs of four to six square feet are appropriate for many of Ellicott City’s small, attached commercial buildings.” The size of the flat mounted signs comply with Chapter 11.B 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. 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.” This building is one of Ellicott City’s larger buildings and could potentially use a larger sign to be in scale with the building. The signs will be wood, which complies with Chapter 11.A recommendations, “use historically appropriate materials such as wood or iron for signs and supporting hardware.”



Figure 11 - Example of similar proposal

The Guidelines recommend against, “two signs where one is sufficient to provide an easily visible identification of the business” and “more than two signs per business per façade.” The smaller flat

mounted signs contain the hours of operation for the building and serve to give symmetry to the building. This building was constructed in the Greek Revival style and symmetry plays an important role in the details of this style. Similar symmetrical signs were approved for the Howard County Visitor's Center, as shown in Figure 11.

Staff recommends a border be added to the signs, in order to give them a finished appearance. Additionally, Staff recommends removing the parenthesis from the area code in the phone number. Staff understand the need to have hours of operation information at a pedestrian height and recommends the number of flat mounted signs be reduced to one sign, which better complies with the Guidelines.

Staff Recommendation: Staff recommends:

- 1) Approval of the projecting sign, with a border added around the perimeter of the sign.
- 2) Approval of one flat mounted sign to be placed to the side of the door as proposed, with a border added around the perimeter of the sign and the parenthesis removed from the phone number.

Testimony: Mr. Shad swore in Mr. Mark Thompson, the Vice President of Business Development with the Howard County Economic Development Authority. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. Thompson explained Millworks is a business resource center set up on Main Street through March 2018. He said Millworks is aimed at supporting the flood recovery efforts with business assistance and partner organizations, such as Preservation Maryland and the Small Business Development center. The goal of Millworks is to further Ellicott City recovery efforts and job creation. Mr. Thompson explained that they are leasing out space within the building to the Ellicott City Partnership and a new technology company called NextLOGiK, who agreed to support Main Street businesses with web development services.

Ms. Holmes handed out an updated rendering of the sign that showed two small business logos at the bottom. Mr. Thompson explained that the revised signs added the names of Ellicott City Partnership and NextLOGiK, because the lease agreements were not finalized during the original submission. Mr. Thompson requested two plaque signs because there are two columns on the building and it adds symmetry for the building while providing wayfinding from both directions of the street. He said the projecting sign provides excellent visibility for people walking up or down the street but has no hours of operation. Mr. Thompson pointed out that they were able to negotiate with the landlord to remove an old awning that hung above the door and have improved the historic quality of the building.

Ms. Zoren said the wall mounted sign is appropriate but it sets the precedent for others to have two signs. She recommends approving the hanging sign and one wall mounted sign with the business hours, which is sufficient and will not impact the visual symmetry. Ms. Zoren said the design of the sign is informal for the building's architecture and suggested adding a border around the sign. Mr. Reich asked about the sign guidelines and number of signs. Mr. Taylor said the Guidelines recommend against two signs where one is sufficient and recommend against more than two signs per business per façade.

Ms. Tennor said she agreed with Ms. Zoren's comments that the sign design with the wood grain panel does not relate well to the building's architecture. She suggested a white panel with black lettering to better fit the architecture of the building. Ms. Tennor said the projecting sign is appropriate but the hours of operation could be addressed with vinyl decals on the glass doors or on panels inside the alcove. Ms. Tennor said she would prefer not to see panels mounted on the brick on the sides of the entrance. She said if needed on the exterior, one sign would be sufficient to communicate the hours of operation, but found that information could be communicated in a more low impact manner.

Ms. Holmes asked the Commission about the addition of the two partner logos. Ms. Tennor said they can be added to the projecting sign. The logos could be added in vinyl decal. Mr. Thompson said the wood nature of the sign has the same theme as the building's interior logo wall. Ms. Tennor said the projecting sign serves the wayfinding purpose.

Mr. Reich asked if NextLOGiK is another business in the building. Mr. Thompson said yes, NextLOGiK occupies the mezzanine space upstairs. Mr. Reich asked if each business could have their own sign on the building by right. Mr. Taylor said the solution in the Guidelines for multiple tenants in a building is to have a directory sign. Mr. Thompson explained that tenants originally wanted to hang signs off of the proposed projecting sign, but he found that would not look good. Mr. Reich said that he is in favor of the Staff recommendations with a border around the signs, a hanging sign and one flat mounted sign. Mr. Roth said he agreed with the number and position of signs, and agreed with Ms. Tennor that it would be more appropriate if it was one solid color. Mr. Roth found that wood grain has many colors and he did not find it complied with the Guidelines as being a minimum number of colors. Ms. Holmes pointed out that for businesses in the past, the Commission has not redone their logos or business branding identities. Ms. Burgess asked for clarification on the wood grain aspect of the sign because the color of the wood grain was discussed and the final color may be slightly different from the rendering. Mr. Thompson confirmed that it is a wood sign and not a vinyl print of the wood. Mr. Roth said the exterior sign should be painted white with black lettering to better match the historical building. Ms. Tennor asked if brackets will be used to hang the sign. Mr. Thompson said the bracket was in the packet and will be a black metal bracket similar to others on Main Street.

Mr. Shad found the signs were really four signs because the hanging sign had two sides. He found the hanging sign is sufficient and that the information about operations can be placed inside the alcove. He said one panel sign would be enough. Mr. Thompson asked the Commission to clarify where the alcove is. Mr. Shad said the alcove is the recessed area above the entrance steps about three feet deep. Mr. Thompson said that area makes it hard for visitors to see the business hours. Ms. Tennor said the projecting sign is sufficient for directional purposes. Mr. Taylor asked Mr. Thompson which signs he would prefer if only two signs are approved. Mr. Thompson said he prefers the one projecting and one wall mounted sign.

Motion: Mr. Reich moved to approve the application per the Staff recommendations. Ms. Zoren seconded. Ms. Tennor and Mr. Roth opposed. The motion was approved 3 to 2.

HPC-17-04 – 8167 Main Street, Ellicott City

Certificate of Approval to install sign. Façade Improvement Program funds.

Applicant: Erin Jeeter

Background & Scope of Work: This property is located in the Ellicott City Historic District. This building dates to the 1980s. The Applicant proposes to install a double sided, vinyl laminate, projecting sign on the front of the building. The sign will be 24 inches high by 36 inches wide for a total of 6 square feet. The background of the sign will be a faux wood, the text will be navy and there will be a yellow and orange sunburst graphic and navy border. The sign will be hung on an existing black bracket. The sign will read on two lines:

MAIN STREET
YOGA

Staff Comments: The application generally complies with Chapter 11 recommendations. The sign complies with Chapter 11.A recommendations, “use simple, legible words and graphics” and “keep letters to a minimum and the message brief and to the point. In many cases, symbols or illustrations that communicate the nature of the business can be used.” The sign is limited to one graphic and the name of the business. The Guidelines also recommend, “use a minimum number of colors, generally no more than three.” The sign does contain four colors, however, the yellow and orange are used very sparingly in the small graphic, so the sign is not overwhelmed with color. The size of the sign complies with Chapter 11.B recommendations for projecting signs, “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.”

Chapter 11.A recommends, “use historically appropriate material such as wood or iron for signs and supporting hardware.” Staff recommends this sign be constructed with wood if a wood grain background is desired, in order to comply with the Guidelines. An actual wood sign would provide the depth on the sign that is lacking if vinyl laminate is used. Flat mounted signs constructed from metal or other modern materials are not as noticeable because the depth of the sign is hidden. If a wood background is not desired, HDU (high density urethane) can provide a wood like depth with the ability to be sand blasted and is a good alternative for a hanging sign.

Chapter 11.B (page 84) of the Guidelines recommends, “use only one projecting or hanging sign per building. On buildings with more than one business, each having its own entry from the sidewalk, one sign per entry may be appropriate if the signs are uniform in size and location.” For many years this building has had several signs on the façade for all of the businesses located within the building. Currently the only business sign on the building is for Hi-Pro Media. There is one other sign that has been in disrepair for many years that identifies a place name for the building and the address. This sign reads “Ellicott Square, 8167 Main Street.” This sign needs to be removed, as it adds to visual clutter on the building and does not identify any tenants in the building. There are currently 4 small brackets on the Main Street side of the building and one large bracket which contains the Ellicott Square sign. The brackets are not all placed at the same level, but are increased slightly in height. Staff recommends the Commission determine the number of signs that should be placed on the front of this building, in order to phase in any new businesses that decide to locate here. There are no other buildings on Main Street with this large number of signs for multiple businesses. Staff finds it would be acceptable for the four smaller brackets to remain on the front, but that no more brackets should be added for any future businesses.

Staff Recommendation: Staff recommends approval of the sign but that it be constructed out of wood, rather than using a vinyl background.

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. Erin Jeeter. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Ms. Jeeter said she wants to use a wood look sign that is compliant with the Guidelines and she is seeking quotes for real wood. Ms. Tennor asked if the drawings reflect the sign. Ms. Jeeter said yes. Ms. Holmes said the drawings are for a vinyl laminate sign. Ms. Tennor asked for the sign thickness and the edge design. Ms. Holmes said it would not be an inch thick

like a standard real wood sign depth; it would be thin like metal signs. Ms. Holmes reminded the Commission that the building has had many signs in the past and to keep in mind future tenant signs. Ms. Jeeter said the drawing shows an existing bracket on the building where the sign will hang. Ms. Zoren said the material looks like wood and it should have the depth of wood, and suggested using a dense material in between the two signs for more depth. Ms. Tennor said vinyl can be applied to both sides of high density foam to add dimensions that would make the sign look more like real wood. Mr. Taylor referenced the "Millworks" sign drawing submitted in previous application and Ms. Burgess said that sign is made of real wood, but the sign Ms. Jeeter proposed is not real wood. Ms. Tennor suggested the edge could be painted to look like wood or painted in the color of the outline - dark blue. Ms. Tennor asked Ms. Jeeter if she is comfortable if her proposed sign projects no further than the existing neighboring "High Pro Audio Video" sign. Ms. Jeeter said she is comfortable with that.

Motion: Ms. Tennor moved to approve the application as submitted with modifications: the sign is to be on material about one inch thick, so the vinyl design would be applied to both sides of the panel with the edge painted to match the outline of the face of the sign. The sign size should be reduced to be the same dimensions as the neighboring sign - "HiPro Audio Video" and it will be installed in the existing bracket over the entry. Mr. Roth seconded. The motion was unanimously approved.

HPC-17-05 – 1818 Daisy Road, Woodbine, pending HO-1150

Tax Credit Pre-Approval to replace roof.

Applicant: Cathleen Jordan

Background & Scope of Work: This property is not located in a local historic district and is not yet listed on the Historic Sites Inventory. However, this property is eligible for listing on the Inventory and as such, can be pre-approved for tax credits. Once added to the Inventory, the property will be assigned the number HO-1150. According to SDAT the building dates to 1860.

The Applicant proposes to replace the existing 3-tab gray composite shingle roof (and all associated components as needed) with a standing seam metal roof in the color Dark Bronze. The existing roof is leaking. The panels will be 17 inches wide and the seam will be 1 inch high.

This application was placed on the Minor Alterations website but was removed due to an objection over the proposed roof color.

Staff Comments: The proposed repairs are eligible for tax credits per Section 20.112 of the County Code, which states that eligible work includes "the repair or replacement of exterior features of the structure; work that is necessary to maintain the physical integrity of the structure with regard to safety, durability, or weatherproofing and maintenance of the exterior of the structure, including routine maintenance as defined in Section 16.601 of the County Code."

The County Architectural Historian has been documenting this property. He has not found any evidence that a metal roof existed on this building, although metal roofs were put on similar style buildings, so it is a historically appropriate alteration. Standard 9 in the Secretary of the Interior Standards for Rehabilitation states, "new additions, exterior alterations or related new construction shall not destroy historic materials, features and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment." The proposed roof and color comply with this Guideline as the new roof will not appear to be a historic replica. There are a variety of colors used on historic metal roofs, and the proposed color does not try to

directly replicate any of the historic colors. The County Architectural Historian provided the following information: "Iron-oxide red (a brownish red) is the most common color for roofs. However, we have almost nothing on what color metal roofs were painted around here, so can only go by the prescriptive literature (assuming Howard Countians followed it). Common 20th century colors (which may or may not reflect tradition) include silver and green, plus those with a healthy covering of rust. I can't say whether I've seen dark brown before, but it seems like an appropriate late 19th century color and probably comes closest to old rust."

Staff Recommendation: Based on the information provided by the County Architectural Historian and the neutrality of the proposed color, Staff recommends approval as submitted.

Testimony: Mr. Shad swore in Ms. Cathleen Jordan. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Ms. Jordan said the dark bronze color was originally submitted with the application but after reading Staff comments, she would like to submit a different color for consideration called Pre-Weathered Galvalume. Ms. Jordan said the architectural historian suggested greys and greens and they are choosing this color as result, although he did not suggest this color. Ms. Jordan also looked at the roofs of surrounding buildings on the property, which also have roofs that look like the proposed color, but with more rust on them. Mr. Reich said that he was glad they were putting a metal roof back on, which is more historic. Ms. Jordan asked if the sheathing underneath the roof will be covered in the approval if it needs to be replaced. Ms. Holmes said yes, since it is an associated component of the roof.

Motion: Ms. Tennor moved to approve the application as amended with the Pre-weathered Galvalume roof. Mr. Roth seconded. The motion was unanimously approved.

HPC-17-06 – 8345 Main Street, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Charles Nemphos

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1920. The Applicant originally sought approval and tax credit pre-approval to rebuild the stone and concrete wall behind the building. However, the contractor started the work before the project was approved. The Applicant now seeks retroactive approval for the reconstructed stone wall. From Google Street view, it appears the wall along Merryman Street was not highly visible and appeared to be covered in vegetation. The view of the wall from Main Street appears to be a concrete wall.

The application states that there was a concrete wall built in front of the original historic stone wall and that the wall was in danger of collapsing and falling against the historic building. The historic stone that was discovered was reused in the construction of the new wall.

Staff Comments: From the previous view shown in Google Street view, it also appears that about 3 to 4 trees were also removed for the construction/repair of the wall. The diameter and condition of the trees is unknown, but it does appear they were growing very close to the retaining wall and could be contributing to its decline. The wall was constructed with some recovered historic stone with new stone to match and it is an improvement from the previously existing wall. The wall complies with Chapter 9.D recommendation, "construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way."

Chapter 9.D of the Guidelines recommends, “Preserve historic features, such as retaining walls, freestanding walls, fences, terraces, walkways, driveways and steps. When possible, reuse the historic building materials to repair or restore these structures.” The photographs that were submitted show that part of the historic wall was visible through the vegetation, but the wall appeared in poor condition. This stone was reused in the reconstruction of the wall, which complies with the Guidelines.



Figure 12 – Current conditions



Figure 13 - Google Street view from before work was done



Figure 15 - Current conditions

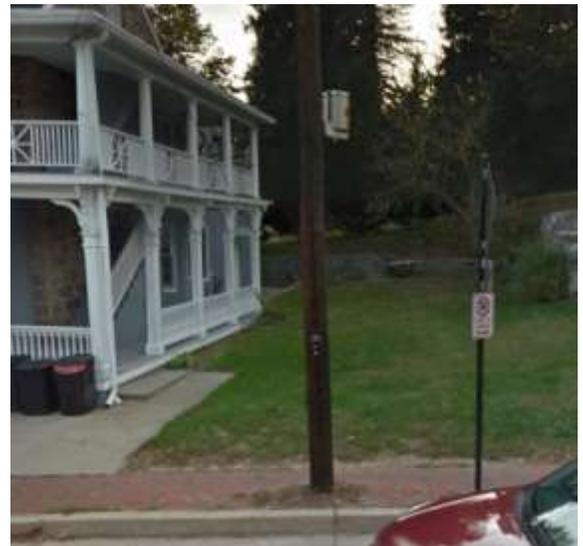


Figure 14 - Google Street view before work was done



Figure 16 - Current conditions

Staff Recommendation: Staff recommends retroactive approval of the wall and tree removal. Tax credits are not applicable as the work was not pre-approved.

Testimony: Mr. Shad swore in Ellen Nemphos, the co-owner of the building. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Ms. Nemphos said the wall has been rebuilt already because of safety concerns and the contractor completed the work without the owner's knowledge. Mr. Ronald Peters, who was previously sworn in, testified that he was working on Merryman Street (adjacent to Ms. Nemphos' property) when he witnessed the wall repair being done and he called Mr. Nemphos to inform him. Mr. Peters said Mr. Nemphos did not know the contractor was working on the wall, since he had not signed the contract. Ms. Tennor asked if the Applicant had already submitted an application when the wall was built or was talking with County Staff. Mr. Peters said Mr. Nemphos had been in contact with County Staff about submitting an application for pre-approval. Mr. Peters said Mr. Nemphos asked Mr. Earl Wright (the contractor) for an estimate. Mr. Peters said that Mr. Wright mistakenly understood Mr. Nemphos' okay for permission to rebuild the wall. Mr. Reich asked if the contractor reused the old stones. Mr. Peters said yes. Mr. Shad reminded the Applicant of the importance of pre-approvals to avoid retroactive approvals that could result in costly work having to be removed or redone.

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

HPC-17-07 – 3614 Court House Drive, Ellicott City

Advisory Comments for site development plan in Ellicott City Historic District.

Applicant: David Warshaw, Court Hill LLC

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building, which is an apartment complex, dates to 1966. The apartment complex will remain and 8 new lots for townhouses will be created. The application states, "the subject property was previously developed in conjunction with SDP-66-11. This site development plan includes the existing building and parking area, which were constructed in the late 1960s. This SDP also included additional buildings, drive and parking areas which were not constructed. However, the clearing and grading was performed and the field run topographic survey is representative of that plan." The application goes on to explain, "the project is designed to avoid existing steep slopes which were previously created and to utilize the resulting level area. As a result of WP-16-067 and ECP-16-029, the plan was modified to eliminate units and to avoid the stream buffer." The current plan is a new SDP that requires Advisory Comments from the Commission before the developer can submit the plans to the Department of Planning and Zoning for review.

Regarding trees, the application states that the trees in the level area are of minimal size and the vegetative resources within steep slopes and stream buffer are to remain. The application states that "the single specimen tree will remain" and that "all trees 12 inches and greater will be located and addressed."

There is one proposed retaining wall, which varies in height from 3 feet to 9 feet. The Applicant proposes to construct an interlocking block geo-grid wall and the block will be gray. The application states that "the wall will not be visible from the public right-of-way or adjacent properties. Fences will be specified in accordance with those found suitable for the historic district."



Figure 17 - Site plan overlaid on aerial of site

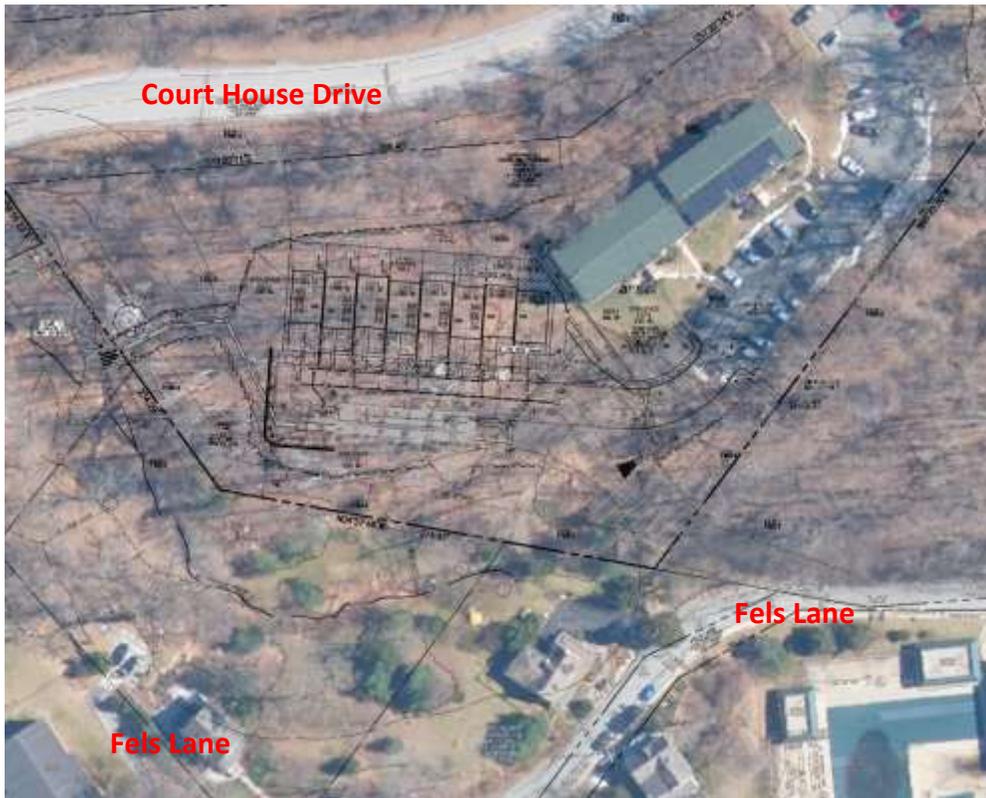


Figure 18 - Aerial of site



Figure 19 - Larger aerial of site

Staff Comments: At this time the Commission is only providing Advisory Comments on the site development plan and advice for future applications that must come before the Commission for the Certificate of Approvals required to proceed with construction.

Site Plan

This site is located above historic Fels Lane and below Court House Drive. The new townhouses will be constructed next to the existing apartment complex. Renderings of the proposed townhouses are not yet available. The historic houses on Fels Lane are visible from this site and there is a steep slope separating the two areas.

Chapter 8.C of the Guidelines on Siting New Buildings states, “new buildings should respect historic development patterns. In most cases, this will mean siting new building in a similar manner to neighboring buildings. Within the constraints of the particular building lot, new buildings should maintain setbacks from street and other buildings consistent with those of nearby historic buildings and should avoid blocking important views of Ellicott City and its terrain.” This site is accessed off of Court House Drive, but does not front the street, so there are no setbacks to maintain from the perspective of the Guidelines’ recommendation. However the new townhouses will share a similar orientation as the apartments to the parking area that will be constructed in front of the homes.

Chapter 8.C recommends, “whenever practical and consistent with neighboring buildings, orient new buildings with the front door and primary façade facing the street. This is a consistent pattern through most of Ellicott City, but may not work in some locations due to the hilly terrain, winding street and irregular lot patterns.” The proposed townhouses will face the same direction as the existing apartment complex, which looks toward Fels Lane. The existing building does not face Court House Drive, nor will the new construction. The grade change from Court House Drive to the location of the existing building and proposed buildings would make facing Court House Drive difficult. The townhouses will be located next to the existing apartment complex, and the buildings will form a wide “V” shape. There is a

concrete walkway in front of the townhouses which extends to the parking area for the apartment complex, but does not connect to an existing sidewalk in front of the apartments. The sidewalk should be extended in front of the apartments in order to create a visual connection to the existing community.

The site plan shows a garage for each townhouse. These garages will most likely be located on the front of the building, as there does not appear to be any access provided on the rear. Staff recommends the Applicant consider a rear loading garage as front loading garages are not common in the District. Chapter 7.C states, “new garages and sheds should follow the historic pattern of being detached from the main building and if practical, located in a side or rear yard.”

Trees

A future application for a Certificate of Approval is required for the removal of any trees 12 inches or greater at diameter breast height. That application should contain a plan that identifies all of these trees. The trees should be located and numbered on a plan. A corresponding chart should indicate the species and size of each tree (12 inches or greater) and whether or not the tree is going to be removed or remain in place. Additionally, a photograph of each tree identified on this plan should be provided. The photographs or chart should address the condition of each identified tree. This information should be provided by a certified arborist or a qualified forest stand delineator.

Retaining Walls and Fences

The application states that the proposed retaining wall is an interlocking block geo-grid wall in the color gray, to be similar to granite. Chapter 9.D states, “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 block geo-grid material is not appropriate for use in the Historic District, as the Commission has previously ruled in a similar proposal. Staff recommends the retaining wall be faced with an appropriate historic style stone to match the stone found in Ellicott City. Chapter 9.D of the Guidelines provides advice for suitable fences in the District, but typically black metal open fences are most appropriate. An application for a Certificate of Approval for the retaining wall and fencing must be submitted to the Commission before any work takes place.

Building Materials and Elevations

Staff recommends the Applicant consider applying for Pre-Application Advice on the buildings to be constructed once renderings are available. The Commission can then provide feedback on whether or not the architectural designs are appropriate for the Historic District. This will make the application for the Certificate of Approval go smoother as the Commission can review the designs before they are finalized. At the time of the application for the Certificate of Approval, the Commission will need detailed elevations for each individual townhouse. Each application should contain specification sheets for all exterior materials, such as roofing, siding, color schemes, exterior lights, hardscaping, etc.

Chapter 8 provides guidance for the new construction of principal structures in the Historic District and states, “The County Code requires the Historic Preservation Commission to be lenient in its evaluation of new buildings ‘except where such plans would seriously impair the historic or architectural value of surrounding structures or the surrounding area’...New buildings need not imitate historic forms, but they must respect and be compatible with neighboring historic buildings.” The existing apartment complex is constructed out of brick and is not a historic structure. However, any future buildings should be constructed to complement the existing building in order to create a cohesive development. Staff recommends that the new construction limit the number of materials and details on the exterior. For example, a townhouse should not have a brick first floor and then lap siding on remaining floors.

However, a townhouse could have a brick or stone foundation line and then siding on the rest of the building, which is a more historically and architecturally appropriate style of construction. In lieu of having renderings to provide feedback on, Staff recommends the Applicant research historic rowhomes found in Ellicott City and Oella for examples on appropriate style, material, massing and proportions. Chapter 8.B explains, “compatibility with neighboring buildings in terms of form, proportion, scale and siting is the highest priority. If these are resolved, details such as colors, material or window design can be more easily dealt with. Since the majority of Ellicott City’s historic structures are simple, straightforward and unassuming, simplicity in design is important for any new construction.” The existing building is a very simple brick building.

There are some important recommendations to consider when designing the new structures for this site. Chapter 8.B recommends, “design new buildings to be compatible with neighboring buildings in bulk, ratio of height to width, and the arrangement of door and window openings.” In this case the door and window openings on the existing building are too modern and not appropriate, as it was constructed prior to the creation of the Historic District. Chapter 8.B recommends, “place sliding glass doors, large bay windows and similar features on the side or rear of a new building, not on a primary façade.” The windows on the existing building are irregularly sized and there are balconies and sliding glass doors on the front of the building. Chapter 8.B also recommends, “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.” This Guideline is very important as the new construction should not tower over the existing building. Staff recommends the Applicant thoroughly read Chapter 8 before designing the new structures as there are other important guidelines on details and materials.

Finally, in light of the severity of the July 30th flood, Staff recommends thorough review of CB 80-2016 that amends the Howard County Code to prohibit the issuance of waivers or variances to floodplain, wetland, stream, or steep slope regulations for properties located in the Tiber Branch Watershed to determine whether this development will face any issues.

Testimony: There was no testimony. The Applicant was not present. This case will be moved to the March 2, 2017 meeting.

HPC-16-96 – 8307 Main Street, Ellicott City (continued from November 2016)

Certificate of Approval to construct outdoor fireplace.

Applicant: Courtney Kehoe

Background & Scope of Work: This application is being continued from November 2016. At the November meeting the Applicant was approved to construct the stone wall, but the fireplace was excluded from the approval as dimensions for the construction were needed. The fireplace will be a total of 10 feet high in the middle with wood storage wings that will be 3 feet high. The overall width of the fireplace will be 19 feet. The wings will be 6 feet wide and the center portion will be 7 feet wide at the base and taper to 5 feet in width. The stone to be used will match the approved walls.

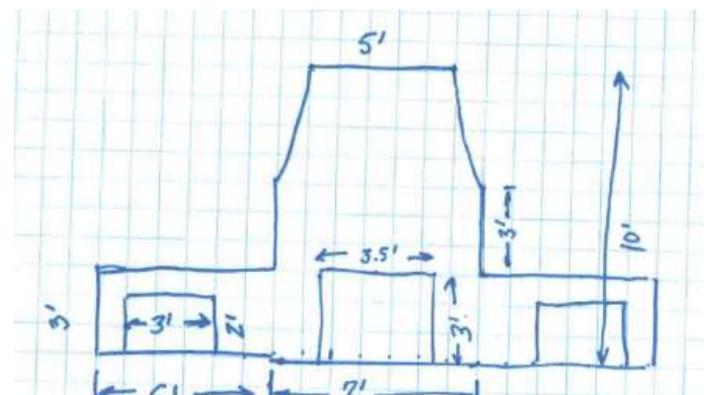


Figure 20 - Proposed dimensions

Staff Comments: The dimensions of the fireplace appear proportionate. The materials comply with Chapter 9.D of the Guidelines (page 70) and will match other stonework in the direct vicinity, “construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way.”

Staff Recommendation: Staff recommends approval as submitted.

Testimony: Mr. Shad swore in Ms. Courtney Kehoe. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Ms. Kehoe had no additional comments. Mr. Reich asked if the fireplace will be in the corner of the retaining wall behind the La Palapa building and if it will be built exactly like the picture with a stone countertop. Ms. Kehoe confirmed the location being the back side of La Palapa facing parking lot D. She said the fireplace will be stone all the way up and it was not designed to have a countertop. Mr. Reich asked about the alcoves and the height of the wall above the boxes in the plan drawings compared to the picture. Ms. Kehoe said the alcoves will be used to store firewood and there will be more wall area above the alcoves than the picture shows. This is shown in the drawings. Ms. Kehoe said the design can be approved for the same depth as the wall.

Ms. Zoren said the plans show the fireboxes being 27 inches deep but if it is used for storage with a back to it, it needs to be more than a foot thick. Mr. Reich said with an existing wall, it will not be enough for a 27 inch depth. Ms. Kehoe said the back wall is existing. Mr. Reich said the alcove will need to be at least 2 feet deep in order to store wood in there. Ms. Tennor said that 10 feet tall is a commanding height but that it will be outside and not seem that large. Mr. Reich said the existing wall is about 4 feet high, so this will not seem out of place. Ms. Zoren asked if the back side of the fireplace will be stone. Ms. Kehoe said yes, the side facing Lot D will be all stone.

Motion: Mr. Reich moved to approve the application as submitted allowing the wall to be 24 inches thick for the storage box to be part of the design. Mr. Roth seconded. The motion was unanimously approved.

HPC-17-08 – 3733 Old Columbia Pike, Ellicott City

Certificate of Approval for 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 has amended the submitted application and seeks approval to install a simple black iron railing for the stone steps and ramp on the entrance of the building. In August 2016 the Applicant came before the Commission for approval to install a black metal railing and the Commission indicated that a simple painted wood railing would be more appropriate for the architectural style of the building. The metal railing was not approved in August, but the wood railing was approved.

The current proposed railing will be an iron railing from Wally Iron Works. The railing will have 1 inch posts, ½ inch pickets and a 1 ¾ inch molded cap top, as shown in the images below. The Applicant proposes to use this railing over the previously approved wood railing as they believe it will last longer and better match the black accents on the building.



Figure 22 - Proposed iron railing

Staff Comments: The building has now been freshly painted, siding repaired, the barn doors reinstalled, the stone steps and ramp constructed and the sign installed. There are several black elements and metal elements on that building. Staff finds the black metal railing will not be out of place like it would have been prior to the renovation.



Figure 21 - Proposed iron railing



Figure 23 - Front of building after renovations



Figure 24 - Front of building before renovations



Figure 25 - Front of building before renovations

The Guidelines do not specifically address hand railings, but rather addresses fences, which are similar. Chapter 9.D of the Guidelines states, “granite posts or walls and iron fences are often seen in combination in Ellicott City.” Chapter 9.D also explains, “split rail or post and rail fences are more appropriate in less densely developed areas such as upper Church Road, Sylvan Lane and Park Drive...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...New fences that emulate these older metal fences are appropriate for many areas of the historic district, especially for commercial and office areas and for formal residences. There are many examples of simple, modern dark metal railings, which blend unobtrusively with Ellicott City’s historic structures.” Staff finds the proposed iron railing is very simple and will blend unobtrusively with the building. Conversely, now that the building has been rehabilitated, Staff finds a wood railing would be clunky and detract from the architectural integrity of the building. Figures 25 and 26 show previous railings that were used on this building and Staff does not find a similar style would be appropriate on this building post rehabilitation.

Staff Recommendation: Staff recommends approval of the amended application for the black iron railing.

Testimony: Mr. Shad swore in E. Randolph Marriner. Ms. Kehoe had already been sworn in from the previous application. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. There were no additional comments. Ms. Tennor asked if the proposed material is powder coated aluminum. Ms. Kehoe said no, it was amended to be a wrought iron railing. Ms. Kehoe submitted new photos of the restored building showing the Commission that the proposed railing would better match the architecture. Mr. Marriner said they tried to go with the least invasive metal. Ms. Tennor said the black railing is a low key element and will not stand out like the white would have.

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

HPC-17-09 – 8307 Main Street and 8318 Forrest Street, Ellicott City

Certificate of Approval to install bridge.

Applicant: Donald Reuwer

Background & Scope of Work: This property is located in the Ellicott City Historic District and is located at the rear of 8307 Main Street in Parking Lot D. The Applicant proposes to construct a wood pedestrian bridge, giving access from the private property at 8307 Main Street to the private property at 8318 Forrest Street. The application states that the bridge will give visitors an easy access from Lot D to Main Street.

The bridge would rise to 11 feet high at the rear of 8307 Main Street, where there would be a five foot wide landing. The bridge would then span about 40 feet clearing the river below. The entrance and exits for the proposed bridge are privately owned.

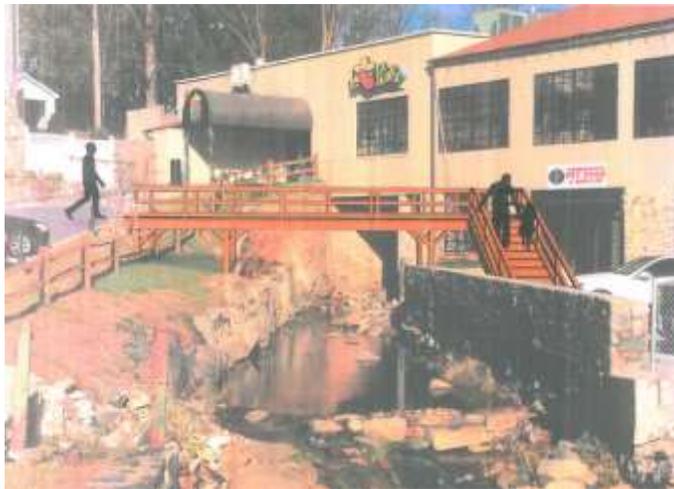


Figure 26 - Proposed pedestrian bridge

Staff Comments: Prior to the July 30 flood there was a pedestrian footbridge about 40 feet south of the proposed location, over the same channel. Chapter 9.A recommends, “maintain and reinforce natural landscape elements, such as rock outcroppings, water courses and tree lines. Make views of natural elements, especially the Patapsco River and its tributaries available to the public where possible. Provide walkways, sitting areas and casual stopping spots in parks, plazas and other areas open to the public.” The proposed footbridge would be a walkway taking advantage of a landscape element as recommended by the Guidelines, however access to and from is on private property. Staff notes this bridge is crossing a river and is located within part of the floodplain and recommends all proper approval for permitting and review be done by the County and MDE before constructing.

Staff Recommendation: Staff recommends approval as submitted.

Testimony: Ms. Kehoe had already been sworn in on the previous application. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Ms. Kehoe had no additional comments. Mr. Reich asked if the bridge that was there before will be restored. Ms. Kehoe said it belonged to the County and will not be restored. Ms. Zoren asked about the legal terms to build from one private property over the river to another property, in the event that one side is sold in the future. Ms. Burgess clarified the bridge is currently on two separate parcels owned by the same person but one could always reparcel it.

Mr. Reich said the railing spacing will not pass code because there is too much spacing between the balusters. Ms. Kehoe said they can adjust that to meet code. Mr. Reich said it was a good concept, but didn't think the final design would look like the submittal before them. Mr. Reich said the design would most likely change after the bridge plans went through the permitting process. Mr. Reich said they need construction drawings to approve the bridge.

Ms. Holmes suggested the Applicant come back with that information as there are other approvals required beside the Commission. Mr. Shad asked if the Applicant would like to amend the application to Advisory Comments. Ms. Kehoe said yes. Mr. Reich said the bridge would look better in black steel to fit better into Ellicott City. He said cast iron parts for bridges are still available to make new bridges. Mr. Shad asked if a wall will be put in place to limit parking. Ms. Kehoe said yes, once the wall is up, private parking spaces will be reduced and the parking area will become a patio area. She said the patio will be open to the public to access the bridge to walk to Main Street.

Motion: There was no motion because the application was amended to Advisory Comments.

HPC-17-10 – 8307 Main Street, Ellicott City

Certificate of Approval to install sign.

Applicant: Kate Ansari

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 a painted sign on the rear of the building, in front of the Applicant's commercial space. The sign will be 34 inches high by 19 feet wide, for a total of 54 square feet. The sign will have a dark gray background painted directly on the brick building. The text on the sign will be painted the same off-white color as the building. The sign will read on one line: MAIN STREET BALLROOM. Within a circle detail on the sign, there will be text that reads: Events and Celebrations, We Welcome All, Ellicott City Maryland, Est. 2017, as shown below.

The overall length of the building facing the rear parking lot is 88 feet. The Applicant's space is 44 feet long and the proposed sign will be 19 feet long.

Staff Comments: In November 2016 a representative of the owner came before the Commission for a Certificate of Approval for a sign on this building, but changed the application to Advisory Comments for signage at the meeting. Commission members gave the following advisory comments on the MarketPlace sign in November (this sign was 25.5 square feet):

- The sign needs to fit in the width of the window, not exceeding the length of the window.
- The proposed MarketPlace font (a sans serif) is too modern for the building.

- The sign is meant to be seen from a distance, so it should be centered on the windows not on the entrance.
- It would be important to get symmetry between the two tenants' sign as they should be treated equally.
- A sign painted directly on the building was suggested to compliment the advertising style of the 1920s buildings.

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 proposed sign is 54 square feet, which is significantly larger than the Guidelines recommend. A size of this sign could also set a precedent; there is an adjacent tenant who has not yet applied for their sign and could propose an equally large sign, which would overwhelm the rear of this building.

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." This recommendation is echoed in the Advisory Comments previously given by the Commission for this building. The proposed sign does not comply with this guideline.

The round graphic contains a large amount of text that may not be easily read if the sign is reduced in size. The website for the Ballroom has a slightly different graphic with less text that is shown in Figure 30. This graphic also has a more traditional serif font, which better complies with the previous Advisory Comments given by the Commission that the sans serif font on the Marketplace sign was too modern for the building.

est. 2017
 MAIN STREET
 BALLROOM
 Events and Celebrations

There was also another version of the logo on the Ballroom website that also contains a slightly different version of the logo, with the serif font and a cursive front, as shown in Figure 30.



Figure 27 - Proposed sign



Figure 28 - Rear of building



Figure 29 - Logo from website



Figure 30 - Logo from website

Staff recommends the Applicant consider the reduced language, which better complies with Chapter 11.A recommendations, “keep letters to a minimum and the message brief and to the point” and “emphasize the identification of the establishment rather than an advertising message on the face of the sign.” The other versions of the logo found on the website also use a text style more in-keeping with the Advisory comments given by the Commission.

The sign complies with Chapter 11.A recommendations, “use a minimum number of colors, generally no more than three. Coordinate sign colors with the colors used in the building façade.” The colors in the sign will coordinate with the building colors.

Staff Recommendation: Staff finds the proposed sign does not comply with the Advisory Comments the Commission has already given on this building or the Guidelines.

Staff recommends the sign be reduced in size to fit directly over the door and should not extend beyond that opening. The height of the sign should likewise be reduced proportionately to follow the adjusted length of the sign. Staff recommends the text be reduced to match one of the logos found on the website, to comply with the Guidelines. Staff recommends a serif font be used to match one of the logos found on the website, to comply with the Advisory Comments previously given by the Commission.

Testimony: Mr. Shad swore in Ms. Kate Ansari. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Ms. Ansari distributed 4 revised sign options and said the revised signs incorporated Staff comments, keeping the entire sign dimensions above the doorway width. Ms. Ansari previously proposed a larger sign in order to provide better visual directions for people, especially those from out of town, since the building is located behind Main Street. Ms. Ansari explained that at the time of the application submission their logo was not finalized, but has since been finalized and is a sans serif font.

Mr. Reich asked if the Applicant has a preference in the sign design. Ms. Ansari said she prefers Option 1 since it is a wedding venue hosting people from out of town and this sign would make it easier to find the venue from Parking Lot D.

Mr. Reich asked for the Guideline rules concerning sign size. Ms. Holmes said the Guideline recommends “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.” Ms. Holmes said the original sign size submitted was 42 square feet which is significantly larger than recommended.

Ms. Zoren asked about the size of the revised signs. Ms. Ansari said they are approximately 14 feet x 34 inches. Ms. Ansari said the width of the door is 14 feet and the space above it is 34 inches in height. Ms. Tennor asked if the recessed niche above the door will interfere with the painted sign. Ms. Ansari said it is not a niche, but a piece of iron (a decorative bar) that is flush with the building and the sign would be painted directly on to the brick with space for a border.

Mr. Roth likes the original proposal since it is an industrial building and it is common for signs to be painted on the building. Ms. Holmes said there is a pet store business next door and a precedent could be set for neighbors to have the same size sign. Ms. Holmes said the sign restriction set in the Guidelines applies to all buildings, citing a past example of sign issues. Mr. Taylor said the Guidelines would result in a 22 square foot sign but the Applicant's sign is 42 square feet. Mr. Reich asked what the Waverly sign size was that was previously approved. The Commission did not have the exact dimensions, but it was not as big. Ms. Tennor said the original sign font looked tight and did not have breathing space around the brick panel. Ms. Holmes asked what the dimensions are for the revised signs. Ms. Ansari said it would be the width of the door, which is 14 feet, and 36 inches tall. Ms. Holmes said looking at Option 3, there is a lot of dead space taking up vertical space but Option 4 fits better. Ms. Holmes asked Ms. Ansari for the desired font arrangement. Ms. Ansari said Option 1 and 4 are preferred. Mr. Reich pointed to the distorted proportions on the photos. Ms. Ansari showed the undistorted photo on her computer to the Commission. Ms. Zoren asked the Commission if 22 square feet is the maximum size set by the Guidelines for this building's width, is it appropriate to approve a 42 square foot sign. Mr. Shad said that he does not want to set the precedent approving larger signs than what the Guidelines call for. Ms. Holmes stated that the use of the building is not relevant to the recommendations set forth in the Guidelines.

Mr. Reich brought up the idea of only painting the letters on the building without having a background, which would lessen the size of the sign. Ms. Ansari expressed interest in this idea. Ms. Tennor asked if the letters would be stacked as they are in the panel sign or the long sign. Ms. Ansari said she would prefer the long version of the sign and would remove the background. The Commission discussed the size of the sign. Ms. Burgess said the sign rendering is not a scaled drawing and the submission should have measurement markers identified in the drawing. Mr. Reich said the sign should be centered over the doorway and could be up to 2 feet in height with the 80% black color. Ms. Holmes asked Ms. Ansari if she was proposing any type of exterior light on the back of the building. She said she was not.

Motion: Mr. Reich moved to approve the application with the following modifications: the lettering be in the style shown on the application; that the lettering extend above the doorway and to the right of the doorway, to the window to the right of the doorway and to the left of the doorway, at a distance equal to the amount of the distance to the right of the doorway; the lettering be up to, but not exceeding 24 inches in height; the lettering color be 80% black as shown in the proposal; and the lettering be painted on the existing brick. The Applicant will submit all drawing details to be approved by Staff. Ms. Tennor seconded. The motion was unanimously approved.

HPC-17-11 – 8239 Main Street, Ellicott City

Certificate of Approval retroactive for siding and approval for painting.

Applicant: Trae Reuwer

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 retroactive approval for the removal of the asbestos siding on the rear of the building and the installation of wood German lap siding. The new wood siding has not yet been painted, although it has been primed. The Applicant seeks approval to paint the siding Benjamin Moore Nightingale. This color is a light purple that was used as an accent on the front of the building when it was painted a few years ago. The trim for the back is proposed to be Benjamin Moore Kasbah, a darker purple that was used on the front of the building. The proposed paint colors will match those on the front, but will be reversed from the scheme on the front, so the majority of the color will be lighter and more neutral.

Staff Comments: Chapter 6.D of the Guidelines explains that, “wood is the most common building material in Ellicott City. German siding and wood shingles are found on many buildings.” This building has German lap siding on the front and was underneath the asbestos shingle as well. Chapter 6.D recommends, “remove asbestos shingles, aluminum siding or other coverings from historic buildings and repair or restore the original wall material.” While the original material was not restored, a matching material was put back on. This 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.”

Staff recommends a good primer be used on the rear of the building and at least two coats of paint be put down since new lap siding was installed. It is very important to protect the wood siding as newer wood is less dense than the historic wood that was under the asbestos.

Staff Recommendation: Staff recommends retroactive approval as submitted and approval for painting the new siding.

Testimony: Mr. Shad swore in Mr. Trae Reuwer. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. Reuwer had no comments. Mr. Shad asked if there was a reason the work was already done. Mr. Reuwer apologized for this work coming in as retroactive. He said he started removing the asbestos siding, which he thought was routine maintenance until he heard from Staff. He said when they removed the asbestos, it was in bad condition underneath. Ms. Tennor asked where they stopped. Mr. Reuwer said the wood siding was on and primed and waiting for approval of paint colors. Masked where the Applicant stopped work. Mr. Reuwer said the wood siding is on, primed, and awaiting paint color approval. Due to winter weather, the structure needed to be closed up so Mr. Reuwer finished adding the new siding. Mr. Shad asked if the siding is wood German lap siding. Mr. Reuwer confirmed it is wood German lap.

Mr. Reuwer said the paint color is reversed from the front of the building; the lighter paint color will be the body and the darker purple will be the trim to better fit with neighboring properties. Mr. Taylor



Figure 31 - Asbestos siding being removed

asked Mr. Reuwer if he believed the work was routine maintenance until Staff informed him that it was not. Mr. Reuwer said initially he believed it was routine maintenance until it was confirmed by Staff it was not. Ms. Holmes said after Staff's confirmation, Mr. Reuwer came in the very next day with the application.

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

HPC-17-12 – 8386 Court Avenue, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Reinaldo Velazquez

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1870. This property came before the Commission in December 2016 in case HPC-16-103 for exterior alterations and repairs. The Applicant is now seeking a Certificate of Approval to complete the alterations to the rear porch, replace the existing fence and build a retaining wall and steps in the rear yard.

Fence

The Applicant proposes to remove the existing chain link fence and install a wood picket fence. A color was not indicated on the application, but the Applicant told Staff he would paint the fence white. The fence will be approximately 200 feet in the length and 3.5 feet high, located along the side and part of the rear yard as shown below. The fence will not extend around the entire wall as it ends at an existing concrete retaining wall.



Figure 32- Proposed fence



Figure 33 - Proposed location of fence

Retaining Wall and Steps

The Applicant also proposes to install a 36 foot long retaining wall that will be 3.6 feet (44 inches) high. Steps will be built adjacent to the rear porch, allowing access through the retaining wall from one side of the yard to the other. The Applicant proposes to construct the retaining wall and steps out of Allan Block. A black metal railing will be installed on top of the retaining wall and will be 3.75 feet (45 inches) high. The description of work in the application also references timber as a retaining wall option.

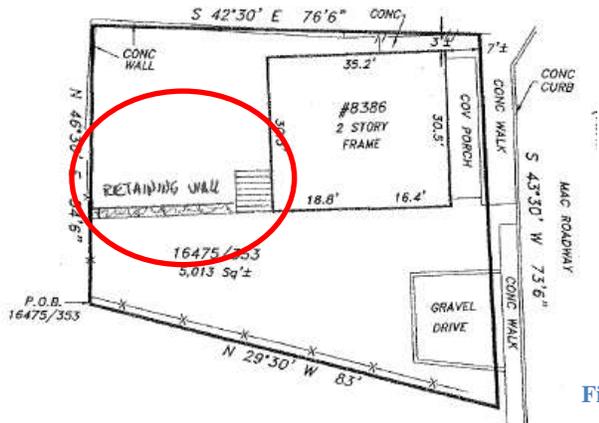


Figure 34 - Proposed location of retaining wall

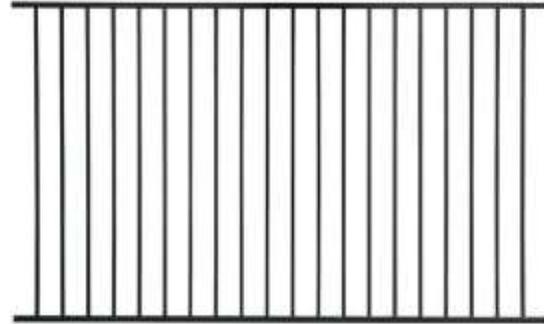


Figure 35 - Proposed fence for top of retaining wall

Rear Porch

The Applicant has submitted renderings for the construction of the rear porch. The Applicant proposes to use yellow pine decking, 6x6 yellow pine posts and railings. The proposed color for the porch floor is Home Depot Behr Pewter, a gray stain. The porch railings would be white. The siding would be painted Teton Blue and the shutters would be Night Club, a black color.



Figure 36 - Proposed rear elevation



Figure 37- Proposed side elevation

Staff Comments: Chapter 7 recommends “design windows to be similar in size, proportion and arrangement to the existing windows. On historic buildings, or any building visible from a public way, windows should have true divided lights rather than interior or sandwiched muntins. A possible alternative is windows that do not have divided lights but have permanent exterior grilles appropriate detailed to be compatible with historic wood windows.” It is unclear if the left window on the rear elevation currently exists. If this opening does not currently exist, Staff recommends the window be lined up directly underneath the second floor window, to better comply with the Guideline recommendations.

In general, the proposed rear porch complies with Chapter 7 recommendations, “attach additions to the side or rear of a historic building to avoid altering the primary façade.” The proposed rear porch will be added to the rear of the building, although it will be visible from the public way.

The shutters on the rear elevation show only a half of a shutter on the two upper side windows. If there is not enough room for a shutter on either side of the window, then shutters should not be used.

There is a stone foundation on the existing rear porch. Staff inquired about this item at the December meeting, but did not receive any clarification. Staff recommends this stone be reused for the foundation for the new porch, which complies with Chapter 7.B recommendations, “use materials compatible with the existing building for the exposed masonry foundation or piers of a new porch. Poured concrete or concrete block foundations or piers should be given a surface treatment compatible with historic building materials.”

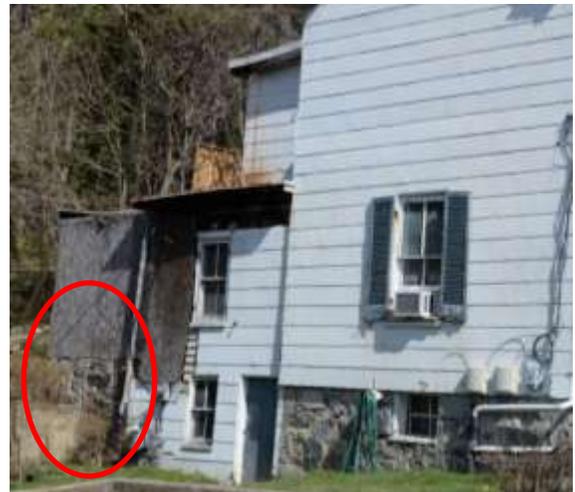


Figure 38 - Existing stone foundation

The proposed stain and painting complies with Chapter 7.B recommendations, “on historic buildings construct porches of painted wood rather than poured concrete, metal or unpainted wood. Use stained or unpainted wood only for less visible features of a new porch, such as the decking and steps treads...on the rear of building in a location not facing or highly visible from a public way.” Staining would be appropriate for this porch as it will be visible, but the decking should not be highly visible over other features of the rear porch.

The proposed fence, if painted white, complies with Chapter 9.D recommendations, “a simple, painted picket fence is suitable for many of the district’s residences” and “install open fencing, generally not more than five feet high, of wood or dark metal.”

The proposed Allan Block retaining wall does not comply with the Guidelines (page 69), which state, “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.” Staff recommends the retaining wall be built to resemble other retaining walls recently constructed in town, which blend well with Ellicott City’s historic granite walls. This would comply with Chapter 9.D, 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 proposed black metal fence on top of the retaining wall complies with Chapter 9.D of the Guidelines, but does not match the informal style of the proposed white picket fence.

Staff Recommendation: Staff recommends Approval of the rear porch, contingent upon the existing granite foundation being reused, approval of the black metal fence on the retaining wall if faced with real stone, and approval of the proposed picket fence if painted white.

Testimony: Mr. Shad swore in Mr. Reinaldo Velazquez. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. Velazquez said he is withdrawing the retaining wall approval request, and is seeking approval for replacement of the property fence, the rear porch design and replacing the existing rear porch. Ms. Holmes asked if the Applicant wants the back door to match the front wood door, which is a 1 light over 2 panel door. Mr. Velazquez said yes. Ms. Tennor asked if the fence will replace the existing chain link fence. Mr. Velazquez said yes, it will be painted white with no gates.

Ms. Zoren asked if the back porch post spacing can be equally distributed, centered and spaced 7 feet apart, so instead of the drawings showing 8 feet and 6 feet, can it be 7 feet and 7 feet. Mr. Velazquez said his contractor advised the concrete pour for the foundation has to be every 8 feet. Ms. Zoren said 8 feet is the maximum spacing, so the 7 foot and 7 foot spacing would be okay. Mr. Velazquez said there is existing slab concrete where the porch steps are and the slab will be used to install the posts.

Mr. Reich asked if the details of the fascia on the rear porch will have the same design as the front porch. Mr. Velazquez did not address the question but said the railings will match, the siding will be blue, and the shutters will be black. Mr. Reich said the drawings provided are very simple, with no beam shown and no column dimensions provided. Mr. Velazquez said the decking is the same material previously approved by the Commission. Mr. Reich suggested the application be updated to say rear porch to match the front porch. Mr. Velazquez said the rear porch decking is on top of a basement foundation and not on top of the yard. Ms. Holmes asked if the side foundation wall will remain. Mr. Velazquez said it will remain.

Ms. Tennor reiterated Ms. Zoren’s comment about the spacing of columns. Ms. Zoren said the entrance pad is not enough of a reason to compromise the column symmetry. Ms. Tennor said the Commission does not have the dimensions of the columns to know if moving a post one foot in each direction would not align properly with the concrete pad. Mr. Velazquez said he is open to the suggestion and will submit a new drawing for Staff approval.

Ms. Tennor asked about the upper level shutters. Mr. Velazquez said three or four are missing but will be replaced. Ms. Holmes pointed to the half of a pair shutter on 2 of the windows that were depicted on

the drawing. Mr. Velazquez said the drawing was not accurate. Ms. Tennor said the shutters should be a pair for each window, not single. Ms. Burgess said if two shutters do not fit on a window, then they should not be used at all.

Mr. Velazquez asked about installing a paver patio. Ms. Holmes said a patio would be a new application with required drawings and materials for the next meeting.

Motion: Mr. Roth moved to approve the fence as submitted and the rear porch subject to a new drawing showing equally spaced support subject to Staff approval. Mr. Roth moved to approve the replacement rear wood door (1 lite over 2 panels). Ms. Tennor seconded. The motion was unanimously approved.

EMERGENCY AGENDA

HPC-17-13 – Stream Retaining Wall between Court Avenue and Parking Lot F

Certificate of Approval to rebuild stream retaining wall.

Applicant: Mark DeLuca, Howard County Department of Public Works

Background & Scope of Work: This site is located in the Ellicott City Historic District and is located along Court Avenue and in the stream between Court Avenue and Parking Lot F. The Applicant proposes to repair the damaged stream channel wall and install a new wall along the stream on Court Avenue. The Applicant came before the Commission in October 2016 for Advisory Comments on the necessary wall repairs and this stream wall was included within that scope.

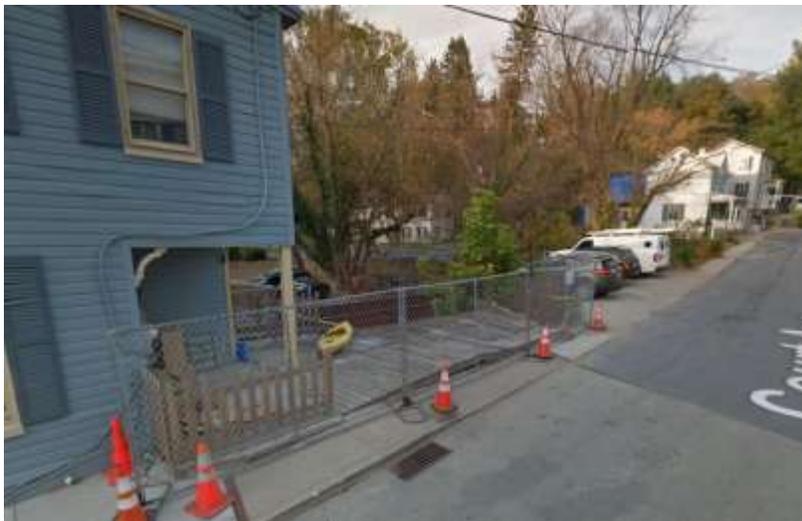


Figure 39 - November 2016 conditions



Figure 40 - Proposed wall



Figure 41 - Proposed wall reconstruction

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 walls will be constructed using a stone that complements the historic granite found in Ellicott City.

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: Mr. Shad swore in Mr. Mark DeLuca, Deputy Director of Howard County’s Department of Public Works (DPW). Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. DeLuca said the stream channel wall was damaged in last July’s flooding. He explained that the flood took down parts of the wall and some areas are failing. A cut stone will be used to rebuild the wall. There will be concrete used also, since the culverts will be enlarged at Court Avenue, allowing installation of a stone barrier wall to prevent pedestrians and cars from falling into the water He said the height of the barrier wall is approximately 39 inches - it is a standard requirement by State Highway Standards. Mr. DeLuca said that DPW can finish the top of the wall with a wrought iron railing. Mr. DeLuca explained that the longest section of the new wall will be along the pathway between Lots E and F and that DPW also intends to replace the split rail fence in that area.

Mr. Reich asked if there is rip rap at the bottom of the stream channel wall. Mr. DeLuca said no, not at the section that Mr. Reich referred to on the drawing, it will be stone all the way down to the stream. He said that tip rap will be installed in a small center section. Mr. Reich pointed out the symbol for rip rap installation on the plan drawings. Mr. DeLuca said it may not be shown correctly.

Mr. DeLuca said there is one section of the stream channel (shaded green on the plans) that did not previously have a wall. He explained that DPW will be using anchored geo-webbing and landscaping to restore this section and the area at the base of the wall where it meets the stream will be armored with stone. A section of the wall will be concrete, because it will be part of the culvert parallel to Court Avenue where there are structured supports on the other side near the Sunflower Seed Company to support their deck.

Mr. Reich asked if the old stones will be removed and new stones will be installed. Mr. DeLuca said new stone will be added to the existing stones, then the remaining wall elevation will be built up with new

stone. Mr. DeLuca pointed to a wall section behind the building at Court Avenue and Main Street where it is currently a composite material, but all failing due to July's storm. He explained that the beams were bearing on the stream wall and extended several feet inside the building. DPW had to remove the beams as emergency repairs after the storm in order to keep the building from getting damaged in anticipation of the wall failing. Mr. Reich asked if the new wall will be exposed concrete or faced with a stone. Mr. DeLuca said facing is a possibility and it is currently in the contract to use the stone in six inch veneer but it will not be stacked stone like the rest of the project. Mr. Reich said he found the stone appearance was important even if it was different. He recommended stone be applied whenever there is exposed concrete. Mr. DeLuca said that visibility depends on where you stand right now, because this area is underneath the bridge. Mr. DeLuca said that the view of this wall from the path from Court Avenue to Parking Lot F will be of stone.

Mr. Reich asked why the stream channel wall was not made continuous. Mr. DeLuca said the wall didn't exist in the area where grass is shown. He explained that the issue is the existing sewer line that runs behind the wall and the electric overhead power line hinder the access and location of the wall. The Natural Resources Conservation Service, (NRCS), the federal agency giving the grant for the work, said that because a wall was not there before it was not a failure, but they wanted the restored to prevent erosion.

Mr. Reich asked what will happen on the south side of the stream channel. Mr. DeLuca said there is an existing stone wall, but it is failing and will be repaired. The rest of the wall is on private property. This work was covered in the federal grant, but DPW is looking to repair it in the future as a separate project.

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

HPC-17-14 – 8069 Main Street, Ellicott City

Certificate of Approval for exterior alterations. Tax credit pre-approval and Façade Improvement Program funds.

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 application is considered an emergency as the building sustained flooding and damage during the July 30th flood. The Applicant was in the process of working on interior repairs when they discovered a damaged beam that needed to be replaced. This replacement triggered other needed repairs and alterations to the building that need to be approved in order to allow the Applicant to have a secured building in order to start repairs, control mold remediation and protect against future water infiltration.

The application states:

“while working on the building we found one rotten lintel that was termite infested, located above the arched left front interior window. To remove the lintel, we needed to remove the stucco from the front of the building. Once opened, we need to insert stone and mortar to support the steel beam, in order to remove the rotten lintel.

The lower sill section of the window was also rotten and needed to be replaced. Since the sill was being replaced, we changed the shape of the arched left interior window to a rectangular window to match the existing windows in the building. The arched front interior windows were put in after the flood of 1972, so they are not historic to the building. The arched right front

interior window will also be changed to a rectangular window to match. The lintel on the right side is in good shape, but the window sill will need to be replaced. The new shape of the windows is the same width and height as the old windows. The stucco will be put back and painted the existing color of the building.”

Staff Comments: The Applicant seeks Façade Improvement Program funds for the remainder of the work to the front façade that has not yet been completed. The Design Guidelines for the Façade Improvement Program states, “replace modern features, especially deteriorated features, with historic, traditional building materials.” The proposed replacement of the stucco does not comply with this Guideline as the stucco was a modern, inappropriate alteration to the building after the flood in 1972. Otherwise, the change from the arched windows to a rectangular window is appropriate as photographic evidence shows a more traditional storefront use to exist.

Chapter 6.C of the Ellicott City Design Guidelines recommends, “maintain or restore granite buildings” and “carefully remove modern materials that have been applied over historic masonry.” Chapter 6.C recommends against, “replacing or covering original masonry construction.” Now that the stucco has been removed in order to make the repairs, it does not comply with the Guidelines to put it back on. The building most likely had panels of either wood or another material below the storefront window, similar to other buildings on the street. Staff recommends the stucco be removed from the first floor and capped with a cornice between the first and second floors.



Figure 42 - Side of building

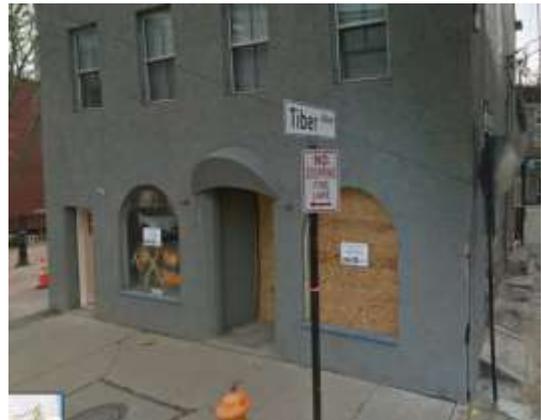


Figure 43 - Front of building



Figure 244 - Example of panels

Staff Recommendation: Staff recommends approval of the rectangular windows. Staff recommends the stucco be removed from the first floor and capped with a cornice between the first and second floors and that wood panels, similar to other buildings on Main Street, be constructed below the windows.

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.

Testimony: Mr. Shad swore in Sherry Berkowitz and Len Berkowitz. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. Berkowitz said the Staff recommendation is to remove stucco, which is actually concrete. Ms. Berkowitz said they want to change the shape of the window from an arch to a rectangle shape. Mr. Berkowitz said the interior photos show there is no original foundation remaining, and the framing materials go back to the 1890s. The lower section of the beam rotted completely. He said that the steel I-beam is not supported at all because the granite columns do not extend to the I-beam. Ms. Berkowitz said the only reason the stucco was removed was to get the lintel out. They did not want to change the façade, but only change the windows from an arch to a rectangle shape, then put the stucco back due to cost reasons. He said the cost of repairs had already increased with structural improvements, such as adding a new concrete floor in replacement of the wood floor, repairing joists, and upgrading the electric and sewer systems.

Ms. Holmes said the property was posted 24 hours in advance of the meeting, since it is an emergency application. When the application was read, Ms. Holmes clarified that the application gave the impression that all the stucco was going to be removed for the work, but Mr. Berkowitz said no. Mr. Berkowitz said the new window will be a single pane insulated unit with two pieces of quarter-inch tempered glass with an air space between them that is the same width and height (up to the arch) of the old window.

Motion: Mr. Reich move to approve the application to replace the single pane windows with the same width and height up to the existing arch. Mr. Roth seconded. The motion was unanimously approved.

Other Business:

Mr. Mike Pascal, the owner of 8004 Main Street in Ellicott City, made a presentation to the Commission seeking comments and guidance about his findings on flood proof doors to prepare for future storms to minimize building damage.

Mr. Pascal said there is only one United States (US) based manufacturer of residential flood proof doors. The estimate is about \$20,000.00 per door. He researched more companies in the United Kingdom (UK) who offer more options, including customized doors at a significantly less cost of \$4,000.00 per door. The UK company would be willing to come to the US for installation, but about 20 to 30 of Mr. Pascal's neighbors would also need to purchase the doors to make it worthwhile for the company. The UK company has several customized door material options, including PVC, composite, and wood. The cost range plus shipping would be around \$2,000.00 to \$4,000.00. He looked into financial incentives, such as the Façade Improvement Program while funds remain and the tax credit program, which could help reduce the costs. Mr. Pascal said his FEMA insurance policy would also provide up to \$3,500.00 for preventive measures.

He explained that the UK company is willing to sell their design and a gasket and sealant needed to install the flood proof doors. They would also send a company representative for \$5,000.00 a week to train a US installer. Mr. Pascal asked the UK company about product accountability. The UK company is willing to do a product test in the US demonstrating the product's ability to withstand flood water. Ms. Tennor asked what the insurance company thinks. Mr. Pascal said they would not know.

Ms. Holmes asked about storefront windows. Mr. Pascal said the seal and foundation treatment working together with battery backup and super sump pumps may minimize store front window damages. Mr. Reich liked the idea of customized flood proof wood doors for Main Street businesses.

Ms. Zoren said the gasket around the door may not be able to withstand the water pressure and impact, if for example; a floating log goes through the windows. She said in flood prone areas vents are installed in buildings to let water in and out to prevent structural damage.

Ms. Burgess said she personally cannot find contractors to install such products locally and is very glad to see Mr. Pascal spearheading this effort. Ms. Holmes asked Mr. Pascal if he spoke with the City of Charleston, South Carolina because they experience floods at high tide often when water rises to knee level at storefronts. Mr. Pascal said he may have already but the US companies offer industrial products not residential. Mr. Pascal said there may be a possible site visit in February with a representative from the UK company. Ms. Burgess has more product details and specifications for the Commission to further review and discuss in the future.

The meeting adjourned at 10:29 pm.

*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

March Minutes

Thursday, March 2, 2017; 7:00 pm

The second meeting for the year 2017 of the Historic Preservation Commission was held on Thursday, March 2, 2017 in the C. Vernon Gray Room located at 3430 Court House Drive, Ellicott City, MD 21043. Mr. Roth moved to approve the February minutes. Ms. Zoren seconded. The motion was unanimously approved.

Members present: Allan Shad, Chair; Erica Zoren, Drew Roth, Secretary Bruno Reich

Member Absent: Eileen Tennor, Vice-Chair

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

PLANS FOR APPROVAL

Consent Agenda

1. HPC-16-76c – 8069 Main Street, Ellicott City

Regular Agenda

2. HPC-17-15 – 8394 Main Street/Parking Lot F, Ellicott City
3. HPC-16-70c – 8247-8249 Main Street, Ellicott City
4. HPC-17-16 – 6130 Lawyers Hill Road, Elkridge
5. HPC-17-17 – 3420 Sylvan Lane, Ellicott City
6. HPC-17-18 – 12171 Clarksville Pike, Clarksville
7. HPC-17-19 – 3956 Cooks Lane, Ellicott City
8. HPC-17-07 – 3614 Court House Drive, Ellicott City (continued from February)

CONSENT AGENDA

HPC-16-76c - 8069 Main Street, Ellicott City

Final tax credit approval.

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. The Applicant was pre-approved on October 6, 2016 to replace the apartment front door and replace the rear staircase, which were damaged by the July 30 flood. The Applicant has submitted documentation that \$9,468.75 was spent on eligible, pre-approved work. The Applicant seeks \$2,367.19 in final tax credits.

Staff Comments: The invoices and cancelled checks add up to the requested amount and the work complies with that pre-approved.

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: There was no testimony.

Motion: Mr. Roth moved to approve the application as submitted for \$2,367.19 in final tax credits. Ms. Zoren seconded. The motion was unanimously approved.

REGULAR AGENDA

HPC-17-15 – 8394 Main Street/Parking Lot F, Ellicott City

Certificate of Approval for landscape alterations.

Applicant: David Carney

Background & Scope of Work: This property is located in the Ellicott City Historic District, between the Thomas Isaac Log Cabin and The Wine Bin. The Applicant, in conjunction with the Department of Recreation and Parks, proposes to plant a sassafras tree and install three boulders in the landscape bed between Parking Lot F, the Thomas Isaac Log Cabin (8394 Main Street) and the Wine Bin (8390 Main Street), as shown in Figure 1 below. The sassafras tree will be located closer to Parking Lot F, approximately where the green star is shown in Figure 1. Recreation and Parks has identified a flowering dogwood as the second choice tree. The boulders will be approximately located where the orange star is shown, in order to prevent pedestrian traffic through the garden. The boulders will be a cluster of three stones. One stone will be 5 feet wide by 3 feet tall and two will be 3 feet wide by 2 feet tall. These will be native stones excavated from Blandair Park.



Figure 1 - Location of garden

Staff Comments: Chapter 9.B (page 65) of the Guidelines states, “The Ellicott City 225th Birthday Committee has selected three indigenous plants, serviceberry, pepper bush and purple sage, to commemorate the 225th anniversary of the town’s founding.” Staff finds the proposed sassafras tree is not an appropriate choice for that location. The roots sucker and the tree can develop multiple stems or new trees. Staff inquired if Recreation and Parks would be agreeable to planting a serviceberry, redbud or flowering dogwood, which are smaller trees that would better fit the space.

Chapter 9.D recommends, “construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way.” The proposed boulders are compatible with nearby structures and features. Native stone is a common sight in Ellicott City and is seen throughout Main Street. The use of natural boulders in a landscape setting is appropriate.

Staff Recommendation: Staff recommends Approval of planting a flowering dogwood, which was suggested by Staff and was the Applicant’s second choice. Staff recommends Approval of installing the three stone boulders.

Testimony: Mr. Shad swore in Mr. David Carney. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. Carney said no and he agreed to the dogwood tree per Staff recommendations.

Motion: Mr. Roth moved to approve the application per Staff recommendations for a dogwood tree instead of a sassafras tree. Ms. Zoren seconded. The motion was unanimously approved.

HPC-16-70c – 8247-8249 Main Street, Ellicott City

Final tax credit approval.

Applicant: Pauline Jacobs

Background & Scope of Work: These properties are located in the Ellicott City Historic District. According to SDAT the buildings dates to 1920. The Applicant was pre-approved on September 15, 2016 and October 6, 2016 for the following work:

- 1) Repair and replace brickwork under the front first floor windows at both buildings.
- 2) Replace the front door at both buildings with a full lite wood door to match the existing doors that were damaged in the flood. The doors will be painted an orange/red to match the existing color.
- 3) 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 has submitted documentation that \$18,406.80 was spent on work. The Applicant seeks \$4,601.70 in final tax credits.

Staff Comments: The January 3 invoice from Decks Unlimited states that a new solid white vinyl soffit was installed below the porch ceiling. The vinyl soffit was added to the area the porch roof previously tied into. There is also a September 22 invoice that states that siding on the portion of the house by the rear staircase was replaced with new gray vinyl siding. Vinyl is not a material that is typically approved for use in the Historic District; however the existing siding on the rear of the building is aluminum, which does not appear to be readily available anymore.

Staff Recommendation: If the Commission determines the repairs comply with the pre-approval, then Staff recommends approval as submitted.

Testimony: Mr. Shad swore in Ms. Pauline Jacobs. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Ms. Jacobs said no. Mr. Shad said it does not appear the contractor broke out the costs for the white vinyl soffit ceiling or the siding on the invoice. Ms. Jacobs said the siding was done by C & T Building Services which had a separate invoice. Ms. Jacobs said the white box on the rear porch ceiling had always been there to enclose the exterior pipes and protect them from freezing and the siding was installed around the box to prevent rotting. Ms. Holmes explained that during Staff's site visit, they were unsure what the enclosed box was on the first floor rear porch ceiling. Ms. Holmes said there was a strip of white siding on the back of the building where the porch roof tied into the ledger board. Ms. Jacobs said if the new siding at that location was painted in gray it would be less noticeable but it is in white like a piece of trim making it more noticeable. Ms. Holmes said the contractor may have not been able to get the same siding material as the original. Ms. Jacobs said that was the reason why the contractor installed vinyl instead of aluminum and the color turned out very close to the original.

Motion: Mr. Roth moved to approve the application as submitted for \$4,601.70 in final tax credits. Ms. Zoren seconded. The motion was unanimously approved.

HPC-17-16 - 6130 Lawyers Hill Road, Elkridge

Application for Certificate of Approval for exterior alterations.

Applicant: Daniel and Lisa 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 to construct a wrap-around porch/deck on the side of the house, connecting a previously approved rear deck with the existing front entry porch, which was approved to be rebuilt. The Applicant has submitted a photograph from 1991 that shows a previously existing deck similar to the current proposal.



Figure 2 - Photograph from 1991



Figure 3 - House condition in 2014

In June 2016, approval was given to rebuild the existing front porch and construct the rear deck:

- 1) 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. All trim boards, posts, and hand-rails will be painted the same off-white color to match the windows and doors.”
- 2) Add a 16x20 foot deck off the rear of the house. All decking and railing to match the side porch.

The original design for the porch included round columns, but after Staff indicated that was not an historically appropriate design, the Applicant revised the porch columns and railings to be square, as shown in the approved design in Figure 4. The porch railings and columns that were constructed do not match this design. The approved end railing has an open design and the columns have a square base and capital.

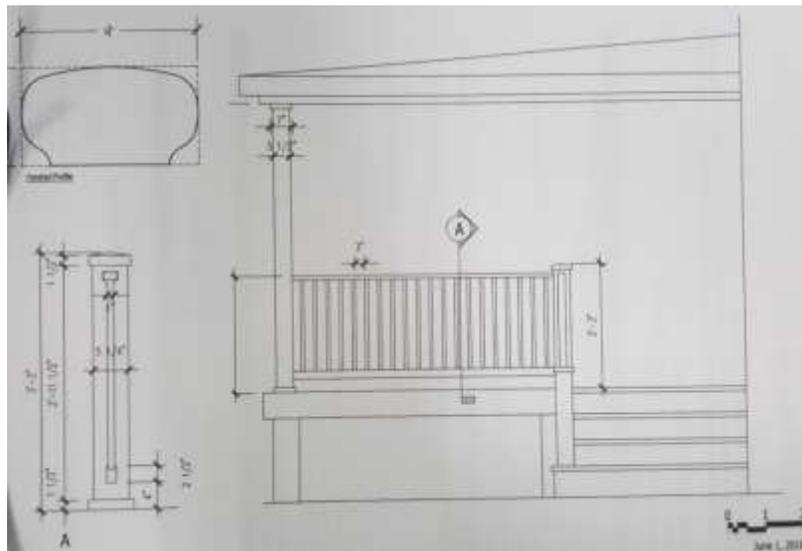


Figure 4 - Approved plans for rebuilding front porch

The current proposal plans to connect these two previously approved items with a side porch. For clarity in this proposal the original porch will be referred to as the front porch, the deck off of the kitchen will be referred to as the rear deck and the proposed connecting porch will be referred to as the side deck.

The decking will be painted porch grey, which was previously approved for the main entry porch and the wooden rails, trim boards and posts/columns will be painted off-white to match the house trim. The decking will be painted gray.

Staff inquired about the height of the deck and the Applicant provided the following information: "From the highest point at the rear of the house, the deck boards will be 8 feet off the ground. In the front on either side of the stairs, the deck boards will be 6 feet off the ground. In the front, to the left of the front porch, the deck boards will be 4 feet off the ground. On the right side of the stairs leading to the front porch, the deck boards will be 3 feet off the ground."

The Applicant stated via email that the "support posts under the deck will be 2 inch steel posts/helical piles that will be trimmed out with 1" by 6" wood trim boards that will be painted the same medium brown color as the foundation of the house. We have no plans to close in the under part of the deck or run lattice."

The Applicant also stated that "the rear stairs will be built identical to the front porch stairs in style. There will be a stair tread and a riser and will have hand rails on both sides. It will not be an open deck stair and will be finished the same as front porch."



Figure 5 - Proposed wood railing

Staff conducted a site visit on Thursday, February 16, 2017 and found the majority of the porch, with the exception of the posts/footers, had already been constructed, as shown in Figures 6 through 10.



Figure 6 - Existing conditions on February 16, 2017



Figure 7 -Existing conditions on February 16, 2017



Figure 8 - Existing conditions on February 16, 2017

Staff Comments: The County Architectural Historian does not think a wrap-around porch existed historically on this house and that the 1991 photograph is a modern alteration. Staff finds that adding a wrap-around deck presents some difficulties with historic restoration. The Applicant proposes to paint the decking gray, which is part of the original approval and is an historically correct treatment for porch floors. However, porch floors are covered and the current proposal is for open air decking, which would not typically be painted and would not weather well. Chapter 6.F of the Guidelines states, “porches are generally of frame construction with painted wood. Unpainted wood is not common in the Historic District.” As the Guidelines point out, unpainted wood is not common, but painted wood for a deck is also not a common treatment either. Chapter 6.F recommends, “maintain and repair porches, including flooring, railings, columns, supports, ornamentation and roofing, that are original or appropriate to the building’s development and style.” Staff is concerned about the modern change in appearance to the home with the addition of this deck that was most likely not a historic feature, nor is it appropriate to the building’s style as it will greatly alter the side appearance of the building, one of the most visible sides of the building from public view. Staff asked the Applicant to provide a side elevation of the house showing the proposed deck, but did not receive such a plan.

The above comments were written prior to discovering that the side deck was already constructed. Now that the deck is constructed, Staff finds the number of vertical railings is visually overwhelming. While the vertical railings may have been appropriate for the front porch and rear deck, it is clear that it is not an appropriate design for the entire porch/deck. The railings interrupt the line of sight with the side windows. This issue could have been cleared up if a side elevation had been submitted and if the deck had not been constructed without approval.

Chapter 7 of the Guidelines provides recommendations for new construction, including porches. Chapter 7.A recommends, “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” and “design additions to be subordinate to the historic building in size, height, scale and detail and to allow the form of the original structure to be seen. Distinguish an addition from the original structure by using vertical trim or a setback or offset between the old section and the new.” The railings obscure the windows, which are key architectural features of this building and do not allow the form of the original structure to be seen. In the original application the Applicant proposed to shorten a side window for interior space planning, which the Commission did not approve. The most appropriate place for this deck is the

rear of the building, which was approved. The side deck also connects to the front porch, a historic feature of this building, and does not distinguish between the new construction, creating a false sense of history. The railings are not subordinate to the building in terms of detail and have become one of the most prominent features on the side façade, which is the largest visual expanse of this building.



Figure 9- Existing conditions on February 16, 2017

The Applicant proposes to install a staircase on the new side deck, where the gap in the railing currently is, as shown in Figure 9. Staff finds this is not an appropriate location as it will draw more attention to the side deck and is too narrow in design. The deck drawing indicates that the stairs will run sideways off of the side deck. This is a very modern treatment for stairs and Staff finds the most appropriate location for secondary egress from the deck would be on the farther side of the rear deck, as originally approved.

The Lawyers Hill Historic District Design Guidelines are very clear that this work required a Certificate of Approval before it was constructed. Appendix A (page 53) contains a summary of work requiring approval and 'Porch or deck addition' is identified as needing approval.



Figure 10 - Existing conditions on February 16, 2017

As mentioned above, the Applicant stated that the steel posts will be trimmed out with 1x6 wood boards that will be painted the same medium brown color as the foundation of the house. Chapter 7 of the Guidelines recommends, “use details to provide a visual link between old and new by continuing a line of trim, or using similar forms in rooflines or other elements.” The posts are highly visible due to the height of the deck. If the Commission approves the retroactive application for construction, Staff finds the posts should match the existing brick posts found on the front porch as this deck is highly visible and the materials used should be consistent. See Figure 7.

Staff Recommendation: Staff recommends denial of the side deck. Staff recommends the end posts on the front porch be replaced per the original approved design and the columns completed per the original approved design. Staff recommends the staircase be added to the rear deck as originally approved.

Testimony: Mr. Shad swore in Mr. Daniel Roth and Mr. Kevin Grimes, the contractor who performed the work. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. Daniel Roth said the front porch and rear deck were approved last July and said he mentioned at that time that he hoped for a side deck connecting the front porch and rear deck. Mr. Daniel Roth submitted a photo from the 1990s showing the historic house with a side deck, and stated that it was removed for safety reasons before he purchased the property. Mr. Daniel Roth said he hoped to restore the house to what it looked like when they first saw it with the side deck as shown in the photo. Mr. Daniel Roth said there was miscommunication between him and his contractor once the budget became available for a side deck. He said the contractor misunderstood the “go ahead and get started” as an okay to build the side deck, as opposed to go ahead with the approval process first. Mr. Daniel Roth said the side deck construction has already started but is not approved yet and he would like to come to an

agreement with the Commission on how to move forward. Mr. Daniel Roth wants to be in compliance with the Design Guidelines to maintain period correct material and he is open to suggestions.

Mr. Shad clarified that the front porch with railings and the new 16 x 20 foot rear deck were approved. Ms. Holmes said the existing front porch was approved to be rebuilt due to poor conditions. Mr. Shad said the back deck was supposed to have railings to match the front porch, but there were no prior considerations to connecting the two features. Ms. Holmes said that was correct and said the stairs were supposed to be built on the rear deck, but currently there is an opening on the side deck. Mr. Daniel Roth said he never submitted for approval of the side deck connecting the front porch and rear deck, since he was unsure about the budget and ability to do that work. Mr. Shad said requesting a retroactive approval runs the risk of having to tear down work not approved by the Commission, with costly consequences.

Mr. Grimes said Mr. Daniel Roth was out of town and there was back and forth communication about various projects. Mr. Grimes said he proceeded to build the side deck after looking at an aerial view of the house from 2012 that showed a wraparound deck. Mr. Grimes said that he thought there was a roof over the porch due to the presence of a ledger board where the previous deck was built. Mr. Grimes said this house consists of two houses that were joined together when Interstate 95 was built through Lawyers Hill.

Mr. Shad asked Mr. Grimes if he submitted plans for a building permit before moving forward. Mr. Grimes said yes, he got a permit for the porch being constructed all around. Mr. Shad asked if the side deck was a deviation from the submitted plans. Mr. Grimes said no, he received a building permit based on a wrapped around porch. Mr. Shad pointed out that the wrap around deck was never approved by the HPC. Ms. Holmes said that it was her understanding that the building permits were not approved for the side deck. Mr. Grimes said the permit was approved but the next day he received an email that he could not build the side deck because it needed the Commission's approval, but he was already constructing the side deck. Ms. Holmes said she spoke with the homeowners before the house was purchased and thoroughly explained the HPC approval process.

Mr. Taylor asked Mr. Grimes if he built the front porch, rear deck and side deck. Mr. Grimes said yes. Mr. Taylor asked Mr. Grimes if he obtained a permit before he started building. Mr. Grimes said he had a permit for renovation work on the house and applied for a separate permit for the deck. Mr. Grimes said the permit was approved and then retracted right away.¹ Mr. Taylor asked how much work was done on the deck in the time that the permit was issued and revoked. Mr. Grimes said the entire deck framework was completed except for the railings. Mr. Taylor asked if all of the work was done on the day the permit was issued by DILP, Department of Inspections, Licenses and Permits. Mr. Grimes said yes.

Mr. Taylor asked if DILP has taken any enforcement action on this property. Mr. Daniel Roth said a stop work order was issued. Mr. Taylor asked what was the reason for the stop work order. Mr. Daniel Roth said the side deck was not permitted when the construction started. Mr. Grimes said no, the permit was issued when the construction started, but Mr. Grimes then found out that the side deck required the HPC's approval, so the County issued a stop work order. Mr. Daniel Roth said he was seeking HPC approval before the side deck installation. Ms. Holmes said the plans submitted to the HPC changed two times within a two week time frame and asked if the deck was already constructed when those changes were taking place. Mr. Daniel Roth said he was trying to acquire materials and salvaging iron handrails,

¹ Records of the Department of Inspections, Licenses, and Permits (DILP) indicate that a permit was applied for on February 2, 2017 but the application was cancelled on February 8, 2017 because of required Health Department inspections. On February 17, 2017, DILP investigated the property and issued a stop work order. To date, no permit has been issued for the work.

so the deck was not up then. Mr. Daniel Roth said it was his intent to do everything correctly to get approval before installation, but there was miscommunication between him and his contractor.

Mr. Taylor asked Mr. Grimes if the day DILP revoked the permit was the same day the stop work order was issued. Mr. Grimes said no, the stop work order was issued last Friday, February 24. Mr. Taylor asked when the permit was applied for. The Applicant and his contractor did not know when the permit was applied for. Mr. Grimes said Ms. Karen Roth, the Applicant's mother, applied for the permit. Mr. Taylor asked when DILP revoked the permit. Mr. Grimes was unsure. Mr. Taylor asked when the deck was built. Mr. Grimes said about two weeks ago. Mr. Taylor asked why DILP issued a stop work order after the permit was revoked. Mr. Grimes said the stop work order was issued because they didn't have the HPC's approval. Mr. Taylor asked if Mr. Grimes was working on the deck at the time. Mr. Grimes said yes, the railings were being installed. Mr. Taylor confirmed that they were working on the deck even though the permit had been revoked. Mr. Drew Roth said the deck is not finished yet. Mr. Taylor said he understood, but wanted clarification on why DILP issued a stop work order, because apparently work continued after the permit was revoked. Mr. Daniel Roth and Mr. Grimes said that might have been possible. Mr. Daniel Roth said he was not sure of the timeline, but from what he understands they probably should not have worked on the deck at all.

Ms. Burgess said Staff visited the site on February 16 and that was the day photos were taken showing the side deck nearly completed. She is unsure how long Mr. Grimes was working on it. Mr. Daniel Roth said there may have been work on the hand rails after the permit was revoked due to safety concerns. Mr. Grimes said when the DILP Building Inspector came out to issue the stop work order, he asked the Building Inspector about installing handrails on both sides of the steps for safety reasons. The Building Inspector said no additional work was allowed, and to put caution tape up at the opening around the stairway and lean railings against the opening to prevent people from falling.

Mr. Drew Roth stated that Staff visited the property on Thursday, February 16, and that a stop work order was issued sometime before February 18. Ms. Holmes said the stop work order was issued on February 17. Mr. Roth said that stop work order was definitely in place by the 18th.

Mr. Reich asked Ms. Holmes to discuss the Staff recommendations. Ms. Holmes said Staff did not think the side deck was historically appropriate as it is an open air deck and not a porch. From the Staff Architectural Historian's view, the side deck was not an historic feature. Mr. Reich asked if the deck built in the 1990s was already a modern addition. Ms. Holmes said yes. Ms. Holmes said the side deck railings interrupt the line of windows on the main living level. Mr. Reich asked if Staff found the rear deck was ok because it was out of sight. Ms. Holmes said that was correct and that the Commission approved the rear deck because it was out of the public line of sight. Ms. Holmes explained previous applications filed by the Applicant to point out that the Commission specifically did not approve changes to the subject side of the building one year ago (these alterations were not made, this merely points out this side of the building was intended to be preserved). Ms. Holmes referenced a 1977 photo found in a Maryland Historical Trust inventory form that showed no deck on the house, just the front porch. Mr. Roth explained that picture came from the inventory form for the house at 6162 Lawyers Hill Road, which included the photo of this house at 6130 Lawyers Hill Road.

Ms. Zoren said the rear deck was built larger than it was approved to be because the sides protrude past where they were supposed to end. Mr. Reich said that he thought the application should be revised to Advisory Comments for the Applicant to return with a plan for approval. Mr. Daniel Roth said he is asking for the Commission to approve the side deck as is. Mr. Grimes said that from Lawyers Hill Road, the windows appear above the railing.

Mr. Shad asked about the rear deck size in the previous approval. Ms. Holmes said the previous approval was for a 16x20-foot rear deck. Ms. Burgess said the Staff visit was only a visual site assessment, no measurements were taken and the rear deck size cannot be confirmed. Mr. Drew Roth said the rear deck was presumably larger, because it extended over to align with the side deck. Mr. Drew Roth was unsure why the Commission would approve a rear deck that was wider than the width of the house. Mr. Shad said that nothing from the front porch back is in compliance with what the Commission approved. Mr. Reich asked other than the size of the rear deck, the side deck, and the front porch columns, what other features are not compliant with the previous approval. Ms. Holmes said the proposed side deck stairs also do not comply. Ms. Burgess showed the Applicant and the Commission the details of the approved application.

Mr. Drew Roth said the photo from the 1970s confirms the Architectural Historian's assessment that the deck was not historic. He recommended the Commission use Chapter 7 of the Guidelines for new construction of porches, garages and outbuildings, and treat the deck as a new addition not an historic feature. Mr. Drew Roth said the materials on the new deck are better than the previous deck, because it is now painted wood. Ms. Holmes said most shingle style homes only show pickets on the railings for an enclosed porch that has columns and a roof. Ms. Zoren said the deck is not a historic feature in general and the current vertical pickets on the railing are too much. Mr. Drew Roth referred to a picture on Page 7 of the agenda (Figure 9) and explained that the view of the deck would be different and not this up close from the public street. He said the deck is largely obscured behind large taxus shrubs. He said Figure 9 shows the full impact of the railings, but that view is not seen as much from the public street.

Mr. Shad swore in Ms. Lisa Roth.

Mr. Drew Roth recommended the Commission approve the deck as a new addition, not focusing on the regrettable failure of the Applicant to seek pre-approval. Ms. Zoren agreed, unless the Commission wouldn't have approved anyway. Ms. Burgess said Staff has concerns, such as the stairway coming down from the side deck and facing the public right-of-way. Ms. Holmes said these concerns existed before it was known that the deck was constructed. Ms. Lisa Roth asked for alteration suggestions for what is built, rather than removal of the side deck, such as altering the columns and moving the staircase. Mr. Daniel Roth said they are open to suggestions to bring the side deck into compliance with the Guidelines.

Mr. Drew Roth said this deck looks much better than the 1970s deck and does not find the deck objectionable because it is similar to what has been there. Mr. Drew Roth again recommended treating the deck as a new addition, per the Guidelines. Ms. Holmes asked Mr. Drew Roth, in that capacity, how the side deck complies with the Chapter 7 recommendations and if there are specific guidelines he finds it complies with. Mr. Drew Roth said the Guidelines recommend "attach additions to side or rear of historic buildings" which this deck is on the side of. He said whether it obscures key architectural features is arguable, and that it obscures the bottom of the windows, but that the overall effect of the house and its eclectic forms and shapes is not affected by having the porch there. He finds it follows the recommended practices of using details to provide a visual link between old and new by connecting the historic porch and rear deck. He said the materials are appropriate and compatible with the existing building. He said the colors are appropriate. In terms of an addition, he said it is in line with the recommendations.

Ms. Burgess asked about the deck footings. Mr. Drew Roth said they can be brought into compliance with the Guidelines and could be brick or wood. Ms. Holmes said wood footings would stand out, but brick footings would be consistent with existing materials. Mr. Daniel Roth said the footings would be painted to match the existing foundation in a medium brown color. Ms. Burgess said that would make it

look like a floating deck and it is a very prominent feature. Ms. Holmes said the use of brick footings would be consistent with the Guidelines and does not find wood would be appropriate.

Ms. Holmes quoted Chapter 7 of the Guidelines, which was used in the staff report on page 8, "Chapter 7 of the Guidelines recommends, "use details to provide a visual link between old and new by continuing a line of trim, or using similar forms in rooflines or other elements." The posts are highly visible due to the height of the deck. If the Commission approves the retroactive application for construction, Staff finds the posts should match the existing brick posts found on the front porch as this deck is highly visible and the materials used should be consistent." Mr. Drew Roth said that was reasonable. Mr. Reich said the house has a shingle-style roof, pyramid shaped roof and a kitchen addition combined as one, making it difficult to tie in together, but the one good factor is the all-around deck which ties the mixed architectural styles of the house together. The deck does not disturb the historic elements and reflects the trim of the period. He said the columns should be trimmed out with the same kind of trim as the front porch. Mr. Reich said the railings are painted wood to match the house, which is appropriate. Ms. Holmes asked about the front porch that was rebuilt with a different end column than was approved with the previously submitted plans. Mr. Daniel Roth said they will be replaced with 6x6 columns.

Mr. Daniel Roth would like to plant shrubs in front of the side deck. Ms. Holmes said the Guidelines are online for the Applicant to review and said the Guidelines explain what requires approval. Mr. Drew Roth recommended the Applicant refer to page 44 of the Guidelines for landscaping.

Ms. Holmes noted the following Staff concerns if the Commission is leaning towards approval for the side deck:

1. The supporting posts should be brick to comply with the Guidelines.
2. The opening on the side deck creates a bigger visual interruption. The staircase should go back to the rear where it was originally approved. It should not be on the side of the deck as it is visually obtrusive.

Mr. Reich agreed with Ms. Holmes, and Mr. Daniel Roth said he can alter the staircase to make it work in compliance with Guidelines. Mr. Drew Roth said the stairs in the front are more for aesthetics, but the back stairs are for everyday usage for practical access going in and out of the house from the parking pad. The Commission discussed the stairs remaining on the side deck and echoing the width of the front porch. Ms. Holmes said if the stairs remain on the side location, it detracts from the historic porch that was rebuilt, because those are the primary steps one should be using. Ms. Holmes said you don't want to detract from the historic feature by adding this new feature. Mr. Drew Roth said the stairs in the front are more for aesthetics, but the back stairs are for everyday usage. Ms. Holmes said that is not something the Guidelines take into account. Ms. Burgess said the side stair location is not near a door. Ms. Zoren said she disagreed with the stairs being located on the side of the deck. Mr. Daniel Roth said he would like to move the stairs to the rear deck and that his plan was to add a lower landing. Ms. Holmes stated that a landing changes the design from what is before the Commission for Approval.

Mr. Taylor said a 2-2 vote by the Commission constitutes a denial. The Commission could reconsider the case when the fifth Commissioner is present.

Mr. Shad swore in Ms. Karen Roth. Ms. Karen Roth said she has been working with the Applicants in the rebuilding of the house in the past year. She stated the historic materials are hard to obtain and the Applicants have done their best and invested a lot of time and money to be compatible with the Guidelines.

Mr. Taylor asked Mr. Daniel Roth if it is his testimony that he did not authorize the construction of the side deck, but that the builder misunderstood that Mr. Daniel Roth had authorized the construction of the side deck. Mr. Taylor asked if Mr. Daniel Roth told the builder to go ahead and build the side deck. Mr. Daniel Roth said he told the builder he wanted the side deck built, but there was a miscommunication. Mr. Taylor asked if Mr. Daniel Roth did not intend to tell the builder to build the side deck, but the builder interpreted the okay to proceed, with an okay for construction of the side deck. Mr. Daniel Roth said he told the builder he wanted a side deck since the budget allowed it now. Mr. Drew Roth asked the Applicant if he did not intend to tell the builder to proceed with the side deck in advance of obtaining HPC approval. Mr. Daniel Roth said correct, he knew he had to get HPC's approval first in order to qualify for all of their previously approved tax credits. Mr. Shad asked if the pre-approval requirement was conveyed to the builder. Mr. Daniel Roth said yes.

Ms. Holmes reminded the Applicant that the design of deck stairs is left for Staff approval. The Applicant needs to submit drawings showing the stairs pattern coming off the rear of the deck. If there's a landing, it needs to be shown on the plan.

Motion: Mr. Reich moved to approve the deck as built with the following modifications. The stairs are to be moved to the rear deck. The new location and the new design of the stairs are to be approved by Staff. The columns supporting the deck should be brick and the flooring of the deck should be painted gray. No stairs are approved on the side deck. The color of the brick columns should match the existing brick and mortar. Mr. Roth seconded. Mr. Shad opposed. The motion was passed 3-1.

HPC-17-17 – 3420 Sylvan Lane, Ellicott City

Application for Certificate of Approval for new construction.

Applicant: Robert Z. Hollenbeck

Background & Scope of Work: This property is located in the Ellicott City Historic District and dates to approximately 1890. The Applicant proposes to construct a bank barn behind the main historic house, cut into an existing slope. The application states, “the topography of the existing slope leaves approximately nine feet from driveway level to where the slope plateaus at the top, and has relatively little fall from side to side. By cutting into the slope, the scale of the structure is diminished, as only a single story will generally be visible from three sides once constructed.”

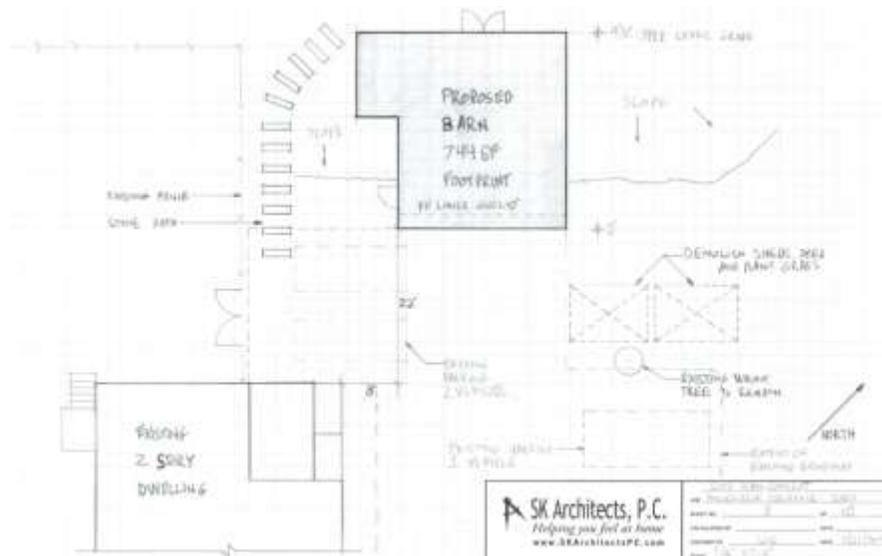


Figure 11 - Proposed location of new barn

The Applicant also seeks approval for a three rail wood fence that was constructed prior to their ownership of the home. The fence is a three rail split rail fence that is four feet high with posts 8 foot on center. Staff did not see approvals in the file for these items.



Figure 12 - Existing fence

The proposed barn elements and materials are outlined below:

Foundation: The walls of the lower level foundation will be clad in a custom gray/brown/tan stone blend from quarried stone. The stone will be laid in a coursed ashlar pattern with light sand color mortar. The stone will be 4 to 6 inches thick and approximately 8 to 18 inches long.

Natural stone steps: Install 13 large stone slabs, approximately 3 to 4 feet in length and at least 6 inches in height, and varying in depth from 12 to 24 inches, into the existing hillside to create a stone pathway, as shown on the site plan.

Siding: The upper level of the barn will be constructed with board and batten siding using 1x12 rough sawn pine that is left to patina to a natural silver/gray. The battens will be 1x3 rough sawn pine, also left to naturally weather. The application states that “board and batten siding was selected to ensure that the structure does not resemble the home, so that it is subservient both in scale and material to the principal structure. Additionally, the board and batten is intended to echo some of the older accessory garage and barn structures located throughout the Historic District.”

Roof and Gutters: The Applicant proposes to install a 16 inch wide Pac-Clad standing seam metal roof in either Weathered Zinc (option 1) or Colonial Red (option 2). The barn will have half round gutters and matching downspouts in a galvanized metal color in order to blend in with the natural wood siding which will weather to a silver/gray color. The Applicant also seeks approval to install an asphalt shingle roof if the standing seam metal roof is too expensive. The proposed asphalt shingle roof would be Tamko Heritage asphalt shingle in the color Old English Pewter, a light gray color. A metal woodstove chimney will extrude from the roof.

Lighting: Lighting fixtures will be added at entry doors and will be a black gooseneck style light.

Windows: The proposed windows will be Pella 2 over 2 double hung aluminum clad wood windows in the color white. The windows will have a 1x4 natural unpainted pine trim to match the board and batten siding.

Exterior doors, windows and other features by elevation:

East Elevation (labeled South elevation on submission) - Overhead garage sectional doors on the lower level will be faux carriage house garage doors built out of a composite material that will be painted Sherwin Williams Roycroft Copper Red with black hardware. The upper level barn style doors will be a wood custom built door 2 lite over 1 panel with v-groove detail in the panel. There will be three windows visible from this elevation. This side of the building will also have a 4x12 beam installed to resemble a barn hay carrier. A pulley will be affixed to the beam and will either be weathered steel or painted black. This item will not be functional.

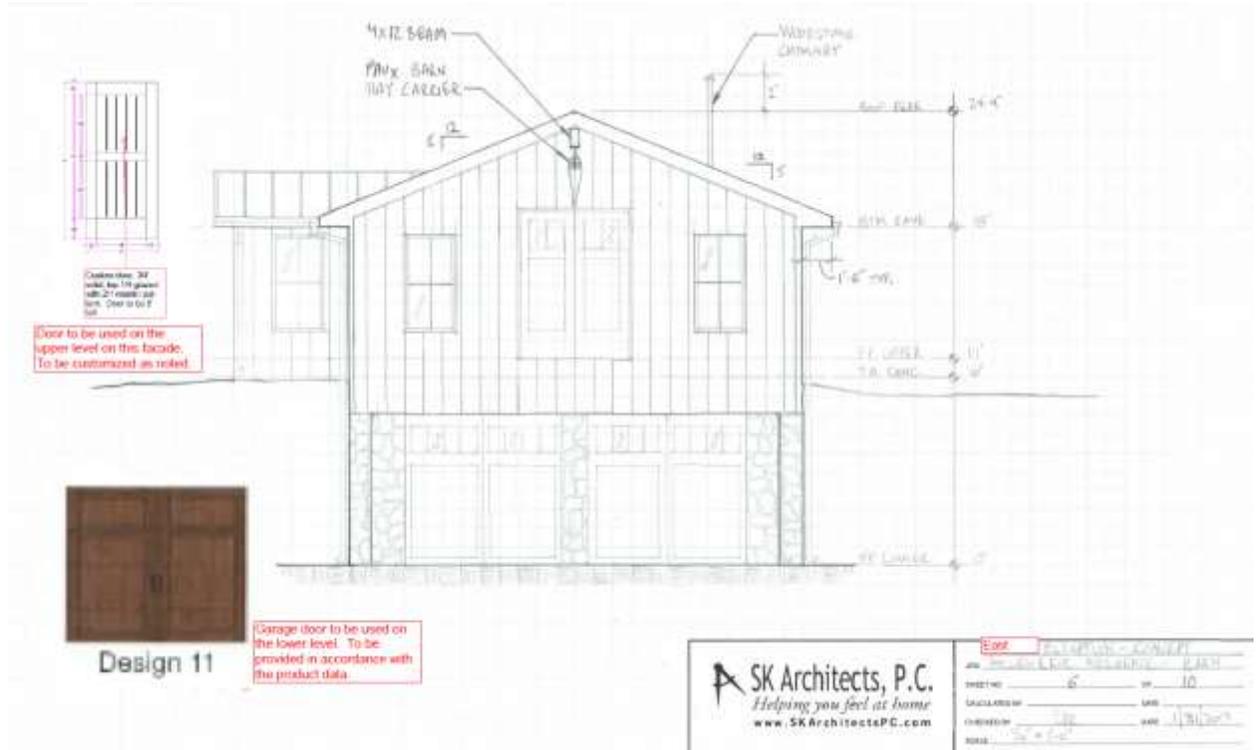


Figure 13 - East Elevation

South elevation (labeled West elevation on submission) – The proposed door on the lower level will be a half lite (no muntin pattern) over 1 v-groove panel wood door. Three windows will be visible on this side of the building. There will be one light on this side of the building, to the right of the door.



Figure 14 - South Elevation

West Elevation (labeled North elevation on submission) – There will be one pair of doors on this elevation, which are salvaged doors with 6 lights over 1 ‘x’ panel. The doors will be painted Sherwin Williams Roycroft Copper Red with black hardware. There are two windows visible on this elevation. There will be one light on this side of the building, over the paired door.

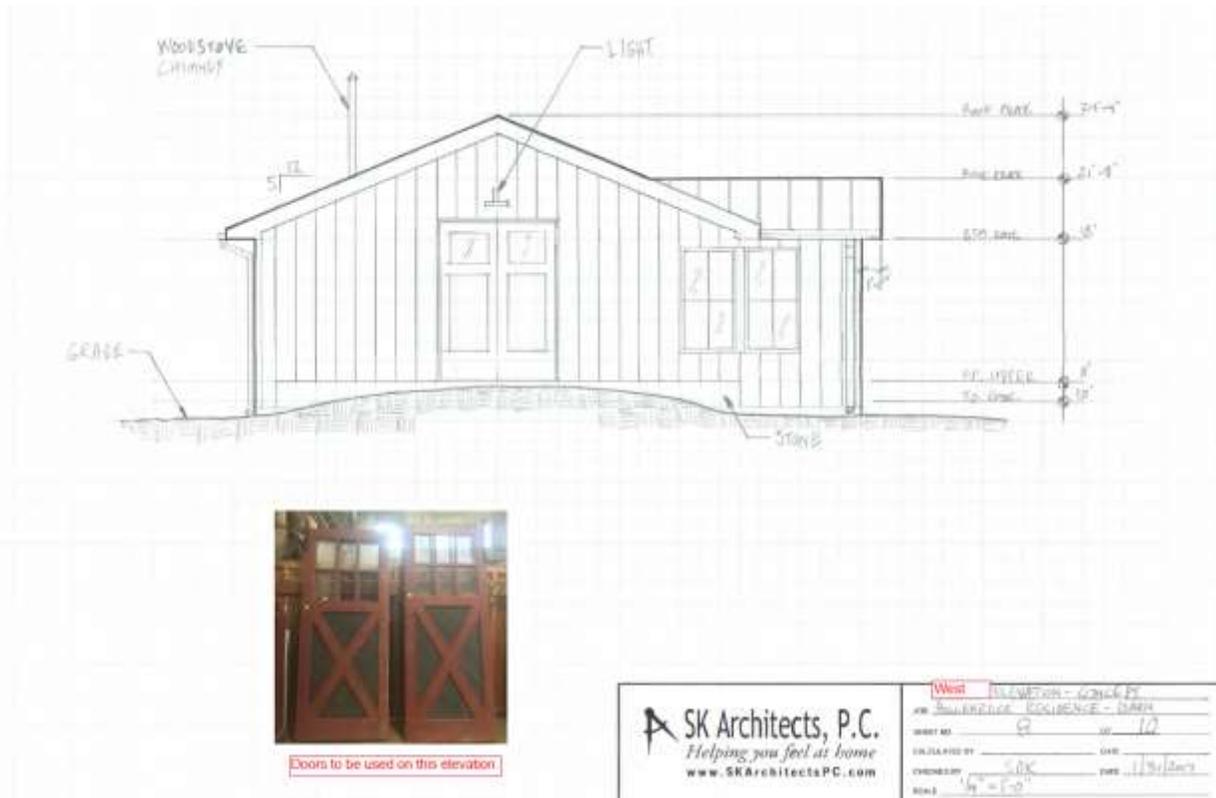


Figure 15 - West Elevation

North elevation (labeled East elevation on submission) – There are no doors on this elevation. There are two windows, one on the upper level and one on the lower level, visible on this side of the building.



Figure 16 - North Elevation

Staff Comments: The application complies with Chapter 7 recommendations for "New Construction: Additions, Porches and Outbuildings." The location of the barn complies with Chapter 7.C recommendations (page 55), "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." The new barn will be located 22 feet behind the main house, set to the side and built into the hillside. The Guidelines (page 55) also recommend, "do not place a new outbuilding where it blocks or obscures views of a historic building." The barn will not be located directly behind the historic house, but to the rear on the north east edge.

The barn was designed to look like historic barns found in Ellicott City. This was explained in the application, as examples of other outbuildings and barns in the historic district were provided. The design complies with Chapter 7.C recommendations, "design outbuildings visible from a public way to be compatible in scale, form and detailing with historic structures and outbuildings in the neighborhood." This barn will not be visible from the public right of way, although it still complies with the recommendation. The barn will be built into the hillside, taking advantage of the natural topography. As a result, the barn will appear to be a one story structure on most sides, which complies with Chapter 7.C recommendations, "design outbuildings to be subordinate in size and detail to principal buildings in the immediate vicinity."

Chapter 7.C recommends, "use materials compatible with the main building on the lot or with historic outbuildings in the immediate neighborhood." The barn will have wood board and batten siding, which will complement the German lap wood siding on the historic house. The application 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 board and batten will be compatible with the historic house, but is more appropriate for the architectural style of the proposed barn. A natural stone will be used to veneer the foundation and it is compatible in color and scale with stone used on other buildings in Ellicott City. The proposed windows are aluminum clad wood and are appropriate as they will not be visible from a public way, are for new construction, but will still be made of wood and match the style of the windows on the historic house.

The proposed standing seam metal roof or backup proposed asphalt shingle roof complies with Chapter 7.A (page 53) recommendations, "roofing material may be similar to historic roofing material on the existing building or may be an unobtrusive modern material such as asphalt shingles. Asphalt shingles should be flat and uniform in color and texture." The historic house has an asphalt shingle roof, so there are no historic roofing materials on the site. Staff recommends the Applicant consider using the secondary standing seam metal roof color choice, the colonial red. While the weathered zinc color is appropriate, the red will provide more contrast as the natural wood begins to age and keeps the entire building from becoming a monochromatic silver gray. The red will also complement the proposed red for the doors and tie that color scheme into the building.

The fence complies with Chapter 9.D (page 69 and 70), which states, "split rail or post and rail fences are more appropriate in less densely developed areas such as upper Church Road, Sylvan Lane and Park Drive" and "install open fencing, generally not more than five feet high, of wood or dark metal."

Staff Recommendation: Staff recommends Approval as submitted and retroactive approval of the fence.

Testimony: Mr. Shad swore in Mr. Robert Hollenbeck. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. Hollenbeck said he originally submitted a request for conditional approval pending approval of the zoning variance, but DPZ cannot approve the variance until the Commission issues an approval first.

Mr. Hollenbeck stated the proposed structure will not be very visible from the public way and he wants to do everything in accordance with the Guidelines. With the board and batten siding, Mr. Hollenbeck requested two different options. The first option would allow the wood to naturally patina. The second option would be to paint the siding Sherwin Williams Earl Gray with white trim.

Mr. Hollenbeck said for the standing seam metal roof they submitted two colors. He said that Staff recommended the red, which was their alternate color. He said they also submitted a Weathered Zinc color and requested approval for both colors. He said the roofer will use the PAC 150 double lock seam. Mr. Hollenbeck also requested approval of an alternate roof shingle in the color Old English Pewter by Tamko. Mr. Hollenbeck said if the natural patina siding is used, then galvanized gutters and downspouts will be installed. He said if the barn is painted, they will match the house with white gutters and downspouts.

Mr. Hollenbeck said for the exterior doors he submitted an option for salvaged doors, but the salvaged doors were no longer available because they didn't want to purchase them without approval. He wanted guidance about the use of salvaged materials. Ms. Holmes said that if the Commission leaves that item to Staff approval, then Mr. Hollenbeck can bring the item to Staff and they could issue an approval. Ms. Holmes clarified Mr. Hollenbeck's first siding choice is the natural weathered patina. Mr. Hollenbeck said yes..

Ms. Holmes stated that she clarify the Hollenbeck's first choices so the Commission can focus on those items and approvals, and look at secondary choices if needed. Ms. Holmes summarized the first choices for the Commission. She said the siding would be an unpainted, natural patina board and batten siding. The roof is the galvanized weathered zinc. Downspouts are galvanized and the doors painted red, regardless of the color scheme. The lighting fixtures are black gooseneck style, regardless of the color scheme. The windows are 2 over 2 double hung aluminum clad wood windows in the color white, regardless of the color scheme. The trim would be natural unpainted pine matching the siding. Mr. Hollenbeck said yes. Ms. Holmes said thirteen large stone steps will be installed on the hillside for access. The foundation is the stone, regardless of the color scheme. Mr. Hollenbeck said they brought a sample of the stone for the foundation, which would be an ashlar pattern

Ms. Zoren asked if the steep slope will have a retaining wall. Mr. Hollenbeck said no, the current slope will be maintained and the center will be dug out to add the structure. He said it may not be as drastic as shown in the section or elevation, but will represent the same grade.

Mr. Shad asked the other Commissioners if there was any concern over the color options. Mr. Roth said he had no concerns; he said that if they don't paint it the siding may need to be replaced sooner. Ms. Zoren said she was fine with the general style of the 6 light over one panel door and letting Staff approval the salvaged doors. Ms. Holmes asked the Commission if they would want the salvaged doors to go through the Minor Alterations process if a drastically different style was submitted. The Commission confirmed that process should be used if the style is different.

Motion: Mr. Roth moved to approve as submitted for both option one and option two, and to allow Staff to use the Minor Alternation Process should the Applicant wish to change the west side door style, otherwise the salvaged door is subject to Staff approval. Ms. Zoren seconded. Mr. Roth also moved to retroactively approve the fence. Ms. Zoren seconded. The motion was unanimously approved.

HPC-17-18 – 12171 Clarksville Pike, Clarksville

Advisory Comments for site development plan for a site containing a historic structure.

Applicant: Steve Breeden

Background & Scope of Work: This property is not located in a local historic district, nor is it listed on the Historic Sites Inventory. However, the structure is historic and dates to approximately 1920. This application is for Advisory Comments for the site development plan of the property, which includes the demolition of the historic house. The house is located in Clarksville, along Clarksville Pike. The entire property, including the River Hill Garden Center, consists of 6.3 acres and is zoned B-1 and falls under the purview of the Clarksville Pike Streetscape Plan and Design Guidelines and the Design Advisory Panel.



Figure 17 - Front of historic house



Figure 18 - Side of historic house



Figure 19 - Side of historic house

Architectural Historian Comments:

The Dr. Herbert & Grace Zepp House (12171 Clarksville Pike) is a c. 1920s bungalow that has had wholesale replacement of materials on the exterior c. 2007, according to the owner. This includes siding, windows, doors, foundation stone veneer, and porch decking and ceiling. The front door was apparently originally in the end bay and was moved to the center as part of these renovations. There is evidence on the interior that there was also an at-grade side door to the exterior, which no longer exists. Nevertheless, the house retains the original form of a bungalow, with the roof sweeping out over the large front porch, and thus would be considered a contributing structure to a historic district, though such a district does not, and could not, exist here. On the interior there has not only been significant replacement of original fabric, but major alterations of spaces through the reconfiguring of walls and the replacement and relocation of the stairway. There are several interior features that survive, most significantly the fireplace with flanking built-in bookcases. This architectural device was very popular with higher-end bungalows but is rarely seen in Howard County. The oak floor with walnut inlay also survives in this room, in apparently good condition, while throughout the second story the original flooring survives, but is in serious need of refinishing. While the historic integrity has been seriously compromised, the house is still worthy of being inventoried, which would then qualify it for tax credits.

Staff Comments: The historic structure proposed for demolition is shown in the Clarksville Pike Design Guidelines on page 7 as an example of existing buildings that contribute to the character of the Clarksville Pike Corridor's sense of place. The River Hill Garden Center, of which this building is part of, is listed in the Guidelines under 'Prominent Buildings and Landmarks'. Page 22 of the Guidelines references materials and elements, and this building is again used as an example with its front porch.

One of the design principals referenced in the Guidelines is, "Green....Incorporate sustainable elements." While the Guidelines focus on other environmental sustainable methods, the adaptive reuse of existing, historic buildings is one of the most sustainable practices. This building has been renovated and is in good condition. The building is constructed out of a variety of materials such as HardiePlank siding, Trex decking, and wood interior flooring which are materials that would be put into the landfill if the building is demolished.

The existing historic house directly fronts Clarksville Pike and complies with the Clarksville Pike Guidelines, which recommend, "buildings should front onto Clarksville Pike, buildings should be set close to the street and primary building entrances should be oriented to the street." The existing building complies with these Guidelines, while the proposed new structure at this location does not, as shown in Figure 20.

The property is located within Area 3 along Clarksville Pike, as referenced in the Clarksville Pike Guidelines. The Guidelines (page 44) for Area 3 state, "street trees will be informally clustered to reflect the character of the surrounding agricultural landscape, in contrast to the uniform, evenly-spaced street trees further south near the commercial core...It is important that proposed landscape elements respect

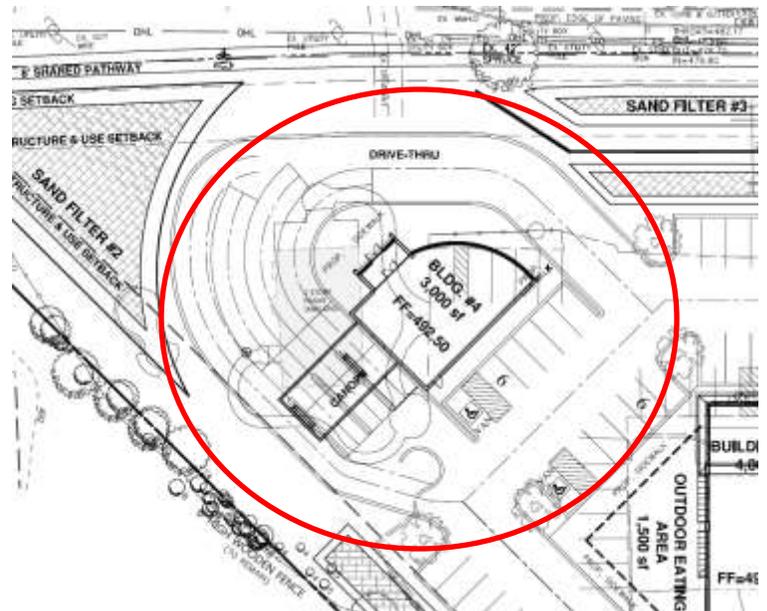


Figure 20 - Proposed site plan showing demolition of historic house and construction of new building

special features such as the “H” tree, two trees uniquely grafted as one located across from the River Hill Garden Center, and the prominent viewsheds of the agricultural landscape that runs adjacent to this portion of Clarksville Pike.” The historic house, which is a bungalow, is part of that agricultural landscape. The house is set back from the street with a yard and is nestled next to a grove of mature trees. The demolition of this house and its environmental setting will negatively affect the streetscape.



Staff Recommendation: Staff recommends the historic structure be retained and not demolished.

Testimony: Mr. Shad swore in Mr. Ron Brasher, the architect for the project. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. Brasher said when a house is over fifty years old in Howard County, the house is categorized as historic. Ms. Burgess clarified that the historic designation is based on factors such as architectural features, being the last of its architectural style, persons associated with the structure, and environmental setting, not just the age of the house.

Mr. Brasher said the developer will make every effort to relocate or move the historic house, but the property is zoned B-1, for commercial development, and a large retail center is proposed. He explained that a 28-foot tall building will be constructed and stand towering next to the house. He said the agricultural context of the house with trees will not be there once the retail center is built. Mr. Brasher said the house is not very visible from Route 108, will become out of context with no significance to the project. He does not think it is a part of the historic element of Clarksville. He said the entry to the house off of Route 108 is abandoned and the entrance will be through the new retail center. Mr. Brasher said the house should be moved or demolished.

Ms. Holmes asked if the proposed retail center will return to the DAP (Design Advisory Panel) again for review. Mr. Brasher said yes, because the first design did not meet the Clarksville Streetscape Design Guidelines requirements. However, after meeting with DPZ, he finds the revised designs will meet the DAP’s requirements.

Mr. Brasher said the house was renovated and several of the original historic features were removed, so it will not be eligible for the historic inventory. Ms. Holmes said it would be eligible for the Howard County Historic Sites Inventory. She said it would not be eligible for the National Register, but the

Historic Sites Inventory is simply a list of historic properties located throughout the County, and is the same as the State's inventory.

Mr. Brasher passed around a new diagram that he just sketched up that showed what will be sent back to the DAP for review. The new diagram showed the proposed retail building pulled forward closer to Route 108 to meet the Clarksville Streetscape Design Guidelines. He said the proposed retail building will be right next to the historic house. Mr. Brasher said these revisions will be submitted to DAP. Ms. Holmes asked if there will be a free standing bank anymore. Mr. Brasher said no.

Ms. Zoren said the retail building does not impact the presence of the house. Mr. Brasher said the development would take up the site where the existing house is and retail will be extended. Mr. Brasher said the bungalow style house next to a retail center would be out of visual context.

Mr. Roth noted that in the modified diagram that Mr. Brasher presented to the Commission, that the historic house highlighted in yellow is in its current location. Mr. Roth said the diagram does not affect the house moving which is consistent with the outline in the submitted blueprint. Mr. Roth asked Mr. Brasher to reconsider the Commission's advice about saving the house, but Mr. Brasher said the house does not contribute to the historic streetscape.

Ms. Zoren said the house does have historic value in the streetscape, which is why it's in the Clarksville Streetscape Design Guidelines. She said that relocating and moving the house is a solution, but not in line with Clarksville Streetscape Design Guidelines. Ms. Zoren said the development yield can be maintained without demolishing the house. Ms. Zoren said the 28-foot building can be moved to be on an axis with the entrance, to the other side of the shopping center. She said it is possible to have a viable retail solution and retain the house. Mr. Brasher disagreed and said it will affect the economic yield of the project.

Ms. Burgess asked what specific efforts are being made for relocating the house. Mr. Brasher said the developer had spoken with people who specialize in moving/replacing historic homes and also talked to the neighboring church about possibly moving it next door but no decisions have been made.

Mr. Reich said he is in favor of saving the house as much as possible because almost everything historic in Clarksville is gone. Mr. Reich understands the context of the house may change next to a modern retail center, but perhaps it can be moved next door to the church with a nice landscape buffer where it can be appreciated or used by adaptive reuse. Mr. Roth agreed with Ms. Zoren's comments that the house should remain in sight and efforts should be made to accommodate the context of the historic house by working with the retail center. Mr. Brasher said the economic yield will be impacted and the developer has the right to maximize the site. Mr. Brasher said the house is not historically significant enough to remain and will be out of visual context once the retail center is built.

Mr. Reich asked about the status of the site development plan. Mr. Brasher said he met with DPZ, DPW and DAP and all comments will be satisfied. He said all plans are preliminary right now.

Mr. Shad asked if there were efforts to design the development around the house for retention. Mr. Brasher said the location and the circulation of the current site and the context of the historic house would change once the retail center is built. Mr. Shad said it is not uncommon for historic homes to be retained despite development around it throughout Howard County. Mr. Shad said that Mr. Brasher should do everything to save the house and its context in its location for historic preservation.

Ms. Zoren said the house is located in the furthest and narrowest triangular portion of the site, not blocking circulation, so both retail and the house could be accommodated.

Mr. Shad opened the testimony for the public to speak but there was no one.

Motion: The Commission did not make a motion as the plan was for Advisory Comments, which are reflected through the testimony.

HPC-17-19 – 3956 Cooks Lane, Ellicott City, HO-859

Advisory Comments for site development plan with historic structure HO-859.

Applicant: David Woessner

Background & Scope of Work: This property is not located in a historic district, but contains a historic house and is listed on the Historic Sites Inventory as HO-859, the Pue-Fulton Farm. According to the Historic Sites Inventory, the house dates to approximately 1905. The property is zoned CEF-R, consists of 10.0 acres and will contain 55 townhouses. The historic main house was constructed in the foursquare style. The main house and the smokehouse will be retained. A warehouse, ranch house and florist shop/building on the site will be demolished.



The site plan states that the historic building will be the central focus and will include the preservation of the environmental setting around the historic house and smoke house. There will be at least an 80 foot setback on the front and sides of the house to the curb. The back of the house has a 30 foot setback. Townhouse lots 8 through 18 will be located along the street fronting the historic house and will have rear loaded garages accessed from an alley. An uninterrupted sidewalk will be located in front of these townhouses, but the sidewalk will directly abut the street, there will not be a grass buffer between the street and sidewalk. Parallel parking will be permitted on-street in front of these units.

This site is located in the Tiber Hudson watershed. This plan has already been submitted to the Planning Board, Design Advisory Panel and the Zoning Board.

Testimony: Commissioner Zoren recused herself. Mr. Shad swore in Mr. David Woessner. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. Woessner said he did not have any comments and agrees with the Staff comments, except for the recommendation to turn units 4-7 to be parallel with units 1-3. He said this was presented to the Director of DPZ, who preferred the layout as is because there is a pocket park created by turning the units.

Mr. Woessner said he worked with Mr. Fred Dorsey, President of Preservation Howard County. The proposed road into the development is on top of the existing driveway that serves the house today.

Ms. Holmes asked if the Applicant had about concerns with permeable paving so close to the historic house, such as water infiltration near the foundation. Mr. Woessner said the concern will be addressed in design. Mr. Woessner said the project is required to provide 100-year storm water management, meaning if a 100-year storm were to happen after development, the runoff would be no greater than if there were no development at all. The plan contains an impoundment that will provide 100-year stormwater management for the project site, and also provide stormwater management for the 175 acres upstream that currently have no management, such as the Dunloggin neighborhood near Route 29 and Tollhouse Road areas. Mr. Woessner said he has met with DPW, DPZ and the Maryland Department of the Environment and they all agreed with the stormwater proposal as depicted on the plans. Mr. Woessner explained how the proposed embankment system would function.

Mr. Woessner said he is working with the Howard County Historical Society to convey the house to them. He said there are two existing apartments on the second floor of the house. An historic architect has been hired to refurbish the house to its original standards. Upon completion, the house will be conveyed to Shawn Gladden, Executive Director at Howard County Historical Society, and his team to maintain as a museum, while the two apartments will remain to generate income. The house will also be available to the public for special event rentals.

Mr. Roth liked the economic viability of the preserved house. Mr. Reich asked if there is a landscape plan. Mr. Woessner said the project is currently in the sketch plan phase, which does not typically include a landscape plan, but one will be provided later. As part of the landscaping, all specimen trees around the house will be saved. Mr. Reich said it is fantastic that the historic house was made the centerpiece of everything and some space provided around it. Mr. Woessner said approximately 2,000 feet of pathway will be built linking Old Columbia Pike to Meadowridge Park, YMCA, Long Gate Shopping Center, Veteran's Elementary School and Ellicott Mills Middle School. This will link about 1,000 houses within a one-mile radius of the schools and the parks, without the need to drive.

Mr. Reich asked about the style of the proposed townhouses. Mr. Woessner said the Design Advisory Panel and DPZ provided guidelines for certain design features such as garage door treatments. The townhomes will be 24 feet wide on the side and 32 feet in the back which is wider than the typical townhome allowing for more grass and landscaping.

Mr. Reich said many people feel that there should be no new development in the watershed. Mr. Woessner said the flooding would increase if the property remained undeveloped. Mr. Reich asked why. Mr. Woessner said the project provides 100-year stormwater management for surrounding neighborhoods that do not have stormwater management now, such as Dunloggin. Mr. Reich said last July's storm in Ellicott City was a 1,000-year storm. Mr. Woessner said the storm drain inlets and pipes are not designed to carry 1,000-year stormwater, because the infrastructure is designed for a 10-year storm. Mr. Reich said the project still does not justify the amount of runoff. Mr. Woessner said the

project is decreasing the amount of runoff. Mr. Reich said the project is increasing the amount of runoff and catching everything that would run off in a 100-year storm. Mr. Woessner said yes. Mr. Reich stated many say if Ellicott City could return to its natural environment, it would be the best possible condition. Mr. Woessner said Ellicott City flooded in the 1850s and several times in recent history. Mr. Reich said yes but the flooding has worsened, since only a small portion of the development in the watershed has stormwater management. This project creates lots of pavement.

Ms. Holmes recommended using simple design materials on the proposed townhouses. She said that using too many kinds of materials on the façade could detract from the historic house.

Mr. Shad asked if anything else other than 55 units of townhomes were considered. Mr. Woessner explained the other ideas that were considered, which involved more housing units. He said that after meeting with local police and fire departments, who expressed that their new hires are looking for affordable housing, more units were considered but 55 units were the final determination.

Mr. Shad opened the testimony for the public to speak.

Mr. Shad swore in Mr. Ed Lilley who said he was concerned about additional runoff in the watershed. Mr. Lilley said that although residents are told repeatedly and hear that more stormwater management is being done than is required, this still has not helped the historic district.

Mr. Shad swore in Ms. Sherry Fackler-Berkowitz who said that although 100-year stormwater management is in the development plan, the recent storm was a 1,000-year storm. She said that having been in historic Ellicott City for 37 years, she never could have imagined the floodwater rising up to 19 feet above the river. Ms. Berkowitz said that having more development built above Ellicott City will be better is a big mistake. She is against the proposed development until better plans are put into effect.

Mr. Shad swore in Mr. Bill Withers who said he echoes the same concerns about the runoff generated in the watershed from the newly created pavement.

Mr. Shad swore in Ms. Julia Hawrylo who said there are people deeply concerned about the watershed. She said the historic house and surrounding tree preservation is to be applauded and she is interested to see the final development plans.

Motion: The Commission did not make a motion as the plan was for Advisory Comments, which are reflected through the testimony.

HPC-17-07 – 3614 Court House Drive, Ellicott City (continued from February)

Advisory Comments for site development plan in Ellicott City Historic District.

Applicant: David Warshaw, Court Hill LLC

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building, which is an apartment complex, dates to 1966. The apartment complex will remain and 8 new lots for townhouses will be created. The application states, “the subject property was previously developed in conjunction with SDP-66-11. This site development plan includes the existing building and parking area, which were constructed in the late 1960s. This SDP also included additional buildings, drive and parking areas which were not constructed. However, the clearing and grading was performed and the field run topographic survey is representative of that plan.” The application goes on to explain, “the project is designed to avoid existing steep slopes which were previously created and to

utilize the resulting level area. As a result of WP-16-067 and ECP-16-029, the plan was modified to eliminate units and to avoid the stream buffer.” The current plan is a new SDP that requires Advisory Comments from the Commission before the developer can submit the plans to the Department of Planning and Zoning for review.

Regarding trees, the application states that the trees in the level area are of minimal size and the vegetative resources within the steep slopes and stream buffer are to remain. The application states that “the single specimen tree will remain” and that “all trees 12 inches and greater will be located and addressed.”

There is one proposed retaining wall, which varies in height from 3 feet to 9 feet. The Applicant proposes to construct an interlocking block geo-grid wall and the block will be gray. The application states that “the wall will not be visible from the public right-of-way or adjacent properties. Fences will be specified in accordance with those found suitable for the historic district.”



Figure 21 - Site plan overlaid on aerial of site

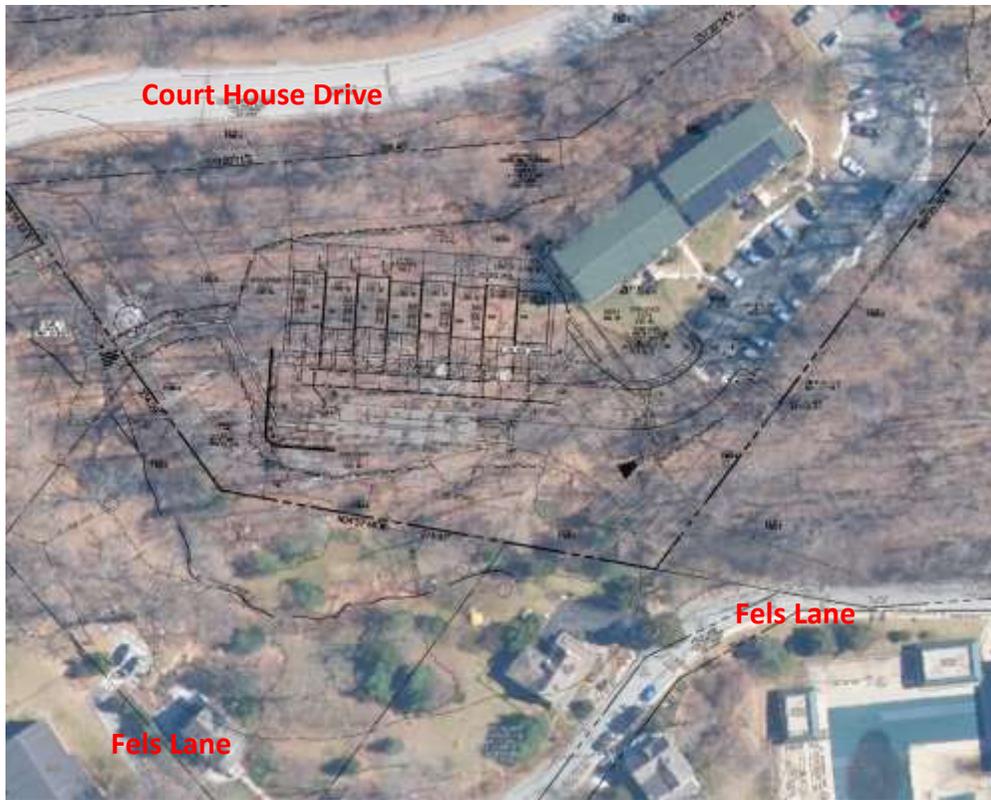


Figure 22 - Aerial of site

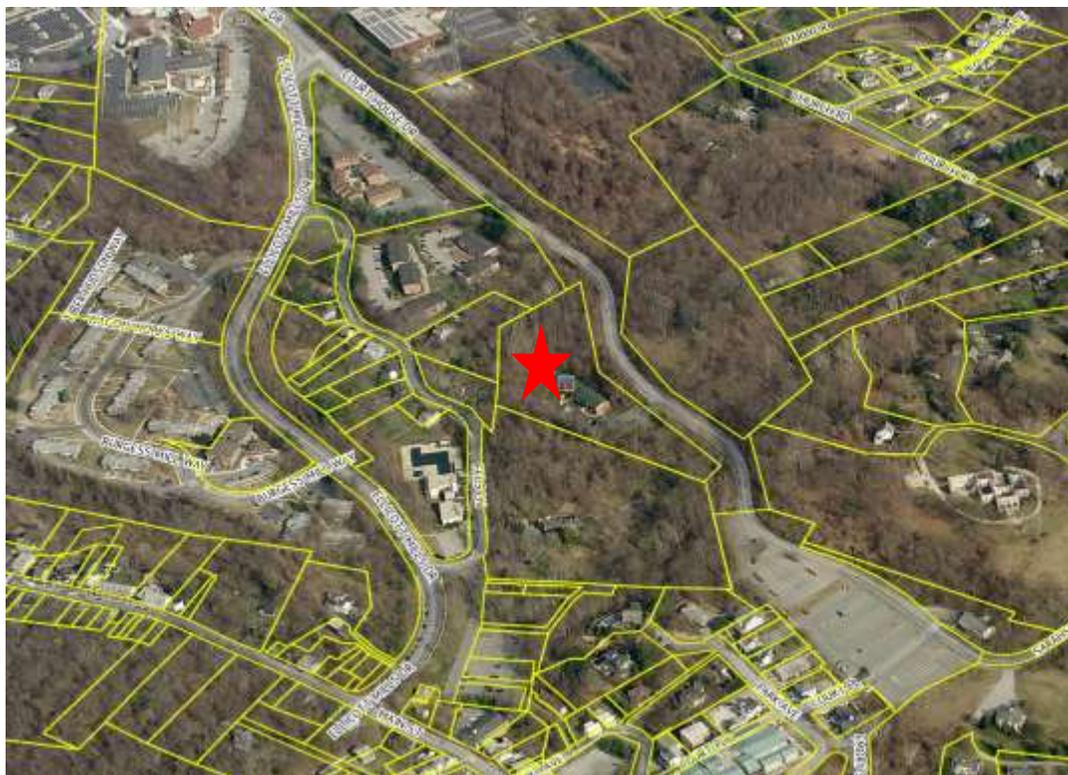


Figure 23 - Larger aerial of site

Staff Comments: At this time the Commission is only providing Advisory Comments on the site development plan and advice for future applications that must come before the Commission for the Certificate of Approvals required to proceed with construction.

Site Plan

This site is located above historic Fels Lane and below Court House Drive. The new townhouses will be constructed next to the existing apartment complex. Renderings of the proposed townhouses are not yet available. The historic houses on Fels Lane are visible from this site and there is a steep slope separating the two areas.

Chapter 8.C of the Guidelines on Siting New Buildings states, “new buildings should respect historic development patterns. In most cases, this will mean siting new buildings in a similar manner to neighboring buildings. Within the constraints of the particular building lot, new buildings should maintain setbacks from the street and other buildings consistent with those of nearby historic buildings and should avoid blocking important views of Ellicott City and its terrain.” This site is accessed off of Court House Drive, but does not front the street, so there are no setbacks to maintain from the perspective of the Guidelines’ recommendation. However the new townhouses will share a similar orientation as the apartments to the parking area that will be constructed in front of the homes.

Chapter 8.C recommends, “whenever practical and consistent with neighboring buildings, orient new buildings with the front door and primary façade facing the street. This is a consistent pattern through most of Ellicott City, but may not work in some locations due to the hilly terrain, winding street and irregular lot patterns.” The proposed townhouses will face the same direction as the existing apartment complex, which looks toward Fels Lane. The existing building does not face Court House Drive, nor will the new construction. The grade change from Court House Drive to the location of the existing building and proposed buildings would make facing Court House Drive difficult. The townhouses will be located next to the existing apartment complex, and the buildings will form a wide “V” shape. There is a concrete walkway in front of the townhouses which extends to the parking area for the apartment complex, but does not connect to an existing sidewalk in front of the apartments. The sidewalk should be extended in front of the apartments in order to create a visual connection to the existing community.

The site plan shows a garage for each townhouse. These garages will most likely be located on the front of the building, as there does not appear to be any access provided on the rear. Staff recommends the Applicant consider a rear loading garage as front loading garages are not common in the District. Chapter 7.C states, “new garages and sheds should follow the historic pattern of being detached from the main building and if practical, located in a side or rear yard.”

Trees

A future application for a Certificate of Approval is required for the removal of any trees 12 inches or greater at diameter breast height. That application should contain a plan that identifies all of these trees. The trees should be located and numbered on a plan. A corresponding chart should indicate the species and size of each tree (12 inches or greater) and whether or not the tree is going to be removed or remain in place. Additionally, a photograph of each tree identified on this plan should be provided. The photographs or chart should address the condition of each identified tree. This information should be provided by a certified arborist or a qualified forest stand delineator.

Retaining Walls and Fences

The application states that the proposed retaining wall is an interlocking block geo-grid wall in the color gray, to be similar to granite. Chapter 9.D states, “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 block geo-grid material is not appropriate for use in the Historic District, as the Commission has previously ruled in a similar proposal. Staff recommends the retaining wall be faced with an appropriate historic style stone to match the stone found in Ellicott City. Chapter 9.D of the Guidelines provides advice for suitable fences in the District, but typically black metal open fences are most appropriate. An application for Certificate of Approval for the retaining wall and fencing must be submitted to the Commission before any work takes place.

Building Materials and Elevations

Staff recommends the Applicant consider applying for Pre-Application Advice on the buildings to be constructed once renderings are available. The Commission can then provide feedback on whether or not the architectural designs are appropriate for the Historic District. This will make the application for the Certificate of Approval go smoother as the Commission can review the designs before they are finalized. At the time of the application for the Certificate of Approval, the Commission will need detailed elevations for each individual townhouse. Each application should contain specification sheets for all exterior materials, such as roofing, siding, color schemes, exterior lights, hardscaping, etc.

Chapter 8 provides guidance for the new construction of principal structures in the Historic District and states, "The County Code requires the Historic Preservation Commission to be lenient in its evaluation of new buildings 'except where such plans would seriously impair the historic or architectural value of surrounding structures or the surrounding area'...New buildings need not imitate historic forms, but they must respect and be compatible with neighboring historic buildings." The existing apartment complex is constructed out of brick and is not a historic structure. However, any future buildings should be constructed to complement the existing building in order to create a cohesive development. Staff recommends that the new construction limit the number of materials and details on the exterior. For example, a townhouse should not have a brick first floor and then lap siding on remaining floors. However, a townhouse could have a brick or stone foundation line and then siding on the rest of the building, which is a more historically and architecturally appropriate style of construction. In lieu of having renderings to provide feedback on, Staff recommends the Applicant research historic rowhomes found in Ellicott City and Oella for examples on appropriate style, material, massing and proportions. Chapter 8.B explains, "compatibility with neighboring buildings in terms of form, proportion, scale and siting is the highest priority. If these are resolved, details such as colors, material or window design can be more easily dealt with. Since the majority of Ellicott City's historic structures are simple, straightforward and unassuming, simplicity in design is important for any new construction." The existing building is a very simple brick building.

There are some important recommendations to consider when designing the new structures for this site. Chapter 8.B recommends, "design new buildings to be compatible with neighboring buildings in bulk, ratio of height to width, and the arrangement of door and window openings." In this case the door and window openings on the existing building are too modern and not appropriate, as it was constructed prior to the creation of the Historic District. Chapter 8.B recommends, "place sliding glass doors, large bay windows and similar features on the side or rear of a new building, not on a primary façade." The windows on the existing building are irregularly sized and there are balconies and sliding glass doors on the front of the building. Chapter 8.B also recommends, "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." This Guideline is very important as the new construction should not tower over the existing building. Staff recommends

the Applicant thoroughly read Chapter 8 before designing the new structures as there are other important guidelines on details and materials.

Finally, in light of the severity of the July 30th flood, Staff recommends thorough review of CB 80-2016 that amends the Howard County Code to prohibit the issuance of waivers or variances to floodplain, wetland, stream, or steep slope regulations for properties located in the Tiber Branch Watershed to determine whether this development will face any issues.

Testimony: Commissioner Shad recused himself. Mr. Roth swore in Mr. Robert Vogel and Mr. David Warshaw. Mr. Roth asked if there were any additions or corrections to the Staff comments or application. Mr. Vogel said the wall materials will change, and the wall, fences and other building materials will return for approval. Mr. Vogel said the height of the building will be compatible with surrounding structures and specimen trees will be retained. He said that trees that are 12 inches or more in diameter will be inventoried. Mr. Vogel said that stormwater management will be provided for the 100-year rainfall amount for the watershed. He explained that the site was originally developed in accordance with SDP 66-11 in 1966 which allowed for the existing apartments and two other buildings at the location of the proposed eight townhouses. The site was cleared and graded then.

Ms. Zoren expressed concern on the siting of the townhouses and said there is an awkward arrangement of the townhouse unit closest to the existing apartment building. She said it is very tightly packed in and it makes sense to lose that unit and have a façade that is viewed from Court House Drive and is more uniform

Mr. Roth said it is regrettable to build in the watershed, but the land has already been graded and is ready to go. Mr. Roth did not think the retaining wall would be visible from Fels Lane, although Staff disagreed. Mr. Reich said there is a mix of different buildings viewed from Court House Drive when coming from the Circuit Court. Mr. Reich asked if the other apartment complex was being torn down. Ms. Burgess said the location was near where the Burgess Mill II apartment complex was proposed, but nothing was moving forward on that project. Mr. Reich said there two existing brick apartment buildings on the site and new townhouses will be added. Mr. Reich said that due to the mix of building types approaching the site, he found it hard to offer advice on what the townhouses should fit in with. Mr. Reich said it should try to fit in with the historic district and do something unique. Mr. Reich said the architecture should not be a replica of modern townhomes that other historic communities have. Mr. Reich suggested incorporating an architectural feature, such as the use of a grand staircase that would also serve as stormwater retention similar to the one found in Parking Lot E.

Mr. Roth opened the testimony for the public to speak. Mr. Taylor reminded the public to sign up if they want to testify. He explained that comments that are most appropriate relate to the appearance of the structures and the relationship to the historic district.

Ms. Sherry Fackler-Berkowitz, previously sworn in, said she attended a meeting yesterday that Mr. Vogel held for the community. She said that a question was asked about backup for when the stormwater management system fails and Mr. Vogel had no answer. She is concerned about the runoff due to her location at the bottom of the hill.

Mr. Bill Withers of Fels Lane, previously sworn in, said he agrees with performing an inventory of specimen trees. He said this site is within the Historic District, and thinks infringement of steep slopes or stream buffers was violated by this plan. Mr. Withers said that although the site was cleared and graded in the 1970s, the forest is now 40 years old. He said that the development is closer to Fels Lane than Court House Drive, due to the road that services the townhouses and said the nine-foot retaining wall

will be visible from Fels Lane. Mr. Withers thought the new development should be integrated into the historic neighborhood as it will be visible from Fels Lane, a scenic road. Mr. Withers provided testimony about stormwater management as well.

Mr. Roth swore in Ms. Ann Eustis of Fels Lane, who remains concerned about the view of the scenic road of Fels Lane. Ms. Eustis said they do not have an HOA in the neighborhood, but the residents of the street have been meeting at Mr. Withers and Ms. Hawrylo's home and that Mr. Withers was speaking on behalf of their street. Ms. Eustis explained that she lives diagonally from the site and will be able to see the new townhouses. She said that she is concerned about the scenic road of Fels Lane and hopes the look of the community will remain.

Mr. Roth swore in Ms. Cheryl Simmons of Hill Street, who feels the proposed townhomes would encroach on the peace and tranquility of the historic district. She moved to Ellicott City because of the green space, but said it is getting degraded. She said that there is already increased traffic and pedestrians, and Ellicott City is losing the feeling of a small town. She wanted to set her opposition to the development. She explained that she values peace and quiet and is unsure how the new townhouses will affect the small town feel.

Mr. Roth swore in Mr. Joe Hauser of Fels Lane. Mr. Hauser explained that his property is closest to the development, is one of the oldest houses in Ellicott City and is the most impacted by the development and the runoff on Fels Lane. Mr. Hauser explained that he had a lot of damage done to his house from the July 30 flood and that it is in his interest to have the proposed development provide stormwater management. He said that the views from Court House Drive will not be very impacted by the development and that it would be hard to see the new development from Fels Lane. Mr. Hauser said it will be easy to see the townhouses from Mr. Withers' house. He explained that the existing apartment complex has a failed stormwater management system and that if it was functioning the stream would not have silted up and run off down Main Street. Mr. Hauser gave some background on the previous owners of the apartment complex. Mr. Hauser explained that the current site owner, Mr. Warsaw, is willing to work with Mr. Hauser. Mr. Hauser shares the same concerns as his neighbors about new development in the Historic District, but he has confidence that the HPC will influence the developer to make the buildings fit into historic Ellicott City.

Mr. Taylor asked if there will be significant grading. Mr. Vogel said there will not be significant grading. He said they field ran the topography and the 1966 plan is identical and the site was graded and ready to go. He said it is minimal grading; they plan to set the building right on the pad.

Ms. Zoren said that in general she agreed with Staff recommendations for the wall material and wanted to reiterate that she thought it would be a more cohesive solution if the townhouses related better to the existing buildings by adjusting the angles.

Mr. Roth said the desire to preserve the tranquility of the neighborhood is a very worthy thing to consider when the developer does the detailed design to minimize impact on neighboring historic properties.

Motion: The Commission did not make a motion as the plan was for Advisory Comments, which are reflected through the testimony

Other Commission Business

Mr. Taylor said there are two historic tax credits. One is the 25% of the cost of rehabilitating an historic structure. The other tax credit is a new tax credit for work on the structure that results in an increase in the assessed value of the structure. In that case, one gets a tax credit for the difference in the assessment that was attributable to the eligible work. Mr. Taylor explained that the exterior and interior work must be compatible with the Secretary of the Interior’s Guidelines for the Rehabilitation of Historic Buildings. For example, if a structure was rehabilitated with improvements to a perfectly functioning kitchen, one will not benefit from the tax credit. But if there was no functional kitchen and a modern kitchen was installed, the property may be eligible for the tax credit but the building owner is still required for increased assessment.

Mr. Taylor said that many properties on Main Street were assessed at \$1,000.00 in value by the State because of the July 30 flood damage. Since then, many properties were rebuilt and will have a large increase in assessed value back to their value before the flood. The tax credit is capped at the amount of money spent. Mr. Taylor suggested a work session with the Staff and the Commission to outline a process for this new tax credit for the assessed value.

Mr. Roth asked about the Commission’s role in reviewing the new tax credit applications. Mr. Taylor said it will be a two-tiered process just like now, where the Applicant submits an application and Staff provides the Commission with a report to determine if the work done is appropriate for a tax credit. The specific criteria of the new tax credit will be discussed at the work session. Ms. Burgess said there are currently about four to six applicants waiting to apply for the new tax credit. Once procedures are in place, it will be implemented in the May meeting.

Ms. Holmes said the Guidelines for both historic districts need to be updated although there is not the staffing capacity to do a massive update. Mr. Shad asked if there are plans to revise the Guidelines. Ms. Burgess said there is a goal and \$30K in the budget if a consultant needs to be hired. The original timeline was to do the update last year, but the flood happened and tasks were reprioritized. Ms. Burgess said recent issues have been vinyl signs in windows and tree removals, and such items should be addressed.

Mr. Roth moved to adjourn. Mr. Reich seconded. The motion was unanimously approved and the meeting was adjourned at 10:13 pm.

*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



April Minutes

Thursday, April 6, 2017; 7:00 p.m.

The third meeting of the Historic Preservation Commission was held on Thursday, April 6, 2017 in the C. Vernon Gray Room located at 3430 Court House Drive, Ellicott City, MD 21043. Mr. Roth moved to approve the March minutes. Mr. Reich seconded. The motion was unanimously approved.

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

Members absent: Erica Zoren

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

PLANS FOR APPROVAL

Consent Agenda

1. HPC-16-104c– 8069 Main Street, Ellicott City
2. HPC-16-77c – 3794 Church Road, Ellicott City
3. HPC-16-69c – 8293 Main Street, Ellicott City
4. HPC-16-106c/MA-16-02 – 8637-8639 Frederick Road, Ellicott City

Regular Agenda

5. HPC-17-27 – 3713 Fels Lane, Ellicott City, HO-581
6. HPC-16-53c – 8526 Frederick Road, Ellicott City
7. HPC-17-20 – 8143 Main Street, Ellicott City
8. HPC-17-21 – 3585 Church Road, Ellicott City
9. HPC-17-22 – 3821 Old Columbia Pike, Ellicott City
10. HPC-17-24 – 3062 Bethany Lane, Ellicott City
11. HPC-17-25 – 8382 Court Avenue, Ellicott City
12. HPC-17-26 – 8137 Main Street, Ellicott City
13. HPC-17-23 – 8109-8113 Main Street, Ellicott City

CONSENT AGENDA

HPC-16-104c - 8069 Main Street, Ellicott City

Final tax credit approval.

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. The Applicant was pre-approved on December 1, 2016 to install new steel beams and a concrete floor/decking system with closed cell foam insulation to the underside. The Applicant has submitted documentation that \$38,950.00 was spent on eligible, pre-approved work. The Applicant seeks \$9,737.50 in final tax credits.

Staff Comments: The invoices and cancelled checks add up to the requested amount and the work complies with that pre-approved.

Staff Recommendation: Staff recommends Approval as submitted for \$9,737.50 in final tax credits.

Testimony: There was no testimony.

Motion: Mr. Roth moved to approve the application as submitted for \$9,737.50 in final tax credits. Ms. Tennor seconded. The motion was unanimously approved.

HPC-16-77c – 3794 Church Road, Ellicott City

Final tax credit approval.

Applicant: Arnold Sanders

Background & Scope of Work: This property is located in the Ellicott City Historic District. The County Architectural Historian believes the house dates to approximately 1845. The Applicant was pre-approved to replace the 20 year old roof, gutters and downspouts. The roof was replaced with architectural shingles in a gray color to match the previously existing roof. The gutters and downspouts were replaced with white half round aluminum gutters and downspouts to match the previously existing. The Applicant has submitted documentation that \$14,004.00 was spent on eligible, pre-approved work. The Applicant seeks \$3,501.00 in final tax credits.

Staff Comments: The invoices and cancelled checks add up to the requested amount and the work complies with that pre-approved.

Staff Recommendation: Staff recommends Approval as submitted for \$3,501.00 in final tax credits.

Testimony: There was no testimony.

Motion: Mr. Roth moved to approve the application as submitted for \$3,501.00 in final tax credits. Ms. Tennor seconded. The motion was unanimously approved.

HPC-16-69c – 8293 Main Street, Ellicott City

Final tax credit approval.
Applicant: Angela Tersiguel

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 in September 2016 to make repairs to the side basement windows and doors that were damaged in the July 30 flood. The Applicant has submitted documentation that \$2,553.02 was spent on eligible, pre-approved work. The Applicant seeks \$638.26 in final tax credits.

Staff Comments: The numbers shown in the scope of work section above differ from what is written in the application as the Applicant wrote the incorrect number down for the cost of the block windows than from what was shown in the proposal from the contractor. The Applicant has submitted documentation that \$30,000 was spent on repairing the building, which includes the \$2,553.02 for the replacement side doors and basement windows.

Staff Recommendation: Staff recommends approval of final tax credit in the amount of \$638.26.

Testimony: Mr. Reich asked for clarification on the application which showed a total of \$30,000 spent on repairs, but the Applicant was only asking for a tax credit on \$2,555.02 worth of repairs. Ms. Holmes said only \$2,500 was eligible tax credit work out of the total \$30,000 spent.

Motion: Mr. Roth moved to approve the application as submitted for \$638.26 in final tax credit. Ms. Tennor seconded. The motion was unanimously approved.

HPC-16-106c – 8637-8639 Frederick Road, Ellicott City, HO-899

Final tax credit approval.
Applicant: Ron Peters

Background & Scope of Work: This property is listed on the Historic Sites Inventory as HO-899, one of several properties in the Frederick Road Survey District. This property is located outside of the Ellicott City Historic District, but is a historic property that dates to 1873. The Applicant was pre-approved for tax credits to repair and reinforce the foundation wall through the Minor Alteration process as MA-16-02/HPC-16-106 on December 8, 2016. The Applicant has submitted documentation that \$5,000.00 was spent on eligible, pre-approved work and seeks \$1,250.00 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 of \$1,250.00.

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: There was no testimony.

Motion: Mr. Roth moved to approve the application as submitted for \$1,250.00 in final tax credits. Ms. Tennor seconded. The motion was unanimously approved.

REGULAR AGENDA

HPC-17-27 – 3713 Fels Lane, Ellicott City, HO-581

Certificate of Approval to install shed.

Applicant: John Marshall, Howard County Department of Recreation and Parks

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to the Historic Sites Inventory form, this building dates to approximately 1876. This application was posted as a Minor Alteration and later amended from a gambrel roof to a pitched gable roof and reposted, but has been removed due to an objection. The Applicant proposes to install a 10 foot by 12 foot shed on the property, to the left of the house at the terminus of the driveway behind the historic house as shown in the application. The shed will be constructed out of T-111 wood siding and doors. The roof will be a black asphalt shingle roof. The siding will be painted gray and the trim will be light gray. There will not be any windows on the shed and there will be two doors that will swing out and be light gray in color.

Staff Comments: The shed will be located behind the house in a cleared, gravel area. Upon entering the driveway, the view will continue to be of the main historic house and the shed will not be visible until one is at the top of the driveway, next to the historic house. There are several trees within the circular driveway, as well as the grade change, that makes the view of the shed minimally visible at the bottom of the driveway.



Figure 1 - Proposed location of shed

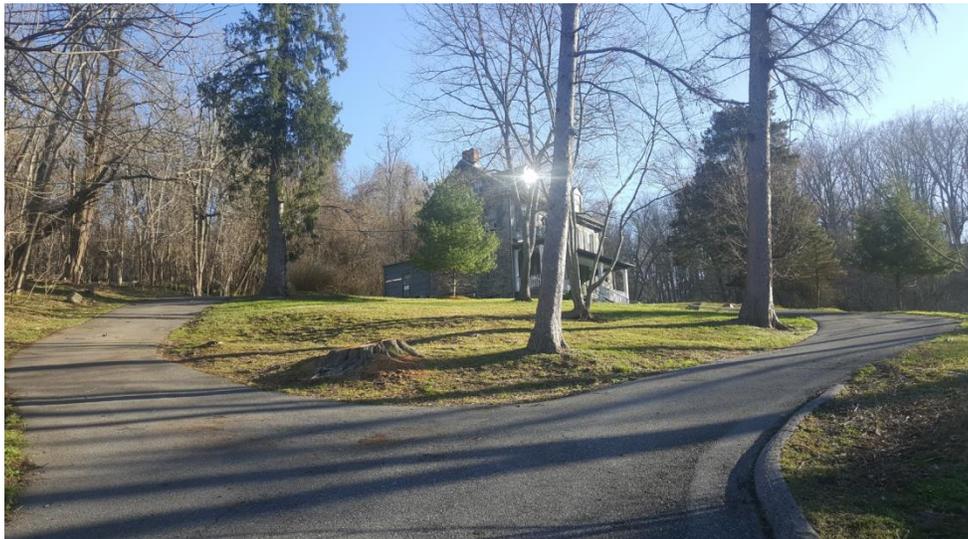


Figure 2 - View approaching house



Figure 3 - View approaching house



Figure 4 - View approaching house



Figure 5 - View approaching house



Figure 6 - View approaching house



Figure 7 - Proposed location of shed

The location of the shed complies with Chapter 7 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 blocks or obscures view of a historic building. Do not attach a new outbuilding to the principal building.” The shed will be placed to the side and rear of the historic building with a substantial setback across the driveway, as recommended. The proposed location is the only practical location for the placement of the shed that complies with the recommendations in the Guidelines. There is only a narrow strip of land behind the historic house that is graded and then the slope drastically increases.



Figure 8- View behind house

The design of the shed, with the front gable pitched roof, echoes to the pitched roof shape on the historic building. The proposed shed will have a front gable roof and the historic home has a side gable roof. The shape of the shed roof will be compatible with the shape of the roof on the historic house and will be the same pitch as the side of the house. The shed will be constructed out of wood and will be painted gray with gray trim to blend into the surroundings, be compatible with the granite building, and not stand out as a focal point. This complies with Chapter 7 recommendations, “Design outbuildings to be subordinate in size and detail to principal buildings in the immediate vicinity” and “On any building, use exterior materials and colors similar to or compatible with the texture and color of those on the existing building.”



Figure 9 - Gable side of house



Figure 10 - Proposed shed (without window and different colors)

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: Mr. Shad swore in John Marshall. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. Marshall said he agreed with the Staff comments. Mr. Reich asked if the shed is pre-fabricated and installed on a slab. Mr. Marshall said it is pre-fabricated but will go on an existing stone bed. Mr. Reich asked for color samples of the shed. Ms. Holmes said the color will gray, and is intended to blend into the background, with a black roof and light gray trim. Ms. Burgess provided a copy of the color samples to Mr. Reich.

Ms. Tennor referenced Figure 7 which looked like the shed would be built at the head of the driveway, but said the aerial view in Figure 1 showed the shed will be more to the left of the house screened by the evergreen trees. Mr. Marshall confirmed the shed will be to the left of the house as she described.

Ms. Tennor asked about the date of the additions on the house. Ms. Burgess said she did not know the addition dates, except they were all added during different periods, and the Department of Recreation and Parks (DRP) is still evaluating the long term use of the building. Mr. Marshall said DRP will be doing a massive interior cleanup inside the building, but no further improvements are planned at this time.

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

HPC-16-53c – 8526 Frederick Road, Ellicott City

Final tax credit approval.
Applicant: Kevin Breeden

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1920. The Applicant was pre-approved for tax credits in August 2016 to make emergency foundation repairs due to the July 30 flood. The Applicant has submitted documentation showing that the following work was done:

- 1) Remove damaged foundation wall and build new concrete block wall for \$7,875.00.

- 2) Chimney removal – the chimney collapsed into its shaft because the foundation and wall that were supporting it washed away in the flood. This was unknown until the work had started and cost \$1,200.00.
- 3) Jack hammered and removed existing concrete slab from entire basement and hauled to dumpster. Contractor dug two 12"x12"x8" deep piers and filled with concrete and installed two 6' columns for new support. Installed one 30" sump crock in the corner of the basement at the height of the finished concrete. Dug 6" around perimeter of basement and installed continuous 4 inch perforated pipe and connected both sides into sump crock. Covered pipe with gravel ready for concrete slab. Poured 4" concrete pad in entire basement and finished smooth. Cost of work was \$7,985.00.

Staff Comments: The total cost of work related to the foundation was \$17,060.00. However the only work that was pre-approved was to rebuild the foundation that was damaged by the flood. This would include all of Item #1 and part of Item #3 – however the installation of the sump pump system would not be eligible for this tax credit. Staff is unsure if the pouring of the concrete pad would qualify and requests the Commission make a determination if this work was part of the foundation repair. Additionally, the chimney only collapsed due to the foundation wall being washed away, but the extent of the damage was not known until they were working on the foundation repair. Staff requests the Commission make a determination on whether this item is considered repair of the foundation wall as well.

Staff Recommendation: Staff recommends Approval of Item #1 for tax credit pre-approval and Item #3 for tax credit pre-approval with the costs of the sump pump system removed.

Testimony: Mr. Breeden was not present. The Commission discussed the application. The Commission discussed the pre-approval of the foundation repair for damage caused by the July 30th flood. The application stated the chimney collapsed during the foundation repair, since the chimney was supported by the foundation wall. The Applicant is seeking tax credits for the removal of the chimney. A sump pump was installed without pre-approval, and although weatherproofing is an eligible tax credit, it did not seem to be related to the foundation wall repair. The Commission had many questions for the Applicant, so the case will be continued at the next meeting on May 4th.

Motion: The application is continued to the next meeting when the Applicant can be present.

HPC-17-20 – 8143 Main Street, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Doug Yeakey

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 seeks retroactive approval for the installation of wood planter boxes on the front of the building. The planter boxes were painted the same green color as the existing trim to match the building. The planter boxes were screwed into the ground to prevent them from moving, which is work that requires a Certificate of Approval. A three ball topiary tree has been installed in each planter box. The boxes are located between the windows on the front façade.



Figure 11 - Front of building



Figure 12 - Signs



Figure 13 - Sign

Staff Comments: Chapter 9.B of the Guidelines states that this work requires a Certificate of Approval because the planters “are permanently attached to the ground or to a structure.” Chapter 9.B explains, “Varied landscape planters are used in the historic district. These have no clear historic precedent...Planters made of materials traditional to the historic district, including brick, stone, dark metal or painted wood, will be the most effective.” The landscape planters comply with this recommendation as they are painted wood and match the colors used in the building façade.

Staff spoke to the Applicant in early February and told them that the white text and other signs would also need to be approved. The Applicant said the white signs were temporary. However, Staff finds the signs are not temporary, as they have been in place at this point for a few months. If the Applicant would like them to remain in place, an application will need to be filed and approved. The gold window decal sign shown in Figure 13 and the two interior window hanging signs in Figure 12 will also need to be approved, or removed.

Staff Recommendation: Staff recommends Approval of the planters as submitted. Staff recommends the white vinyl window signs be removed. Staff recommends the Applicant submit an application for the gold window sign and the hanging window sign, or the signs be removed.

Testimony: Mr. Shad swore in Doug Yeakey. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. Yeakey said he did not have any comments.

Mr. Reich asked if the white vinyl decal letters on the storefront windows that the Staff was concerned about have been removed. Mr. Yeakey said they have been removed and he will submit a new application for the gold letter vinyl signs building signs. Mr. Taylor clarified that the Commission was only reviewing the planters for this meeting.

Mr. Reich asked if the planters are wood. Mr. Yeakey said they are made of a PVC wood composite material to prevent rotting. Ms. Holmes said the planters look and feel like wood. Mr. Yeakey said the planters were painted with the same color as the existing building trim. The Commission agreed with the Staff comments that the planters followed the Guidelines with appropriate colors that soften the concrete area.

Ms. Tennor asked if the Applicant should have obtained approval for the signs and planters. Ms. Burgess said yes because the planters are anchored into the concrete, becoming part of the permanent structure. Ms. Holmes said it is good the planters are anchored to the ground to prevent vandalism and moving around. Ms. Burgess said the planters were customized to fit the slope of the sidewalk which is very unique and were very well done. The Applicant will return to the Commission for sign approvals later as the signs are not part of the current application.

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

HPC-17-21 – 3585 Church Road, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Kimberly Kepnes

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the main historic building dates to 1865, but Staff believes the house was constructed later than

that. There is also a cottage house in the back yard of the property which most likely dates to around the 1930s.



Figure 14 - Location of outbuilding

The Applicant proposes the following work:

- 1) Paint the board and batten wood siding and trim on the guest house Snowball White to match the main house color. Repair or replace rotten wood as needed.
- 2) Paint the wood porch floor gray to match the porch floor of the main house.
- 3) Replace the existing roof rolled asphalt roof on the guest house with a green architectural asphalt shingle roof to match the main house.
- 4) Replace the cricket style side roof with a pitch just below the main roof line.
- 5) Install brown half round aluminum gutters and downspouts to match the gutters and downspouts on the main house.
- 6) Build wood porch railings to match the style on the main house.
- 7) Install lattice under porch to match that on the main house and paint white.
- 8) Paint concrete block posts white to match lattice.
- 9) Tax credit pre-approval for Items 1-8.

Staff Comments: The painting of the siding complies with Chapter 6.N recommendations for colors, “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 proposed color is white, which is a neutral and calm color, complying with the Guidelines. The painting also complies with Chapter 6.D recommendations, “maintain, repair and protect (with paint or UV inhibitor if appropriate) wood siding, wood shingles or log construction.” The wood is in disrepair and the old paint is peeling and in poor condition. The Applicant will repair and replace rotten wood as needed with new wood to match the existing style, which complies with the Guidelines and is 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.”

Staff has requested construction drawings that show the proposed alterations to the pitch of the roof. The Applicant is working to get construction drawings by the meeting date, but has provided additional photos of the roof that show where the cricket will be altered to form a lower gabled pitched roof.



Figure 15 - Roof



Figure 16 - View of building

The proposed asphalt shingles comply with the Guidelines, “replace historic roofing with asphalt shingles or other modern materials only if historically accurate materials cannot reasonably be used. Use

asphalt shingles that are flat, uniform in color and texture and of a neutral color.” The current roofing material is not historic, and the asphalt shingles will be uniform in color, as seen on the main house.



Figure 17 - Roof on main house

The Applicant proposes to install brown downspouts and gutters. Chapter 6.E recommends, “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.” Staff asked the Applicant to provide an explanation of why they were deviating from the recommendations set forth in the Guidelines and received the following response: “We believe the brown gutters and downspouts better transition and frame the roof around the building and siding. The green and brown earth tones also highlight the wooded natural environment against the stark white building. We might have previously decided to make the gutters and downspouts white to blend in but the transition on the main house is very attractive and appealing.” While the proposed gutters and downspouts do not comply with the Guidelines, Staff finds the Applicant has provided justification for the use of the brown gutters and downspouts. The application generally proposes to use elements found on the historic house in order to tie the two buildings together. The outbuilding also sits back from the street and is nestled in the woods, so the gutters will be minimally visible.



Figure 18 - Main historic house

Staff requested a photograph indicating where the lattice will be installed and the Applicant responded that the lattice will be on two sides, the front under the porch and around the side. The concrete block posts will be painted white to match the lattice, siding and trim.



Figure 19 - Proposed lattice

Due to the architectural design and approximate age of the structure, Staff finds the outbuilding qualifies for tax credits per Section 20.112 of the County Code; however the Commission will also need to make this determination. The Code states that eligible property means, "An existing principal structure or historic outbuilding located within a local historic district in Howard County, which is determined by the Commission to be of historic or architectural significance, or to be architecturally compatible with the historic structures in the district." Items 1-8 are eligible for tax credits per Section 20.112 of the County Code, "The repair or replacement of exterior features of the structure; work that is necessary to maintain the physical integrity of the structure with regard to safety, durability, or

weatherproofing; and maintenance of the exterior of the structure, including routine maintenance as defined in section 16.601 of the County Code.”

Foundation repair was referenced in the application, but Staff has requested the Applicant provide more information on this item and return in May with an application focusing on the foundation repair issues (grading, corrugated metal panels, concrete block and brick) and alterations to the staircase.

Staff Recommendation: Staff recommends Approval of Items 1-8 and tax credit pre-approval for the work.

Testimony: Mr. Shad swore in Kimberly Kepnes. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Ms. Kepnes said she wanted to make a modification to the color of the cottage house roof. Thunderstorm Gray is the color that will match the roof on the existing main house. She referenced to the roof color samples and said that Thunderstorm Gray looked gray, but it also had green and brown colors in the shingle itself. Ms. Kepnes showed photos of the cricket near the chimney and she said it will be hard to see that removing the cricket will result in a gable roof that is below the main cottage building roofline. She has not received the contractor’s drawing but will provide to the Staff after the HPC meeting but prior to the Decision and Order.

Mr. Reich asked Ms. Kepnes if she planned to connect the existing gables on the cottage to make one gable that paralleled the existing gable but be a little below the main gable. Mr. Kepnes said yes, the profile will be the same pitch but just lower than the existing gable. Mr. Reich asked how it will be done. Ms. Kepnes said the front will inch up under six inches and the back will come down about the same in order to follow the same pitch. Mr. Reich asked if the new roof will be a slightly different angle from the main roof. Ms. Kepnes said they will be at the same angle.

Ms. Kepnes said she wants to add a foundation because currently the cottage sits on stacked bricks, not a true foundation. She proposed to grade out the area and then build a brick foundation that matched the main house’s foundation. There is limited visibility of the side brick foundation on the main house, but there is a stone foundation on the front. Ms. Holmes said the Staff needed more information on the foundation and it should be continued to a different month. Ms. Kepnes agreed to remove the foundation from the application to continue to another meeting. Mr. Reich asked if the siding will be removed to install a brick foundation. Ms. Kepnes said the area will be graded down, but did not indicate if siding will be removed. Mr. Reich asked if the grading would require the removal of the surrounding trees. Ms. Kepnes said no, the trees will not be impacted since they are far away from the house. Ms. Tennor said the trees looked very close to the building, but Ms. Kepnes said the trees are far enough away from the corner of the house where the grading will take place. Ms. Holmes said the brick foundation work and the grading were in the application, but the Applicant agreed to remove them from the application because the Staff needed more specific information to understand what the foundation would look like with the repairs and grading.

Ms. Kepnes said the current application requests modifications to the roof color, but the foundation repairs were removed. The remaining items seeking approval were painting of the existing siding and repair of some of the windows and siding. Ms. Kepnes said the windows are not being changed at this time, but rather they are preserving and stabilizing the building by scraping and painting the siding and replacing the roof. Ms. Kepnes explained that there are no gutters and downspouts on the building now. She said that the main house has brown half round gutters and she would like the gutters for the cottage to match the gutters on the main building. Ms. Holmes recommended window repairs be added to the current application for tax credits.

Ms. Tennor asked about work on the chimney. Ms. Kepnes said there will be no work on the chimney at this time but it will be addressed in a later application. Ms. Kepnes said since repairs will be made on the cottage roof to fix water leaks, ideally she would like to remove the cricket because it has been an ongoing water issue impacting the siding and the porch.

Mr. Reich wanted clarification about the number of items for approval. Ms. Holmes said some items from the application were further broken down into more details, while other items were combined together. Mr. Taylor said the approval should be based on the items outlined in the staff report and the application as amended.

Ms. Holmes asked the Commission to discuss the brown gutters and downspouts. She referred to Chapter 6.E of the Guidelines that recommends, "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." Ms. Holmes read from the Staff report, "Staff asked the Applicant to provide an explanation of why they were deviating from the recommendations set forth in the Guidelines and received the following response from Ms. Kepnes: 'We believe the brown gutters and downspouts better transition and frame the roof around the building and siding. The green and brown earth tones also highlight the wooded natural environment against the stark white building. We might have previously decided to make the gutters and downspouts white to blend in but the transition on the main house is very attractive and appealing.'" Ms. Kepnes said the previous Commission approved the brown gutters and downspouts on the main house. Ms. Holmes said Staff agreed with the Applicant's justification after a site visit. Ms. Tennor asked if the fascia boards will be painted white. Ms. Kepnes said currently the main house has wrapped aluminum that will be replaced and then painted white, and the cottage house will mimic the main house. The Commission agreed the proposed material would be consistent with the overall roof and trim of the main house.

Motion: Mr. Reich moved to approve the application, including items 1-9 per the Staff report, adding the color of the roof will be Thunderstorm Gray and adding tax credits for window repair. A later application will be made for foundation work. Ms. Tennor seconded. The motion was unanimously approved.

HPC-17-22 – 3821-3825 Old Columbia Pike, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Joshua Anderson

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1830. On February 2, 2017 Staff noticed that a tree was removed from this property without approval. On February 16, 2017 a letter was sent to the property owner, reminding him that exterior alterations require approval from the Historic Preservation Commission. The property owner promptly followed up with Staff on February 19, 2017. The Applicant explained in the application that he was unaware that exterior alterations to the property, and not the structure, required approval.

The Applicant included all of the work that he has done to the exterior of the house and property in the application. The following work has already been done, but not all of it required approval:

- 1) Re-aligned the original stairs and granite blocks of the front retaining wall. This work would be considered Routine Maintenance and does not require approval.
- 2) Restored and replaced the original brick walkway which was in disrepair and covered by grass. This work would be considered Routine Maintenance and does not require approval.

- 3) Restored the front retaining wall on the property using stone that was original to the wall and property. There was a Paulownia tree and other junk trees with thorns that were damaging the wall and had to be removed. These trees were also growing into the powerlines and were removed by BGE. This work should have been approved.
- 4) Removed a Norway Maple tree in February 2017 without approval. The Applicant stated the tree was diseased and has provided photos that show disease and damage. This work should have been approved.



Figure 20 - Google Streetview November 2016



Figure 21 - Google Streetview November 2016



Figure 22 - Google Streetview July 2011



Figure 23 - Trees removed



Figure 25 - Stump of tree removed

The following work is either planned or partially in progress and requires approval:

- 5) Plant approximately 10 Leland Cypress trees along the front and right side of the retaining wall, bordering the property lines of 3821 and 3825 Old Columbia Pike (as shown in aerial below). The planting of trees does not require approval, but the removal of the previously existing trees did require approval. This item is being included to follow up on the issue of the removal.



Figure 26 - Location of proposed trees

- 6) The Applicant has built a walkway and patio, and begun construction of the retaining wall and built in fireplace/chimney on the right side of the house. Wrought iron handrails have been added to previously existing steps, as required by the homeowners insurance. The retaining wall is being constructed out of concrete block and will be faced with stone to match the historic building.
 - a. The capstones for the retaining wall for the walkways and patio will be Maryland Supreme irregular flagstone.
 - b. Install capstone on historic front wall to match the others that will be used on the property.

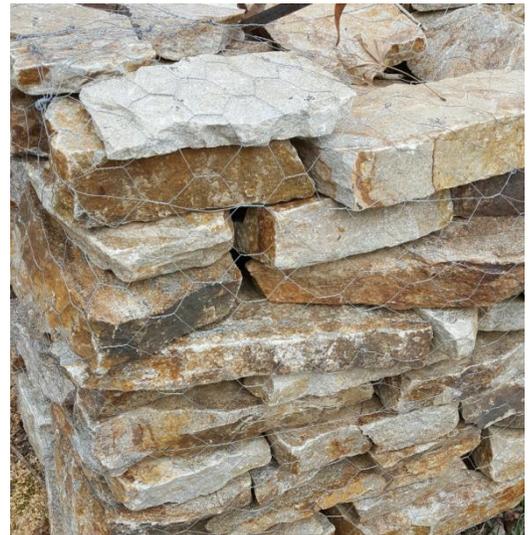


Figure 27 - Proposed capstone for retaining wall

Staff asked the Applicant to provide additional information on the walkway and patio, provide a site plan with dimensions and a drawing of the fireplace. The Applicant has provided the following information:

“All vertical stonework is laid to match pattern which already exists on home and wall with stone collected on property except for cap and flagstone. Type S mortar for everything besides fire brick will use refractory mortar. Fire pit/pizza oven is laid with solid filled 8”

block and rebar with stone facing laid at 8". Retaining wall backside to fire pit will be graded to top of the wall and stone is laid on back side, on exposed driveway side stone is laid at 8". Wall ties are set every 2' in height."



Figure 28 - Existing conditions



Figure 29 - Fireplace

Staff Comments: Chapter 9.B of the Guidelines states that work that requires a Certificate of Approval includes, "removing live trees with a diameter of 12 inches or greater 4.5 feet above ground level." The tree that was removed in February 2017 appears to meet these size requirements. The Applicant stated it was determined that the tree was diseased and cracked, with the help of an arborist. Staff inquired if there was an arborist report available, but the

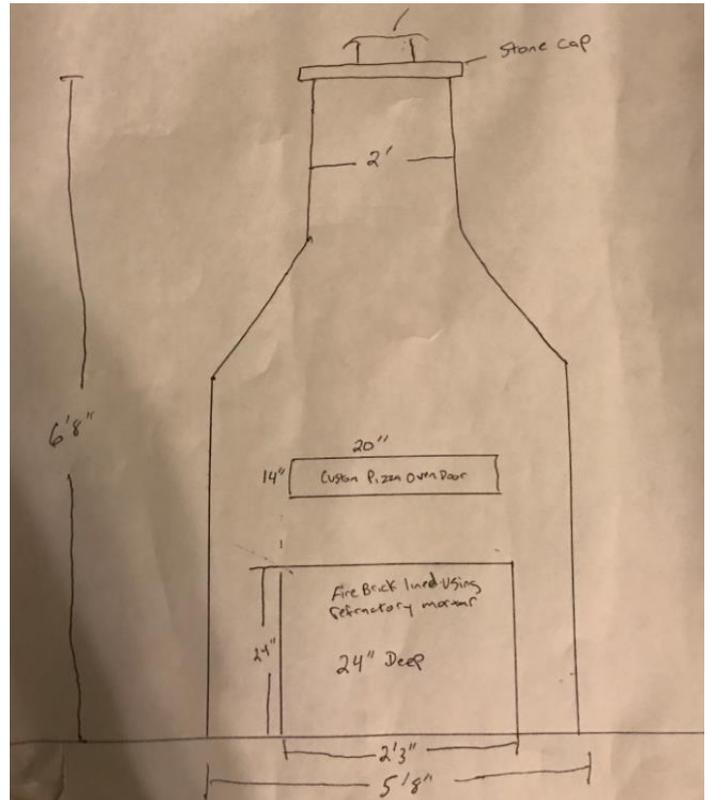


Figure 30 - Fireplace

Applicant stated there is not. The Applicant has provided additional photos, shown in Figures 24 and 25, that show possible disease and damage to the tree. The proposed planting of the Leland Cypress complies with Chapter 9.B recommendations, "Retain mature trees and shrubs. Provide for their replacement when necessary." While the large tree was removed, the Applicant proposes to compensate for its loss with approximately 10 Leland Cypress trees.

The previously removed trees from several years ago, as shown in the Google Street view images, were enveloping the wall and did not appear to be healthy, mature trees, but rather invasive trees that were overtaking the area. The proposed trees will better complement the historic home.

The stone that has been used and will continue to be used on the site is compatible with the historic granite house. This work 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 design to look like indigenous stone." The wrought iron railing complies with Chapter 9.D, which explains that "historic metal fences found in the historic district include wrought iron fences" and recommends, "install open fencing, generally not more than five feet high of wood or dark metal." The overall dimensions of the patio and walkway were unclear so Staff took their own measurements of the patio, which will be provided to the Applicant and the Commission. Staff has no objection to the overall shape and concept of the patio, but the specific dimensions do need to be clearly understood.

Staff Recommendation: Staff recommends Approval of the new tree plantings. Staff recommends Approval of the side walkway, retaining wall and retroactive approval of the wrought iron railing. Staff recommends Approval of the hardscaping walkway and patio and chimney/fireplace drawing.

Testimony: Mr. Shad swore in Joshua Anderson. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. Anderson said he had no additional comments. Ms. Tennor asked if the location of the proposed Leyland cypress trees planting, as shown in Figure 26, is the same location as the tree that was removed in the aerial view photo. Mr. Anderson believed it is the same. Ms. Burgess said the aerial mapping photo was taken before the tree was removed.

Mr. Reich asked for railing details. Ms. Holmes said the application has a photo showing the wrought iron railings.

Mr. Reich asked if all of the walls will be faced with the same stone as the house. Mr. Anderson said all the stone facing will be the same as the stone on the house and the front retaining wall. The stones were all sourced from Mr. Anderson's property. Mr. Anderson said the fireplace and the walkway wall will also be faced with the same stone. Mr. Reich asked for the dimensions of the fireplace. Mr. Anderson said the fireplace will be about two feet deep. Mr. Anderson said he will take the block already there then put the stone on top with a 24-inch deep firebox with foundation outside from the backside of the wall to support the stone. Mr. Anderson said there is a foundation wall that goes out further than the block but not more than the wall that curves around the retaining wall. Mr. Anderson said all the block work is done except the face of the fireplace, but first the fireplace will need to be built up more. Mr. Anderson said Figure 28 showed the back of the fireplace.

Mr. Anderson requested to plant 19 Leyland cypress trees instead of 10 because the length of the long boundary with his neighbor's property was underestimated. Ms. Holmes said typically the Commission would not need to approve planting trees/shrubs, but this case involved a tree already taken down. Mr.

Shad reminded the Applicant of the importance of pre-approvals before the work begins in the future in order to take advantage of tax credits and other County benefits, and not to seek retro-active approvals.

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

HPC-17-24 – 3062 Bethany Lane, Ellicott City

Advisory Comments for subdivision with demolition.

Applicant: Stephanie Tuite

Background & Scope of Work:

According to SDAT the main historic house dates to 1900. This property is not located in a historic district and it is not listed on the Historic Sites Inventory, although it does contain historic structures. The property consists of 2.59 acres and contains one historic house, one secondary house, three sheds and two barns. All structures are proposed to be demolished and 5 new lots created. The new lots will be accessed from Barn Hill Court and the use in common driveway will be constructed in close proximity to the edge of the large barn.



Figure 31 - Aerial of site



Figure 32 - Main historic house



Figure 33 - Main historic house



Figure 34 - Historic barn



Figure 35 - Historic outbuildings



Figure 36 - Historic outbuilding



Figure 37 - Historic outbuilding



Figure 38 - Historic outbuilding

Staff Comments: The removal of the historic house and large barn, as well as the other historic outbuildings on the property will be a loss for the neighborhood and is the last vintage of the agricultural community that once existed in this area. Staff recommends the Applicant retain the smaller sheds and barns on the property and place them in the new lots, so that the houses will come with a historic shed. Otherwise, Staff recommends the Applicant offer the structures for free and let Staff and the Commission know where the advertisement will be posted. However, Staff finds the most appropriate location would be for these outbuildings to remain on site, where they can continue to be used and provide some historical context to what the site once was.

Staff Recommendation: Staff recommends the historic house and large barn be saved. Staff also recommends the smaller sheds be relocated on site to each of the new lots.

Testimony: Ms. Holmes said that Ken Short, the County Architectural Historian, briefed her on the history of the property and she summarized his findings for the Commission: the large barn dated to about 1905 and was built by Joseph German; the house dated to 1878, and the smaller board and batten structures dated to about 1900-1910; the second purchaser of the property was an African-American blacksmith from Catonsville, just after the Civil War.

Mr. Shad swore in Stephanie Tuite. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Ms. Tuite said there was a community meeting prior to the application where there were many concerns over the development entrance into Barn Hill Court. The developer is currently evaluating giving access to all of the lots through Bethany Lane instead of Barn Hill Court. The layout would be same, only the access would be different. Ms. Tuite had photos of the existing structures to show interior conditions and the repairs needed with the barn. Ms. Tuite explained that the property owner's sister has lived in the house for the past 25 years and she provided more historic details to Mr. Short. Ms. Tuite said the house had significant makeshift repairs, new windows, and the siding and roof had all been replaced, not in keeping with historic standards. She said the tenant house in Figure 31 that is right of the driveway currently has no water service because of leaky pipes underneath the house that cannot be repaired. Ms. Tuite said the structures have many ongoing issues.

Mr. Shad explained that Ms. Zoren was unable to attend that night, but that she had written Advisory Comments and asked him if they could be shared. Mr. Shad asked Ms. Holmes to read Commissioner Zoren's written comments in which Ms. Zoren said the subdivision of the proposed development by the demolition of 6 historic structures does not make sense. One of the new homes is not integrated into the development and isolated on Bethany Lane. Lot 1 is the only lot not accessed off of Barn Hill Court and the Lot 1 boundary can be easily adjusted to save the historic structures, while maintaining the financial and square footage advantages of the current proposal. The barns could be saved and can be easily renovated or repurposed. There are many examples of renovated barns with multi-uses in the County. This would provide options for buyers in Howard County who are looking for unique historic homes. The developer could take advantage of tax credits and preserve Howard County's unique features. It does not make sense to demolish 6 historic structures for 5 new single family homes that could be built anywhere.

Ms. Holmes said the Staff recommendations also asked for the smaller barns to be kept on-site and integrated into the new development, and asked if there were any considerations to do so. Ms. Tuite said she is unaware of any desire to maintain the barns, primarily because of the ongoing issues with the house. The older portion of the house, built in 1878, is not part of the house and is detaching from the main house. There is no interior connection and only the access is through the exterior porch.

Ms. Holmes said Mr. Short's report noted there were three different portions of the house: the original built in 1878, the middle (date unknown) , and an add-on around 1950, which showed history over a long period of time. Ms. Holmes asked for other Commissioner's comments that she can pass along during the plan review process.

Mr. Reich agreed with Ms. Zoren's comments. Mr. Reich said the developer could save significant financial costs if Lot 1 was carved off from the rest of the development. He explained that once the record plat is approved, the lot can be sold and the developer would not have to deal with stormwater management, landscaping, sediment and erosion control, County road entrances, and utilities, which would save a significant amount of money. Ms. Tuite said the property is on private well and septic, although public water and sewer is available. She said that many repairs were done on the existing house, not to historic standards, and more repairs are needed that may impact the developer's cost.

Ms. Tennor said the developer is only interested in building the new houses, not in preservation. Mr. Reich said economically it makes sense if the developer could divide off Lot 1 and the renovations would cost less than building a new house, plus the developer would get the income from the sale of Lot 1. Ms. Tuite said the developer is aware of the significant amount of costly repairs the existing structures need.

Mr. Roth agreed with Ms. Zoren and Mr. Reich's comments. He said the large barn and its foundation look to be in great shape and the existing aluminum siding could easily be replaced with historically accurate board and batten. Mr. Roth did not want to see the barn demolished.

Mr. Reich asked if lot configuration studies were done to save the historic structures. Ms. Tuite said the developer is evaluating options to see if the barn could be saved as an accessory structure, although it may not be allowed by zoning because of its size. Ms. Holmes said that are exceptions and it is an existing historic structure. Ms. Holmes said that if a recommendation from the Commission was sent to the DPZ to save the barn, the department would probably work with them. Mr. Reich said it could be easily converted into a house. Mr. Reich asked if any plans were drawn to save the historic structures. Ms. Tuite said the tenant house is beyond repair, and any repair to the existing water leak would cause the structure to collapse, because of the way it was built and serviced. The rear structure opposite the big barn is a mix of different structures combined together. Ms. Tuite said the owner has thought about offering the sheds as recommended, but is not looking at relocating them on site. Ms. Holmes said one is a well house, one is a spring house and one is just a shed, and together they form a nice historic building collection, and it would be a shame to see them demolished.

Mr. Reich showed a plan he sketched with options to save the historic structures and yield financial benefits for the owner. Ms. Tennor said the developer's plan reflects the fear that if old structures remain, then value of the new structures is lowered, which is not an accurate assumption.

Mr. Shad agreed with the Commission's comments to save the historic structures and preserve them if at all possible for the benefit of the community.

Motion: The Commission did not make a motion as the plan was for Advisory Comments, which are reflected through the testimony.

HPC-17-25– 8382 Court Avenue, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Martin Marren

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the house dates to 1874. The Applicant was previously approved to make exterior repairs to the house in April 2016 in case HPC-16-13. The Applicant currently proposes the following work:

- 1) Power wash the metal roof, prime the surface with a galvanized metal primer and then paint existing light gray metal roof a new color, Benjamin Moore Black Berry, which is black.



Figure 39 - Front of house

- 2) Remove concrete steps at front entrance and install granite steps. The brick front walkway will be reset. The front and side granite retaining walls will be repointed as needed.



Figure 40 - Front steps and retaining wall

- 3) Remove the existing broken concrete slab above the basement entrance and install a new concrete slab. The existing slab is cracked and in danger of collapse. This would be an in-kind repair and considered Routine Maintenance.



Figure 41 - Concrete slab

- 4) There is existing brick paving on the south west side of the house. The Applicant proposes to remove the brick, pour a concrete slab and install new brick pavers in the side walkway.

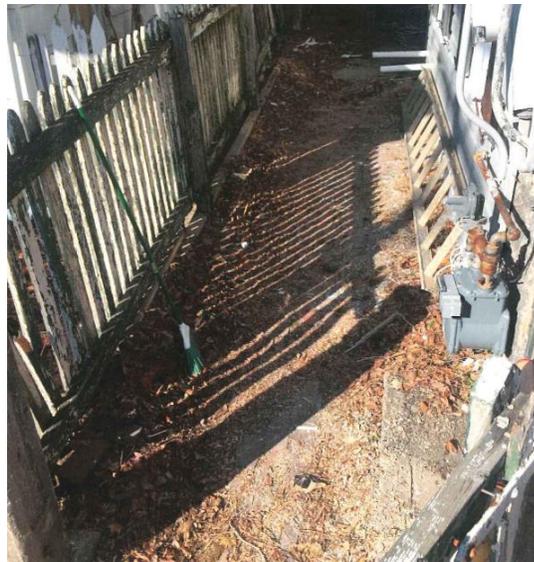


Figure 42 - Brick side walkway

- 5) The steps in the side yard are a mix of concrete and granite. Remove damaged and uneven concrete steps in the side yard (south west side of house), repair the existing granite steps and replace the concrete steps with new granite.



Figure 43 – Concrete and granite stairs to be all granite

- 6) Remove the existing rotten wood picket fence and install new fence and gate with white custom wood pickets to match. The concrete posts will remain. This would be an in-kind repair and considered Routine Maintenance.



Figure 44 - Fence

- 7) Repair and repoint the small collapsing brick retaining wall in the back yard and replace bricks as needed.



Figure 45 - Rear retaining walls



Figure 46 - Rear retaining walls

- 8) Remove tree leaning over neighboring house on south west side of house.



Figure 47 - Tree to be removed

Staff Comments: Chapter 6.E of the Guidelines explain that “historic roofing materials include wood shingles, metal and slate...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.” The Applicant proposes to keep the historic metal roof and paint it a new color, Black Berry. The painting

of the existing historic metal roof complies with Chapter 6.E recommendations, “maintain original roof line and dormers” and “retain and rep historic roofing material.” The Guidelines state, that “generally, strong colors should be avoided for visible roofing materials. Colorful roofs draw attention away from the more important building features. Neutral grays allow a much wider selections of colors on the lower parts of the building.” The proposed color is black, which is a strong color and the roof is visible depending on where one is located on Court Avenue as the topography changes. However, this historic metal roof is an important building feature and a character defining feature on the building. The proposed color coordinates with the new paint colors approved in April 2016. Aerial photography shows that the roof used to be a dark color and only became a galvanized color in 2011 (without approval by a previous owner). The proposed color will be more historically accurate based on the records within the file. There is a photograph of the building from 1996 that shows the roof was a dark color.

The Applicant has amended the application and is now proposing to install granite steps around the property, instead of the concrete steps referenced in the application. Granite is a common landscape element found in Ellicott City and the use of granite steps better complies with the Guidelines than the concrete originally proposed. The side brick walkway and front walkway will be replaced with new brick, which also comply with the Guidelines. The Applicant has also amended the application to repair and repoint the rear brick walls instead of pouring new concrete walls. These items comply 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.” Some of these items will be eligible for tax credits under the new provision for historic landscape features. The Commission must determine which of these features are historic features, such as the front retaining wall, in order to approve tax credits. Staff finds the rear brick retaining wall is historic based on its appearance, such as the color and consistency of the brick. There are also granite steps in the backyard between the terraced levels that need to be reset. The concrete steps in the side yard also contain granite steps, which Staff believes the entire staircase once was. Staff finds these are historic elements as well and recommends tax credit pre-approval for this work, although it was not explicitly applied for.

The replacement of the concrete slab in the front yard would be considered Routine Maintenance. The replacement of the existing white wood picket fence with a new one to match is considered Routine Maintenance and complies with Chapter 9.D recommendations, “install open fencing, generally not more than five feet high, of wood or dark metal.”

The Applicant stated that the rear tree to be removed was 10 inches at 4.5 feet. Chapter 9.D of the Guidelines state that Routine Maintenance is “removing trees that have a diameter of less than 12 inches 4.5 feet above ground level.” Staff has no objection to the removal of this tree, as it does not appear healthy and is covered in ivy and is leaning toward the neighboring house and growing out of a retaining wall.

Staff Recommendation: Staff recommends Approval of all items as submitted. Staff recommends tax credit pre-approval for the painting of the roof, repointing and repair of the historic front granite retaining walls and rear brick retaining walls and re-setting of the side and rear granite steps.

Testimony: The Applicant was not present. Ms. Holmes said the application has been amended for the stairs to be granite instead of concrete. The proposal to remove the rear brick retaining wall has been amended to repair and repoint. Ms. Holmes said had these changes been made before the Staff report

was written, the case would be a minor alteration or on the consent agenda. The Applicant proposed to paint the metal roof black.

Ms. Holmes summarized the proposed work. The front concrete steps would become granite. The concrete slab in the front yard would be replaced in-kind. The brick pathway on the side of the house would be excavated, a slab poured, and new bricks set down. The side steps would be granite. The fence will be rebuilt and replaced in-kind. The rear retaining wall will be repaired and repointed. Ms. Holmes said by looking at the appearance of the bricks, they look to be historic retaining walls that qualify for tax credits. The Applicant also wants to remove a tree under twelve inches that is growing into the wall and leaning over his neighbor's property.

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

HPC-17-26 – 8137 Main Street, Ellicott City

Certificate of Approval for 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 was approved in November 2016 in case HPC-16-88 for a sign on this building, although the final sign that was installed was too large for the space above the door. Staff notified the Applicant of this issue and met with the Applicant to explain the issue. The Applicant informed Staff that she would be submitting for a new sign and would address the size issue with the new sign.

The Applicant now seeks approval to install a flat mounted sign within the panel detail above the doorway on the front of the building. The sign will not extend beyond the panel detail and will provide about one inch of panel relief around the sign. The sign will be green and the text will be white. The sign will be 22.5 inches high by 45 inches wide for a total of 7.03 square feet. The sign will read:

Better Homes and Gardens Real Estate
The J. Melvin Group
Real Estate Office



Figure 48 - Proposed sign

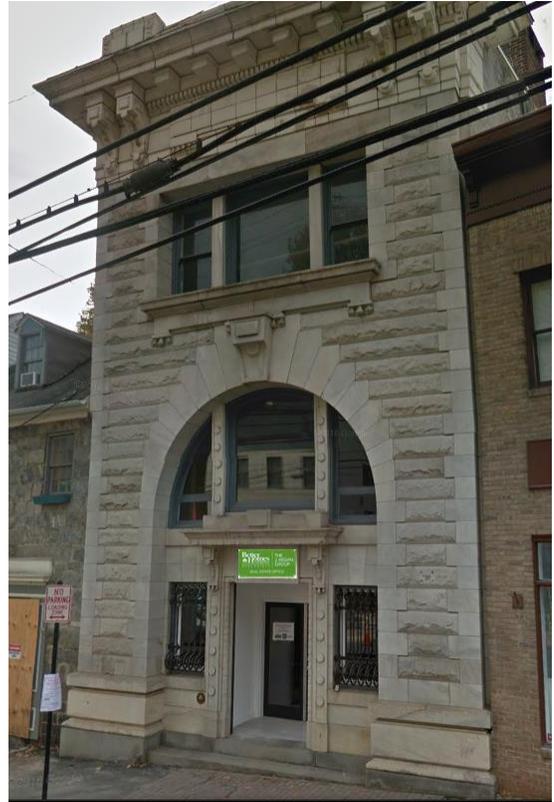


Figure 49 - Proposed sign

The Applicant has provided the following information regarding the color and text on the sign:
 "The Better Homes and Gardens brand color is green Pantone 363. We are not allowed to deviate from that color palette. We must include the BHG logo, as well as the name of the brokerage (The J. Melvin Group). We have added "Real Estate Office" as per the MD Department of Labor and Licensing guidelines/requirements. The sign has scalloped corners, similar to our original sign for the historic feel, and has a border of 1"-1 1/2" of the stone slab showing."

The Applicant has also provided a few examples of other Better Homes and Gardens signs.



Figure 50 - Example signs



Figure 51 - Example signs

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 franchise. The sign will have two colors, which complies with Chapter 11.A (page 80) recommendations, “use a minimum number of colors, generally no more than three. Coordinate sign colors with the colors used in the building façade.” The green background of the sign is very bright and does not match the architecture of the stone building. If there is another color option available that is more neutral, Staff recommends the Applicant amend the application.

The sign does not comply with Chapter 11.A (page 80) recommendations 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. This sign, unlike the one previously installed, is correctly shown in the rendering as fitting within the panel detail and showing a stone border around the sign.

Staff Recommendation: Staff recommends Approval as submitted, but recommends a more neutral color be used if possible.

Testimony: Mr. Shad swore in Jennie Melvin. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Ms. Melvin provided a sample of the proposed green color, Pantone 363, which is less intense than what was shown in the Staff report due to the differences in printing. Ms. Melvin said Better Homes & Gardens Real Estate is a national brand and she has to follow all of their branding guidelines as the franchisee. Mr. Shad asked if there is a sign now. Ms. Melvin said there is a sign “J. Melvin Premier Properties,” but now that Ms. Melvin is forming an alliance with Better Homes & Gardens Real Estate, it should become “Better Homes and Gardens Real Estate The J. Melvin Group”.

Ms. Holmes said the Commission approved a sign last November, but the installed sign ended up larger than expected. Ms. Melvin confirmed the dimensions were the exact ones on the application, but Ms. Holmes explained that she had asked the Applicant if the sign would fit within the stone panel and was told it would. Ms. Holmes explained that because of the building’s height, there was no way for her to measure the panel against the application dimensions, which is why Staff asked if the sign would fit within the panel. When it was brought to Ms. Melvin’s attention, she informed Ms. Holmes that a new sign will be installed once the Better Homes & Gardens Real Estate alliance is completed. Ms. Melvin said the proposed sign will have about an inch to an inch and a half relief within the existing stone panel.

Ms. Tennor asked about the sign material. Ms. Melvin said it is a thin metal sign that will be flush mount against the existing stone panel.

Mr. Shad asked if Ms. Melvin can use a more neutral color per Staff recommendations. Ms. Melvin said Better Homes and Gardens is a national brand, and as a franchisee she has to adhere to their branding standards and guidelines, so she has to use the proposed green sign.

Mr. Reich said since there is an alcove where the new green sign will be installed, the color will not cause too much distraction on Main Street.

Ms. Melvin would like to paint the black bars over the windows, using the existing color. Ms. Holmes said it can be painted without approval. Ms. Burgess said if the Applicant seeks tax credits, an application should be submitted and the cost of the work would need to be \$500.00 or more. Ms. Melvin will paint the black bars herself.

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

HPC-17-23 – 8109-8113 Main Street, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Anath Ranon, Cho Benn Holback + Associates

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1900. This building was severely damaged in the July 30, 2016 flood and the Applicant now seeks approval, tax credit pre-approval and Façade Improvement Program funds to make repairs. The application refers to the buildings as the ‘west building’ and the ‘east building’ – for clarification the west building is 8113 Main Street, where Joan Eve was located (on right below) and the east building is 8109-8111 Main Street where Out of Our Past Antiques was located (on left below).



Figure 52 - Before and After flood

Exterior – Front Façade Conditions Prior to Flood

The application states:

“Immediately before the flood, the east building (8109 Main Street) was clad in German drop wood siding that appears to be original, above a brick veneer base punctuated by a paneled steel door on the far east side (leading to the upper residential units), a single lite wood door to the 1st floor retail space and a wood frame storefront windows. The door to the retail space appeared to

have a filled in transom above. Granite block steps sat in front of each door. There were also two light sconces, one adjacent to each door. An ornamental bracketed wood belt course (still intact) separates the 1st and 2nd floors.

The 1st floor level of the west building (8113 Main Street), prior to the flood, was clad in the same German drop siding that is used on the east building (8109 Main Street), above a brick veneer base punctuated by a single-light wood door to the 1st floor retail space, and two wood frame storefront windows flanking the door. A historic photo from the 1920s indicates that the German siding is likely not original to the building. Granite block steps sat in front of the door. A deep fabric canopy sat above the door and covered some of the façade, as well as what appears to have been an infilled transom above the door. There were also two light sconces, one on each side of the door. An ornamental bracketed wood belt course (still intact) separates the 1st and 2nd floors.”

Exterior – Front Façade Proposed Work

The application states that “the first floor level will be restored to its pre-flood condition”, as detailed below:

- 1) Siding - The west building (8113 Main Street) will be clad in wood lap siding to match its original condition. New siding will only be added to the first floor, the second floor siding was not damaged and does not require replacement.
- 2) Brick veneer - A brick veneer base will be added back to the buildings.
- 3) Windows - Install new wood single lite storefront windows to match the previously existing. Install transoms over both retail doors, similar to condition found in historic photographs.
- 4) Awnings - Install new fabric awnings over all three doors. The awnings will be a small size.
- 5) Exterior lights - Four light sconces were salvaged and will be reinstalled next each door as shown on front elevation.
- 6) Gate and stairs - Install a new painted black metal gate to secure the exterior stair case next to 8113 Main Street. Install new exterior black metal staircase for second floor apartment.
- 7) Doors - Install three new metal doors. The two commercial doors will be a full lite metal door to match the style of previously existing wood full lite retail doors; the door to apartments will be metal 2-panel doors, replacing the previously existing 6-panel metal door.
- 8) Snow guards - Add additional rows of snow guards to the roofs on both buildings.
- 9) Painting – All colors will match the existing colors, approved during the Benjamin Moore Paint What Matters project.
- 10) Granite steps – Reinstall salvaged granite front steps.



Figure 53 - Proposed repairs and alterations



Figure 54 - Proposed repairs and alterations

Exterior Repairs – Side and Rear of Buildings

- 11) Roof – Remove existing black membrane roof at 8113 Main Street (west structure) in its entirety and replace with a white membrane roof. The metal roof will remain as-is.
- 12) Tree removal – Remove 3 or 4 trees from the exterior of property that are growing in close proximity to the retaining wall and building. The trees were not purposely planted and are covered in ivy.
- 13) Retaining wall – Repoint/repair historic granite wall as needed.
- 14) Skylight – replace skylight
- 15) Mechanical units on 8113 Main Street roof will be removed for the roof replacement and then re-installed on the building.
- 16) Decks/balconies – Expand the size of the rear balconies of the upper floor apartments. The application states the balconies will be made of wood with wood railings, but the owner would also like the option to construct black metal balconies and railings to match the one existing.
- 17) Ladder system – Install galvanized metal ladders and roof walking pads to allow emergency egress to the back of the property in the event Main Street access is not possible.
- 18) Install fiber cement siding on west side of building for the first floor to end at the landing of the staircase. Wood siding to remain in place for the second floor. There is currently wood siding that is damaged in this location.
- 19) Install fiber cement siding on rear addition, which is not historic, and currently brick. The elevation is cut through a new concrete stair and CMU retaining wall that connects the back door up to the patio. This stair and retaining wall construction replaces the previous retaining wall and stair that was damaged in the flood – refer to photo #10 in the application packet.

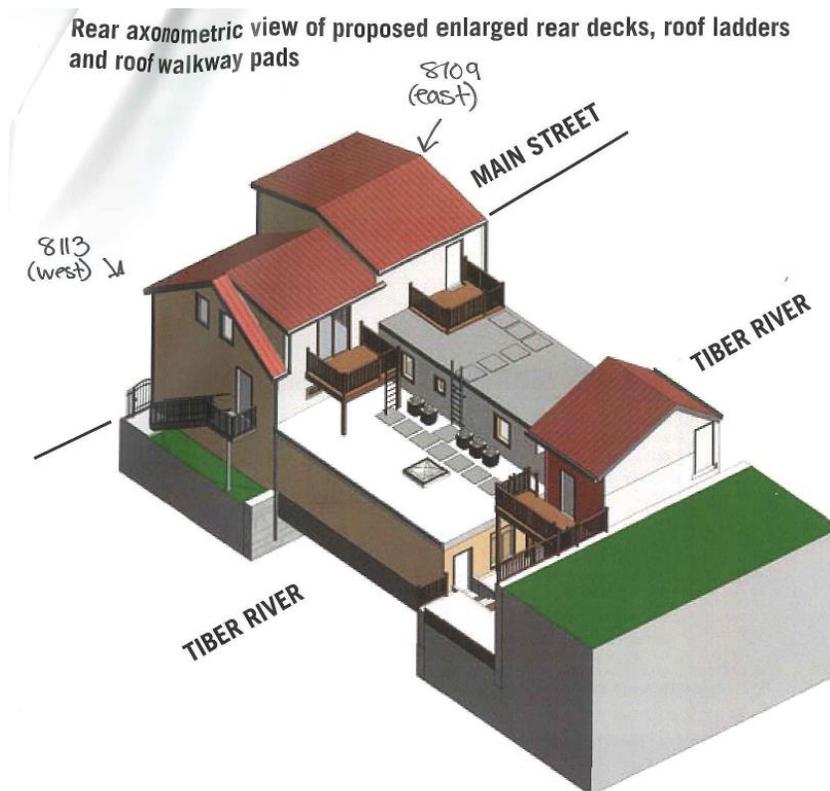


Figure 55 - Axonometric view of building



Figure 56 - Roof to be replaced

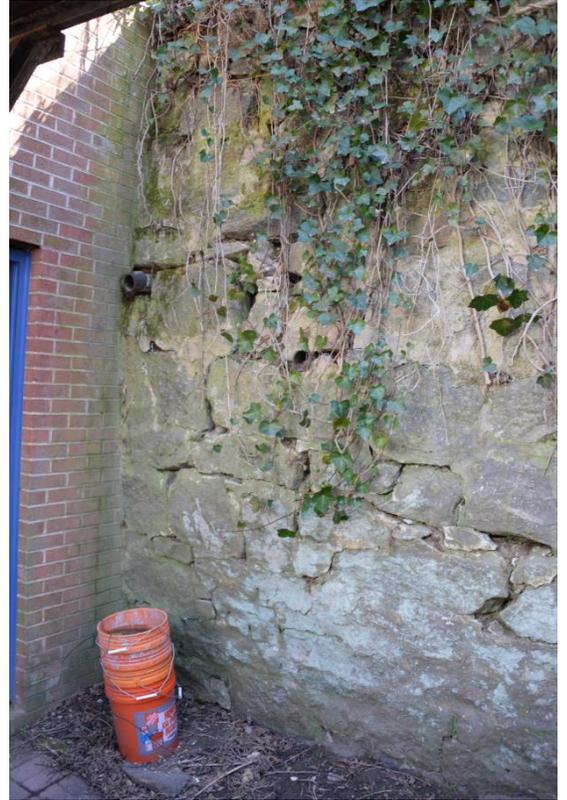


Figure 57 - Historic wall to be repaired



Figure 58 - Trees to be removed

Structural Conditions before the Flood

The application states, “Three steel girders spanning the river and attached to the stone stream walls were added early in the 20th century and the wood frame floors rested on those girders, although with a few physical connections to the girders. The rear portions of the buildings were destroyed in the flood, along with the walls at the 1st floor level of both buildings, and the entire 2-story east wall of the east building. Within days after the flood, temporary shoring was installed inside the buildings to support the upper floors. Nonetheless, the upper floor structures exhibit significant sagging and are out of level.”

Structural Repairs

- 20) Historic Timber Trusses – Existing and salvaged heavy timber truss members will be used/reinstalled as structural supports at the 1st floor retail spaces at the far east wall and center wall separating the two retail spaces. The truss members will be reinstalled as decorative members in front of the new west wall of the 1st floor retail space.
- 21) Shore 2nd and 3rd floors back to level.
- 22) Floor structure – The middle and east girder spanning the river will remain; the west girder, which is not strong enough to support the proposed floor and wall structure, will be replaced and a 4th girder will be added. A new long-span metal deck will be attached to the four girders and a new 5” reinforced concrete slab will be poured for the entire length of the buildings. At the front of the building, the floor slab assembly will be on a combination of existing stone foundation walls supplemented by grouted CMU where needed to create a level foundation. The floor slab assembly will be stepped down at the point where the structure is over grade so the new floor elevations will be about the same as the old floor elevations. The metal deck will be coated with epoxy paint and insulation, protection board and waterproof membrane will be added below.
- 23) Crawl Space/Flood Vents – The existing crawl space will be retained to provide space for pipes below the floor. Flood vents will be added in the stone/CMU foundation walls to allow future flood water to enter the crawl space, relieving pressure on the floor and wall structure with the intent of mitigating future structural damage in the event of flooding. A water-tight hatch will be installed in the new floor to allow crawl space access.
- 24) Exterior Walls – The west wall and north (front) walls will be rebuilt of full height, grouted, reinforced CMU (1st floor only). The south (rear) and east walls will be rebuilt with a grouted, reinforced CMU knee wall about four feet high (to base flood elevation plus two feet) with a 2x6 wood stud wall above. The new west walls will be located about 30 inches east of its original location to provide more interior space. This relocation will not be visible from the street and will enclose a gap between the buildings that allowed water in. All new walls will be insulated to meet energy codes and provided with a weatherproof barrier.

Interior Repairs – 1st Floor Retail

- 25) Fire code – The ceiling/floor assembly between the 1st and 2nd floors will be built as one hour construction to meet fire code.
- 26) Bathroom – A new ADA compliant bathroom will be constructed and shared between the two 1st floor retail spaces. The bathroom will be outfitted with a porcelain tile floor, ceramic tile wet wall and standard plumbing fixtures.
- 27) Plumbing - New plumbing connections for the 1st floor retail spaces will be provided.
- 28) HVAC – Install a new HVAC system for the 1st floor retail spaces. The previously existing was destroyed in the flood.

- 29) Electrical – Install new electrical and lighting systems and fixtures for the 1st floor retail spaces. Electrical panels serving all apartment units and retail spaces were located on the 1st floor and were destroyed and will be replaced.
- 30) Walls and Floors – Install new drywall walls and ceiling.
- 31) Floors and Steps – Install new wood floors and steps.
- 32) Ductwork – Will be reconnected to HVAC units and repaired or replaced as needed.



Figure 59 - Interior retail



Figure 60 - Interior retail



Figure 61 - Interior retail



Figure 62 - Interior retail

Interior Repairs – Apartment Units

The upper floors were open to the elements for several weeks and the floors were sagging due to the first floor damage. There was no evidence of historic elements in the apartment units. The carpet was damaged and removed and will need to be replaced. There is damage to drywall and trim in some areas that will need to be repaired or replaced. Similar to the first floor, the ductwork will be reconnected to the HVAC systems and the ductwork will be repaired or replaced as needed. The owners have indicated that the refrigerators are leaking and need to be replaced, but that the rest of the kitchen appliances are also being replaced at this time, although they are functional. The windows on the Main Street in the east building do not appear historic, but they are wood two over two windows. The windows appear to be slightly off kilter due to the sagging building and may require repair.



Figure 63 - Interior apartment



Figure 64 - Interior apartment

Staff Comments: The application complies with Chapter 6 recommendations for rehabilitation. This proposal generally consists of restoring the property to its pre-flood condition for the front façade and restoring/rebuilding the remainder of the building as needed. Alterations to the rear of the property will bring consistency to a mix of additions over the years and provide emergency egress for all tenants. This is a very complex project due to the extent of damage. While Staff has tried to encompass all repairs and alterations in the Staff report, the architectural drawings and other submission materials generally provide the entire scope of work, with the exception of small adjustments on details such as the rear decking materials.

The west building (8113 Main Street) will have shiplap siding on the first floor and the previous siding material was German lap siding (referred to by the Applicant as German drop). However, the second floor has shiplap siding and historic photographs show shiplap siding. Therefore, the replacement of the German lap siding on the first floor is more historically appropriate and complies with Chapter 6.D of the Guidelines, “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, cornices and door and window trim.”

The proposed black metal gate on the front facade complies with Chapter 9.D recommendations, “install open fencing, generally not more than five feet high, of wood or dark metal.” There are other buildings along Main Street that have sallyports with black metal gates, so there is a historic precedent for this type of gate.

The three proposed awnings over each individual door do not fit the scale of the front façade. Chapter 6.L of the Guidelines recommends, “when installing awnings or canopies, use shed-style awnings that are scaled appropriately for the building size and window spacing.” Additionally awnings have been an item of concern for the Commission as they are not replaced when they start to deteriorate. This building has a cornice line across the front and the proposed awnings do not complement that architecture.

The Applicant proposes to replace the damaged wood siding on the side of the building with fiber cement siding. This location will be difficult to reach for maintenance once the staircase is reinstalled and the gate is installed. Chapter 6.D states, “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.” The proposed fiber cement siding will only be used for the first floor on the side of the building and then the second floor is back to the existing wood siding. This entire side of the building needs to be structurally rebuilt and in this case the use of fiber cement complies with the Guidelines. The Applicant proposes to use the ‘traditional cedar’ grain fiber cement siding. Staff would like to see a side by side comparison of the existing wood siding to the proposed wood grain fiber cement to confirm this is the appropriate choice and that the texture of the new fiber cement will match the existing wood.

The use of the proposed full lite metal doors does not comply with the Guidelines. Staff recommends the doors be wood, to comply with the Guidelines. The use of wood would also be eligible for tax credits. Chapter 6.G recommends, “when repair is not possible, replace historic doors and entrance features with features of the same size, style and finish” and “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 application indicates that the paneled door leading to the apartments was metal, which is not typically found on Main Street. Staff recommends this door be changed to wood to comply with the above Guidelines, as it is not an in-kind replacement.

The removal of trees complies with Chapter 9.B recommendations, which recommend against the removal of live mature trees unless, “it is necessary due to disease or to prevent damage to historic structures.” The trees are growing adjacent to the historic retaining wall, which indicates the trees were not purposefully planted and are a threat to the building. Chapter 9.B recommends “plant new trees and shrubs far enough from buildings to avoid moisture problems and damage to the buildings from falling

limbs and roots as the plants grow.” The existing trees do not follow this Guideline as the trees are not far enough from the historic wall.

This application, including the structural repairs noted above, will qualify for Section 20.112 and 20.113 tax credits. Section 20.112 of the County Code states that eligible work includes, “The repair or replacement of exterior features of the structure; work that is necessary to maintain the physical integrity of the structure with regard to safety, durability, or weatherproofing; and maintenance of the exterior of the structure, including routine maintenance as defined in section 16.601 of the County Code, and a landscape feature located within a local historic district, which is determined by the Commission to be of historic or architectural importance.”

The tax credit for Section 20.113 will include expenses for the interior of the building. Staff walked through the building with the owner and noted that there were no remaining historic features in the apartment units. In the first floor retail space, the only interior items of historic value are the timber trusses, which are being reused. Staff finds the proposed rehabilitation of the building complies with the Secretary of the Interior Standards for Rehabilitation, specifically, “The historic character of a property shall be retained and preserved. The removal of distinctive materials or alterations of features, spaces and spatial relationships that characterize a property shall be avoided” and “Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic property, shall not be undertaken.” The building will generally look as it did prior to the flood on the interior and exterior. The Secretary of the Interior Standards state that “Deteriorated features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.” On the front façade most features were destroyed and will be rebuilt, so repair is not possible. Staff finds using wood doors would better comply with this standard and the Guidelines.

Staff Recommendation: Staff recommends:

- 1) Approval of the siding change to wood shiplap for the west building.
- 2) Approval of the new street level gate for the west building upper apartment unit.
- 3) Denial of the proposed awnings.
- 4) Approval of the use of fiber cement siding on the first floor of the side of the west building, with the grain pattern (with or without wood grain) to be determined.
- 5) Denial of metal doors and denial of tax credits for metal doors. Staff recommends solid wood and full lite wood doors be used on the façade and tax credit pre-approval for wood doors.
- 6) Approval of all alterations to the rear of the building, including painting, expanded rear decks in either wood or black metal, walking pads, replacement of the roof, removal of trees, and fiber cement siding on the brick addition.
- 7) Staff recommends tax credit pre-approval (Section 20.112) for all eligible items, except for those specifically recommended against above.
- 8) Staff finds the proposed alterations and repairs, except for those mentioned above, comply with the Secretary of the Interior Standards for Rehabilitation and recommends approval of the tax credit for Section 20.113.

Testimony: Mr. Shad swore in Anath Ranon and Walter Johnson. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Ms. Ranon said the project’s goal is to restore the building to its original façade before last July’s flood, which destroyed most of the building. The other goal is to rebuild the building to be more resilient against future floods. She referenced the

drawings on page 28 and item # 3 on the proposed work list on page 27 for transoms above the doors. It is believed there were transoms, but when Maryland Historical Trust (MHT) reviewed the proposal for tax credits, they did not believe transoms existed over the doors, so MHT did not agree with the proposed transoms. Ms. Ranon said the current proposal is for no transoms over the doors.

Mr. Reich wanted to know if there are differences in the form and materials that are proposed for the rear of the building, compared to the previous building. Ms. Ranon said the inside walls will be built differently, but the façade will be the same. The difference will be in the east building. She explained that currently, there is about a three foot gap between the east wall and the adjoining property. The first floor will be extended to line up next to the adjoining property. The other difference is on the west side there was wood siding, but they are proposing to use fiber cement siding from the ground up to about the second floor (so there will be wood above and fiber cement below). Mr. Reich asked if the part of the rear structure that extends over the river will remain the same. Ms. Ranon said it will remain the same except for the three foot extension. Also, the siding and brick will be the same as the building before it was destroyed by the July flood.

Ms. Ranon said the rear of the building was fiber cement siding, probably due to a prior fire in the area, because it is water and fire resistant. Ms. Holmes said on the west building going across the river to the back yard the small addition is brick, but that will change to fiber cement, which will be consistent with the rest of the building.

Mr. Johnson, owner of the building, said Mr. Ken Short determined the wood beams were from the 1830-1850 period. He said that Mr. Short estimated the front right portion of the structure was built around 1830. Mr. Short is compiling a detailed building report for Mr. Johnson. Mr. Johnson said the wood beams washed into the building during last July's flood, but were kept in storage to be reinstalled. The center beams will be exposed and weight bearing. The beams on the west side will be constructed to the way they were, but will not be weight bearing.

Ms. Holmes referenced the graphic on page 29, and noted that the left roof membrane is currently black. The replacement membrane roof will be white, the deck will be slightly enlarged, with walking paths and ladders added for access in the future. She explained that in the back where the green block is shown, a few trees will be removed since they are growing in the retaining wall and were not purposefully planted. The retaining wall in Figure 56 is an historic granite wall that qualifies for tax credits for repairs. The Commission had no comments on that scope of work.

Ms. Tennor asked if they could discuss the historic photo. Ms. Ranon said the first proposal for restoring the front façade was to put siding all the way down to the sidewalk, as that was the historic condition, but MHT was reluctant to approve that because the Applicant proposed to put in larger store windows than the original size windows. Ms. Tennor asked if that is where the idea for the transoms above the door came from. Ms. Ranon said yes, but after seeing photos from the 1970s, 80s and 90s, she saw that the front walls on both buildings were redone many times, moving around the window and door placements. Ms. Ranon believed there were transoms over the doors at one point. Ms. Ranon said that without either transoms or awnings, the front façade will appear uneven. She that if they will not be allowed to have the transoms, they would at least like the awnings. Ms. Holmes clarified that the Staff report recommended approval of the transoms, which is separate issue from MHT not approving them.

Ms. Tennor asked if the awning size shown in Figure 54 is representative of the proposed size. Ms. Ranon said the figure showed a small awning on each door, but she is open to the option of a large canvas single awning covering the entire façade. She referenced the previous large awning on the Joan

& Eve store facade. Mr. Johnson had a photo that showed a transom over the east building's door and said there were likely transoms on both doors at one point. Ms. Burgess said such evidence of previous transoms can be submitted to MHT for their reconsideration of the application.

Mr. Reich asked about the preference for metal versus wood doors. Ms. Ranon said metal doors would make the building more resilient against future floods and they are more durable against water than wood doors. Ms. Ranon also expressed concerns about past break-ins at the residential door and said a metal door would be stronger. Ms. Ranon said the proposal is for three steel doors with single glass lights in the two retail spaces and a solid panel in the residential space. Mr. Reich asked if the designs on the door matched what was there before. Ms. Ranon said yes, the retail glass doors would have one full light. The residential door had 6 panels, but it was not original. Mr. Reich asked between the awnings and transoms, which is preferred. Ms. Ranon said if she had to choose, awnings are preferred since MHT has issues with transoms. Mr. Reich asked the Applicant for the awning's design. Ms. Ranon said the diagram only shows the function but not specific dimensions. Ms. Holmes asked if any signage will be on the awnings. Ms. Ranon said there are no plans for signage. Ms. Holmes said in the past, there had been issues with maintenance of the awnings. There were many awnings on Main Street that should have been removed, repaired or replaced, but have not been. Mr. Johnson said the awning would primarily help protect people walking in and out of the buildings from ice falling from the roof. Ms. Holmes asked about the awning's color. Ms. Ranon said no specific color has been decided on yet, but she is open to the Commission's recommendations. Mr. Reich asked if the awnings will be fabric. Ms. Ranon said it would be fabric. Mr. Reich recommended a separate application for the awning. Ms. Ranon agreed and withdrew awnings from the current application and will provide awning design, and size on a later application.

Ms. Tennor reviewed the façade colors and Ms. Holmes said the colors would be the same as before the flood. Mr. Johnson said the façade colors are fairly new, as they were done with Benjamin Moore's "Paint What Matters" project in 2013.

The Commission reviewed the items before them for approval. Mr. Roth was inclined to approve the metal doors, but deny tax credits for them. Mr. Shad had an issue with setting a precedent by approving the metal front doors, since previous applicants seeking metal doors were rejected, both before and after the flood. Mr. Shad found that the front doors should be wood to be consistent with past approvals, but that metal side or rear doors would not be an issue.

Ms. Holmes asked the Commission to discuss the new interior work tax credits. Mr. Taylor suggested that the Applicant could amend the application to include interior work tax credits. Ms. Burgess said pre-approval for eligible interior work tax credit was needed before the Applicants start the repair work..

Mr. Taylor clarified that there are two types of Howard County tax credits for historic restoration. He said the first type of tax credit is for exterior work and work that is essential to the structural integrity of the building, and is 25% of the cost spent on eligible work. The second type of tax credit is related to the increased assessment for state property taxes that may occur due to work done on the structure. For example, the tax assessment for the Applicant's building may be \$1,000, but once work has been completed the assessment will increase significantly. The difference on the tax between the two assessments may be eligible for tax credits. Mr. Taylor explained that pre-approval of the work is required for the tax credit, and it must be done in accordance with the Secretary of Interior's Guidelines on the Rehabilitation of Historic Structures. Mr. Taylor said the Staff is requesting pre-approval for the Applicant's proposed repair items outlined in the Staff Report in order to receive the new increased

assessment tax credit. Ms. Holmes agreed with Mr. Taylor, however, she questioned if new kitchen appliances, such as the stove and refrigerator qualify. Mr. Taylor did not think that appliances would qualify for the new increased assessment tax credit, because they are not permanently attached to the structure, but a furnace, counter tops and lighting fixtures may qualify. Mr. Taylor said the interior of the building was completely destroyed by last July's flood, which makes it easy to determine work eligibility for the increased assessment tax credits, but if an item is movable and not attached to the building, then replacing it would not be eligible.

Mr. Johnson said he was eager to get the rehabilitation work started and would like to remove the awnings from the application to submit at a later date, and amend the application from using metal front doors to wood front doors.

Mr. Taylor clarified that the new increased assessment tax credit is capped. For example, if a building assessment increased from \$100,000 to \$200,000, the tax credit on the \$100,000 difference is capped on the tax credit amount one can receive by how much was spent and the difference in assessments.

Ms. Holmes asked if the current siding is wood grain or smooth. Ms. Ranon said due to the many layers of paint on the existing wood siding, it's difficult to see the texture. Ms. Ranon proposed to bring paint chips to compare onsite with the Staff at a later date to determine if the siding has wood grain or smooth.

Motion: Mr. Roth moved to approve the following Staff recommendations.

- 1) Approval of Item #1, the siding change to wood shiplap for the west building.
- 2) Approval of Item #2, the new street level gate for the west building upper apartment unit.
- 3) Approval of Item #4, the use of fiber cement siding on the first floor of the side of the west building.
- 4) Amended Item #5, the front doors to be wood with tax credit pre-approval, as per Staff recommendation. The request for metal doors on the front of the building was withdrawn. Metal doors are fine for elsewhere on the building.
- 5) Approval of Item #6, all alterations to the rear of the building, including painting, expanded rear decks in either wood or black metal, walking pads, replacement of the roof, removal of trees, and fiber cement siding on the brick addition.
- 6) Items #7, tax credit pre-approval (Section 20.112) for all eligible items, except for those specifically recommended against.
- 7) Approval of Item #8, approval for tax credits under Section 20.113.
- 8) Applicant has withdrawn the proposed awnings for a later application.

Ms. Tennor seconded. The motion was unanimously approved. Mr. Roth moved that for Item #4, the color and siding texture is subject to Staff approval. Ms. Tennor seconded. The motion was unanimously approved.

OTHER BUSINESS

Rules of Procedure Update

Mr. Taylor discussed the changes made to the Rules of Procedure after the Commission’s work session last month. Ms. Holmes provided the Commission Members a copy of the Rules of Procedure including the tracked changes. The proposed amendments were posted on the Commission’s website 30 days before the May 4 meeting for public review at: www.howardcountymd.gov/Departments/Planning-and-Zoning/Boards-and-Commissions/Historic-Preservation-Commission

The Commission will vote on adoption of the updated Rules of Procedure at the May 4th Meeting. Minor changes such as clarifications or typographical edits can be made by the Commission, but adding new rules or amending existing rules requires public notice. Mr. Taylor asked the Commission to review the document and contact Ms. Holmes with any questions.

Mr. Roth moved to adjourn. Ms. Tennor seconded. The motion was unanimously approved and the meeting was adjourned at 9:21 pm.

*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

May Minutes

Thursday, May 4, 2017; 7:00 p.m.

The fourth meeting of the Historic Preservation Commission was held on Thursday, May 4, 2017 in the Columbia/Ellicott room located at 3430 Court House Drive, Ellicott City, MD 21043. The April Meeting Minutes will be approved at the June 1, 2017 meeting.

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

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

PLANS FOR APPROVAL

Consent Agenda

1. HPC-16-61c – 1805 Marriottsville Road, Marriottsville, HO-191
2. HPC-17-28 – 8267 Main Street, Ellicott City

Regular Agenda

3. HPC-17-29 – 4730 Sheppard Lane, Ellicott City, HO-907
4. HPC-17-30 – 3744 Old Columbia Pike/3731 Hamilton Street, Ellicott City
5. HPC-17-31 – 8173-8185 Main Street, Ellicott City
6. HPC-17-32 – 8034 Main Street, Ellicott City
7. HPC-17-33 – 8055 Main Street, Ellicott City
8. HPC-17-34 – 8515 Frederick Road, Ellicott City
9. HPC-17-35 – 8307 Main Street, Ellicott City
10. HPC-16-53c – 8526 Frederick Road, Ellicott City

Other Business

11. Rules of Procedure update/vote

CONSENT AGENDA

HPC-16-61c – 1805 Marriottsville Road, Marriottsville, HO-191

Final tax credit claim.

Applicant: Shelly Levey

Background & Scope of Work: This property is listed on the Historic Sites Inventory as HO-191 and is not located in a historic district. According to SDAT the building dates to 1850. The Applicant was pre-approved on September 1, 2016 to make exterior repairs to the main house and smokehouse and interior structural repairs to the main house. The Applicant has submitted documentation that \$6,500.00 was spent on eligible, pre-approved work. The Applicant seeks \$1,625.00 in final tax credits.

Staff Comments: The cancelled check adds up to the requested amount and the work complies with that pre-approved. The work ended up costing less than originally quoted as shown in the pre-approval application.

Staff Recommendation: Staff recommends Approval as submitted for \$1,625.00 in final tax credits.

Testimony: There was no testimony.

Motion: Ms. Tennor moved to approve the application as submitted for \$1,625.00 in final tax credits. Mr. Reich seconded. The motion was unanimously approved.

HPC-17-28 – 8267 Main Street, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Bridget Graham

Background & Scope of Work: This property is located in the Ellicott City Historic District and is listed on the Historic Sites Inventory as HO-752. The building dates to 1940. The Applicant proposes to remove the spruce tree that was planted between 2009 and 2011 and has grown quite large in that time. The tree is now blocking the view of the historic building and has also caused safety concerns due to its size and ability to block the view of persons behind it.

The Applicant also proposes to have the lawn area graded, topsoil added, and then sodded in order to repair the damage caused by the July 30, 2016 flood. The front lawn now contains a layer of sand, which is not an ideal condition for growing grass.



Figure 1 - Tree in July 2011



Figure 3 - Google Streetview November 2016



Figure 2 – Tree April 2017

Staff Comments: Chapter 9.B of the Guidelines states that work that requires a Certificate of Approval is, “installing or removing landscaped areas in plazas, parking lots, public parks or public rights-of-way. Major changes to the plantings in such landscaped areas, including planting or removing trees or large shrubs.” The tree is not historic and was only planted sometime within the last 6 to 8 years. The tree has grown quite large and is now blocking the view of the historic Post Office building that now serves as the headquarters for Howard County Tourism and Promotion. The cherry tree, shrubs and other vegetation seen in Figure 3 will remain.

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: There was no testimony.

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

REGULAR AGENDA

HPC-17-29 – 4730 Sheppard Lane, Ellicott City, HO-907

Tax credit pre-approval for interior alterations.

Applicant: Daniel J. Standish

Background & Scope of Work: This property is listed individually on the National Register of Historic Places and was added in 2008. This property is also listed on the Historic Sites Inventory as HO-907, Richland Farm. The Applicant seeks tax credit pre-approval to install a non-intrusive air conditioning system in the main house. The application explains that the system is “intended to preserve the structure of the house, maintain its durability and reduce the effects of moisture and humidity, including adverse impacts on flooring and mold and mildew throughout the house.” The house is currently cooled through the use of window units, which the Applicant explained does not address the moisture, humidity, mold and mildew issues.



Figure 4 - Front of house

The application explains the architecture/construction of the house: “The main house at Richland Farm (HO-907) was constructed in three main phases – 18th century (log kitchen and central log section of house); 1846 – parlor and second story bedroom; and 1920 (rear addition with bedrooms and baths). The 18th century and 1846 sections of the house sit above the soil. The flooring is constructed on support logs/beams that, in turn, are situated on a cobblestone perimeter that is between 6” and 18” in height, depending on the section. The 1920s addition includes a basement, although due to its age and openings associated with pipes from past water wells and a coal chute, the walls allow in moisture despite our improvements to rain gutters and exterior grading intended to direct water away from the house.”



Figure 5 - Condenser to be located by grill on rear of house

Figure 6 - Aerial view of house

The application goes on to explain that the high humidity levels in the house during the summer are causing harm to the house – the flooring in the living room from the original log sections sags and mold and mildew flourish in the house in the summer months, which can be seen on furniture.

The Applicant stated that he has researched traditional air conditioning systems and has determined the Sila system best meets the needs of the historic home as it does not require intrusive ductwork that would destroy historic interior features. The Sila air conditioning system disperses air through a piping system that is put in the basement, attic and walls. The air is conveyed into each room through a two-inch circular outlet, instead of installing ductwork on the original log or horsehair plaster walls. The outside condenser will be located on the rear of the 1920s addition by the grill.



Figure 7 - View of house

Staff Comments: 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.” Staff finds the proposal qualifies for tax credits as a central air conditioning system will protect this National Register historic building from further mold and mildew damage as explained in the application. The proposed air conditioning system appears to be a good fit for a historic house

with the complexities of the additions on this house and will not damage original historic interior features. The National Park Service Preservation Brief #26, 'The Preservation and Repair of Historic Log Buildings' states, "Since excessive moisture promotes and hastens both fungal and insect attack, it should be dealt with immediately...the foundation grade should be sloped to ensure drainage way from the building." The Applicant has already tried to change the grade away from the building, but it did not address the overall moisture issue that presents itself in the summer months. Staff finds this solution is needed for the long-term preservation of this building, which has been continuously owned by the same family for 8 generations.

Staff Recommendation: Staff recommends tax credit pre-approval as submitted.

Testimony: Mr. Shad swore in Daniel J. Standish. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. Standish said he did not have any comments.

Mr. Reich said the proposed air conditioning (AC) unit was a great idea and that the nonintrusive nature of the unit works well for historic structures and delivers high speed ventilation to each room for moisture control. Mr. Standish agreed and said he looked at traditional AC systems, which required new ductwork to be installed that would be quite intrusive. He was told the traditional systems would only cool the first floor of the house, and wouldn't deal with moisture issues as effectively as the proposed high velocity AC unit.

Mr. Reich said most of the items the Commission approved for tax credits were physical parts of the structures. Ms. Holmes referenced Section 20.112 County Code which states "work that is necessary to maintain the physical integrity of the structure with regard to safety, durability, or weatherproofing." Mr. Taylor agreed that if the Commission approves the application, the Commission agrees with the provision that the proposed AC unit is necessary for the durability and weather proofing of the structure.

Ms. Tennor said the proposed AC installation is an essential remedy to preserve the historic property. Mr. Standish said he tried other solutions by grading the land around the house to move the water away from the structure, but mold and moisture continues to be an issue. He said the floorboards in one of the original log structures from the 1750s are literally squishy and he worries that someone could fall through. He explained that the floor sits over the dirt underneath the house and there is no cellar, the portion of the house is so old.

Ms. Zoren agreed the proposed solution is good however, she cautioned that it may be a temporary solution rather than fixing the source of the problem. Ms. Zoren recommended finding the source of where the water problem originates such as cracks in the foundation. Mr. Standish said additional sealing work will be done in the basement where patches of bricks were used to close a former coal chute.

Mr. Taylor said the Commission has approved similar items that were not related to the structural integrity of the building in terms of fixing deteriorated items. Mr. Taylor said the Staff report quoted the County Code, which references weather proofing. He said if the Commission determines the weather would negatively affect the building without a climate control system, the Applicant would qualify for 25% tax credit on the total eligible work. Ms. Holmes told Mr. Standish that the additional work that he referenced in the basement could be submitted for tax credits, since the intent is to prevent water infiltration into the basement. Ms. Tennor asked if that application would go on the minor alterations website and Ms. Holmes said it may qualify for that process.

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

HPC-17-36 – 3726 Old Columbia Pike Retaining Wall, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Brian Cleary

Background & Scope of Work: This case did not have a Staff report because it was added as an emergency addition when it was removed from the Minor Alteration’s website due to an objection.

The proposed work is to repair/stabilize eroding slopes and build stacked stone/imbricated wall and associated shoring. Additional toe protection will also be provided within the stream. The wall is minimally visible from across stream channel on Hamilton Street and minimally visible from Old Columbia Pike, as it sits below Old Columbia Pike. Staff found the application complied 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.”

Two additional items will be discussed for approval that were not part of the minor alterations application. A tree will also be removed in order to repair the wall. The tree is currently covered in ivy. The style of fencing will also be determined, which was not part of the minor alterations application, but was shown in the plans. Several Commission members expressed concern as the spec shown in the plans was for a wooden fence.

Testimony: Mr. Shad swore in Mark DeLuca, Deputy Director of Public Works. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. DeLuca said the 50-foot segment of the wall collapsed after the July 30 flood. The slope needs to be stabilized before repairs begin. Sheeting and shoring will remain throughout the project for stabilization of the slopes while the stream wall is built.

Mr. DeLuca explained that due to the equipment used for slope support, additional headroom and space are needed. The tree is an obstruction that will need to be removed. A utility pole fell during July flood and BGE provided a temporary support but it will be relocated which is also an aerial space concern. He said the proposed wood fence that will go on top of the wall will be changed to the black metal fence similar to the fence in parking lot E.

Mr. DeLuca stated that on page 2-2 of the plan, the metal guardrail will be a rusted brown, blending into the surroundings. He said the guardrails are necessary to prevent cars from hitting the fence or falling into the stream. Ms. Holmes asked if the guardrail will be in front of the fence. Mr. DeLuca said the guardrail will be in front of the fence.

Mr. Reich asked if there are other similar guardrails used on Main Street. Ms. Holmes said there is one above Court Avenue overlooking parking lot E. Mr. Reich asked if the guardrail was painted. Mr. DeLuca said the Court Avenue guardrail was not painted brown it was a prefinished color. Mr. DeLuca said it is the same guardrail that will be used at Old Columbia Pike.

Mr. Reich asked where the base of the stone wall was on the plan. Mr. Reich said he was concerned about the aesthetic of the stream and wanted to make sure the wall will look as original as possible. Mr.

DeLuca said the wall may follow a contour but the County is required through Maryland Department of Environment not to encroach on the stream. He said the face of the imbricated wall is not necessarily the edge of the stream bank, but it is set back from the stream which is difficult to see from the plan. The wall goes under the Precious Gift store and Old Columbia Pike and comes out to the other side of the road.

Mr. DeLuca said the old stone wall sat above the water. There was a slope that came off the base of the wall down to the water level into the channel. He said the wall looks straighter in person than on the plan. From parking lot D, the walls are parallel to the stream on both sides but once it goes to the Precious Gift store which has a foundation wall that sits in the stream. Mr. DeLuca said last July's flood removed the soil behind the foundation wall and turned it into a column pier. The new wall will blend into the foundation wall.

Mr. Reich was concerned that the rebuilt wall would not look like the original stone wall that existed prior to the flood. Mr. DeLuca said native rocks from the stream will be used to armor the wall then supplemental rocks from nearby quarries will fill in the gaps. Mr. DeLuca said a similar process was done on a wall near Hi Ho Silver Co. about two years ago. Mr. Reich encouraged Mr. DeLuca to use more indigenous rocks if possible.

Ms. Tennor asked for clarification on the fencing. Ms. Burgess said there were two fencing applications within this area: one was a minor alteration for a wrought iron fence to replace a chain link fence that will run adjacent to the sidewalk on Old Columbia Pike that was approved. This application is for the fence along the river and this fence will mimic and mirror the standard black aluminum County fence used throughout the Historic District.

Ms. Holmes asked if there will be a curb line along the driveway. Mr. DeLuca said there will not be curb line in the area, only fencing and the guardrail.

The testimony was open to the public for input. Mr. Shad swore in Kelly Zimmerman. Ms. Zimmerman asked if the tree removal is necessary because the tree provides a visual buffer between the back of the buildings and Old Columbia Pike. Mr. DeLuca said the tree needs to be removed due to its size and the location which impede with the wall construction. Ms. Zimmerman asked if it's a cluster of trees or just one multi-stem. Ms. Holmes said it is difficult to tell from the photo. Ms. Zimmerman said the tree also provides shade and privacy to the nearby residence while the fence does not.

Mr. Roth asked about the tree type but Mr. DeLuca did not know.

Motion: Mr. Reich moved to approve the application as submitted with the change that the black metal fence will be put in place of the wood fence. The County will use a mix of indigenous stone on the wall. Ms. Tennor seconded. The motion was unanimously approved.

HPC-17-30 – 3744 Old Columbia Pike/3731 Hamilton Street, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Kimberly Kepnes

Background & Scope of Work: This property is located in the Ellicott City Historic District. The building dates approximately to the 1840s-1850s. The Applicant proposes to construct a deck in the rear yard

along Hamilton Street/Parking Lot D. A few of the details on the deck have changed from the application that was submitted. The deck will be constructed out of cedar wood stained Cape Cod Gray and will be shaped like a trapezoid and sit on concrete piers 21 inches from the ground. The deck will be 25 feet wide at the back along the parking lot and flare out to 30 feet wide in the courtyard. Excluding the steps, the deck platform will be 10 feet deep. The deck will have open stairs the entire width to create a more natural transition to the yard. The Applicant proposes to use black metal railings with silver horizontal safety rails. The railings will have 42-inch high posts with 36-inch wide cables spaced 3 inches apart. The existing mulched area will be graded as needed in order to construct the deck. This new deck plan can be seen in Figure 10.

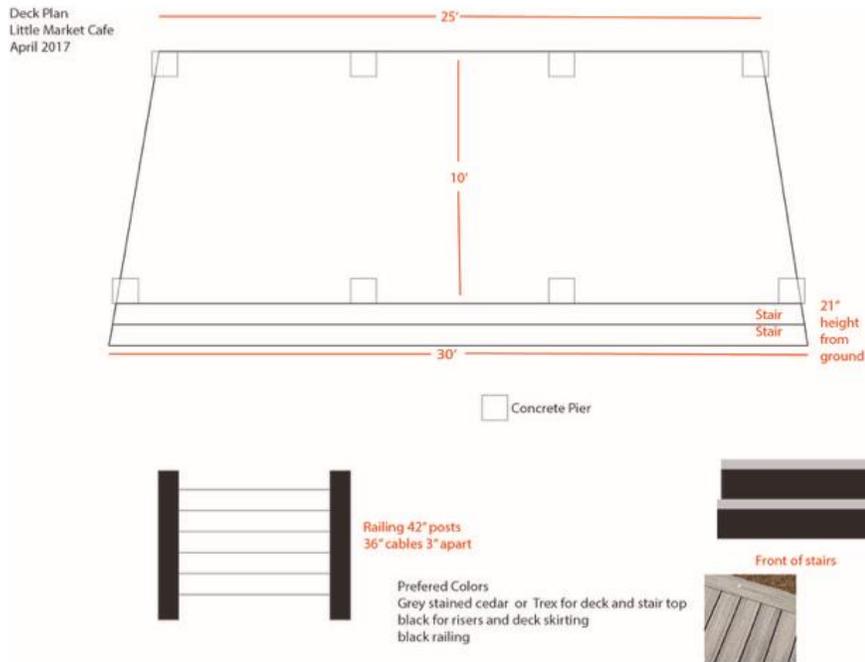


Figure 9 - Proposed location of deck



Figure 8 - Proposed location of deck

The supplementary information provided to Staff also states that the preferred colors and materials for the deck would be gray stained cedar wood or Trex for the decking and stair top, with black for the riser and deck skirting. The purpose of the deck is to provide a raised platform for a variety of events, such as having bands or yoga, but that can also be used during normal business hours for seating purposes.



Staff

Figure 10 - Amended deck plan

Comments: This request is not for a typical deck, as it is not for a residential structure and it will be visible from the public right-of-way. Staff finds the proposal should be evaluated as street furniture, given the commercial location and purpose of the proposed deck. The proposal complies with Chapter 10.C of the Guidelines, which recommends, “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 proposed deck will be located in the private courtyard along Tonge Row, in an area where there is a more spacious environment, as recommended by the Guidelines. Staff finds the proposed use of Trex does not comply with the Guidelines.

Chapter 7.B of the Guidelines deals specifically with the construction of new porches and decks and recommends that they be “simple in design and should not alter or hide the basic form of the building.” The proposed deck will be detached from the building and is more of a landscape feature/patio for the commercial use of the area.

Staff discussed this application with the Department of Inspections, Licenses and Permits as this portion of the property appears to be in the floodplain. The deck may not be able to be constructed because of this, but if it is allowed, will be required to withstand certain flood velocities.

Staff Recommendation: Staff recommends Approval contingent upon approval from the Department of Inspections, Licenses and Permits and the Department of Public Works, and that cedar wood should be used. Staff recommends Denial of Trex decking and stairs.

Testimony: Mr. Shad swore in Jennifer Porter and William Rodgers. Ms. Porter is the Applicant’s business partner and Mr. Rodgers is the contractor. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. Rodgers said cedar wood will be used for the

decking but hemlock wood will be used for the structure since it is a stronger wood that is native to the area. He said the hemlock wood will be rough cut, giving a historically accurate appearance.

Ms. Zoren asked if an accessible access ramp may be required for public amenity space. Ms. Holmes said she consulted with DILP since the deck location was in the flood plain but there was no mention of a required access ramp. She explained that DILP said it's possible the structure may not be constructed at all, since it is in a flood plain. If it is permitted, the deck will need to withstand certain flood velocities. This will be handled through DILP and DPW, but a ramp may be required later in the permit review process, but that is currently unknown.

Ms. Porter said there is a huge seating area in the courtyard that is accessible. The seating in the turf area will remain. She explained that the deck would extend a few feet beyond the current berm. Mr. Reich asked for the height of the deck. Mr. Rodgers said the height is 21 inches to the surfaces of the deck from the lowest point of the ground. He said that the deck narrows at the parking lot side leaving room for landscaping. If a handicapped spot is required, then the area around the landscaping would allow it.

Mr. Reich said that Mr. Rodgers may run into code requirements for railings. Mr. Rodgers said the rails would be on the back of the deck and the two sides. The steps on the building side would run across the entire front. Mr. Rodgers said that there are only two steps and generally, if the height is three steps high or more, then hand railings are required. Mr. Rodgers said they will do what is needed in order to comply.

Ms. Tennor asked for elevations of the railings. Mr. Rodgers said he had a photo of the railing on his phone to show the Commission. Mr. Taylor asked Mr. Rodgers to email the photo to Staff first. The photo showed a modern design with cable railings. Ms. Tennor asked why such modern design was selected for the Historic District. Mr. Rodgers said it was chosen as an alternative to the standard County railing to blend well with the black rails. Ms. Porter said the cable railings gives transparency allowing patrons to look out and see the surroundings. Ms. Tennor said the railings are more modern compared to existing railings in the Historic District. Mr. Rodgers said they would be open to other railing ideas that would be more in line with the Historic District, such as the fence recently installed at the Sweet Elizabeth Jane store. Ms. Holmes said due to the last minute details of the application, the Applicant can always return for a later application for the railing.

Ms. Zoren asked what is on the side of the deck that is about two feet off the ground. Mr. Rodgers said it is open air allowing one to see the hemlock structure and landscaping. Mr. Reich asked if the deck is permanent. Ms. Porter said it is permanent.

Mr. Shad said he agreed the proposed railing was too modern and for the Applicant to use a more standard railing already in the Historic District.

Motion: Mr. Reich moved to approve the application with the following changes: the railing will be changed to be similar to the railings at Sweet Elizabeth Jane and Staff will approve the details of the railing; the decking will be cedar wood stained Cape Cod gray; the deck structure will be made of a rough cut hemlock and will be exposed. Mr. Roth seconded. The motion was unanimously approved.

HPC-17-31 – 8173-8185 Main Street, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Bruce T. Taylor, M.D.

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 an application for retroactive approval for the construction of a concrete and stone patio that replaced the previously existing wood deck that was destroyed in the July 30, 2016 flood and alterations to the rear addition. The application states:

“Replace former stone wall from rear of 8191 to rear of 8173 at edge of Tiber River, which was washed out by 7/30/16 flood with new wall in same location, with stone apron to prevent washout. Build wall of stone to height of former safety fence of wood which sat atop stone wall. Wrap wall to East side of 8173 to meet SE corner of building with steps to replace wooden privacy wall and steps of wood. Replace wood deck with concrete deck behind 8173-8181 as wooden deck, privacy wall and steps were destroyed in flood of 7/30/16. Replace wooden privacy wall with board on board wooden fence atop wall in alley. Wooden steps and boardwalk in alley replaced in like kind by neighbor. Replace former lights at deck that were at foot of railing with lights atop new stone wall. Replace damaged window and doors on rear of each building with like kind, except one door to nowhere on East wall of rear, 8181, replaced with a window for safety.”

The Applicant has provided the additional information below via email:

- 1) There will be 14 lantern lights on the top of the wall along the river (where the current pipe stubs are now, evenly spaced).
- 2) The handrail would be on the right as you descend the steps, in brown, with pickets similar to the attached photo (Vinyl over metal).
- 3) Other than the change from a door with a Juliette balcony to the window above the entry door, the fenestration on the rear of 8181 is returned to how it has been (in kind replacement) for at least the last 22 years. I suspect it never got built exactly to the plan of 1989.
- 4) We have decided that it will be best to build the 38-foot long privacy wall from the alley as a four foot high board on board on top the stone wall, similar to the photo in the application, with a 42 inch wide gate of similar, board on board material to match the siding of 8181.

Staff Comments: The previously existing deck is minimally visible in aerial photography, as shown below in the image from 2015. However, the file for this building only shows the following work being approved in July 1989 for the rear of the building: construction of an at grade wooden deck behind 8181 Main Street, construction of a concrete retaining wall along bank of the Tiber River, installation of doors and windows on the rear of the building in accordance with the submitted plans, and residing the rear portion of the building with cedar siding in accordance with the submitted plans.

As seen in Figure 11, the plans from July 1989 were for a smaller deck than what was destroyed in the July 30, 2016 flood. At some point the deck was expanded beyond the original approval, which also did not include privacy walls.

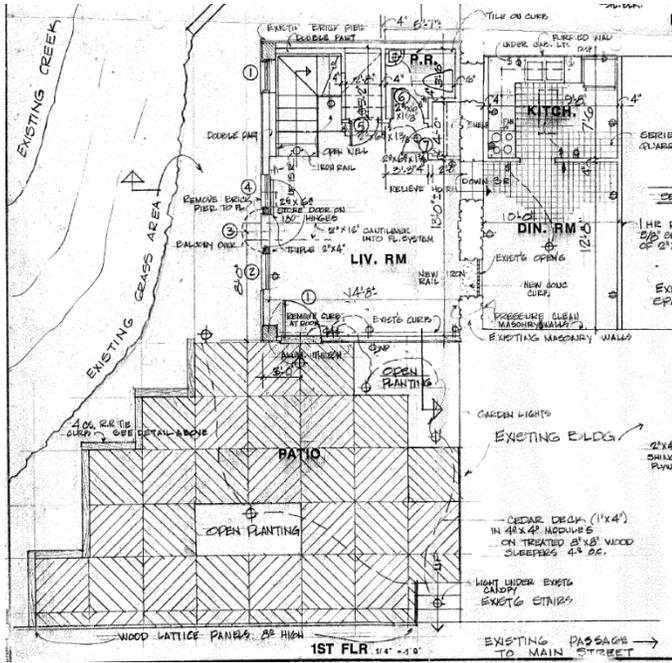


Figure 11 - Plans from 1989



Figure 12 - Aerial view from 2015 of deck before flood



Figure 14 - Existing conditions



new steps, deck and proposed rail and 6ft privacy fence with four foot wide five foot eight barn door.

Figure 13 - Proposed privacy wall and barn door

The concrete patio and stone retaining wall (see Figures 20 and 21) comply with Chapter 9.D of the Guidelines, 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” and “construct new terraces or patios visible from a public way from brick, stone or concrete pavers designed to look like indigenous stone.” The Guidelines recommend against “new patios of poured concrete slabs in readily visible locations.” The patio is a poured concrete slab, but is not in a readily visible location. Additionally, the stone walls comply with the Guidelines and are the focal point of the patio. The Applicant included a small photograph of the river and wall during an April 2017 rainstorm and the water was held away from the building by the stone wall.

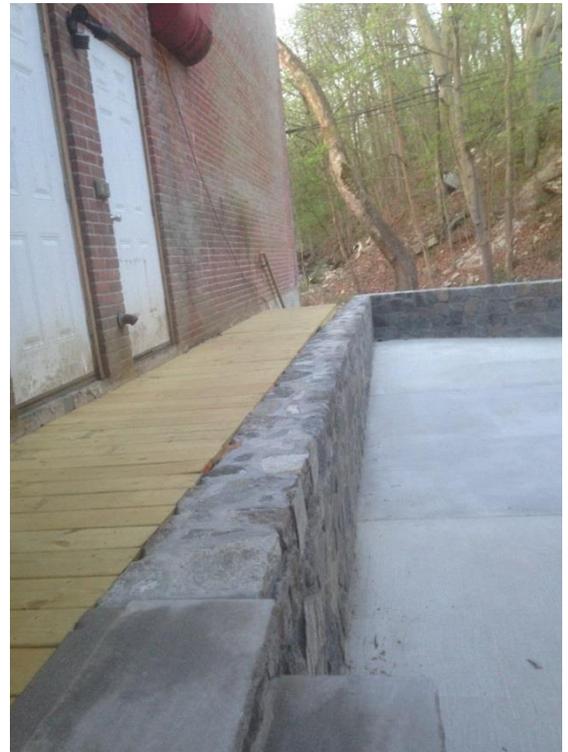


Figure 15 - Location of proposed fence



Figure 17 - Proposed wood fence

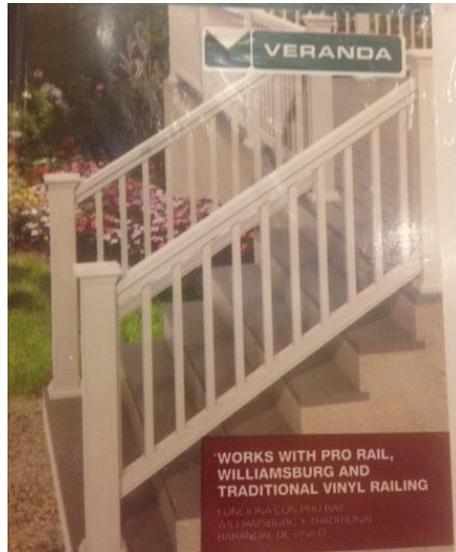


Figure 16 - Proposed vinyl railing

The Applicant proposes to install a wood board on board fence and sliding barn door along the wall shown in Figures 14 and 15 and a brown vinyl railing along the stairs shown in Figure 13 and 14. Staff finds this proposal uses too many materials and recommends simplifying the application to using a black iron or aluminum railing along the wall and staircase. There are several styles of simple black metal railings that have been used throughout town that would better complement the stonework on this patio than the wood board fence and vinyl railing. Chapter 9.D of the Guidelines 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.” Staff does not find a precedent exists for a closed board fence in this location and finds an open black metal fence would better complement the space and function in the same manner as the closed board fence. A privacy fence is unnecessary in this location as the patio looks to the side of a building and Staff was told by the Applicant that the patio would have no commercial use on it.

The proposed light fixtures are a copper color, which comply with Chapter 9.E of the Guidelines, “use dark metal or a similar material.” There will be 14 evenly spaced lantern heads installed on the stone wall. The proposed wall lights comply with Chapter 9.E recommendations, “use freestanding lights that are no more than six feet high for individual residential properties and no more than 14 feet high for commercial or institutional properties or for groups of residences.”



Figure 18 - Proposed light fixture



Figure 19 - Existing patio and wall where light fixtures will be installed



Figure 21 - Existing patio



Figure 20 - View of existing patio

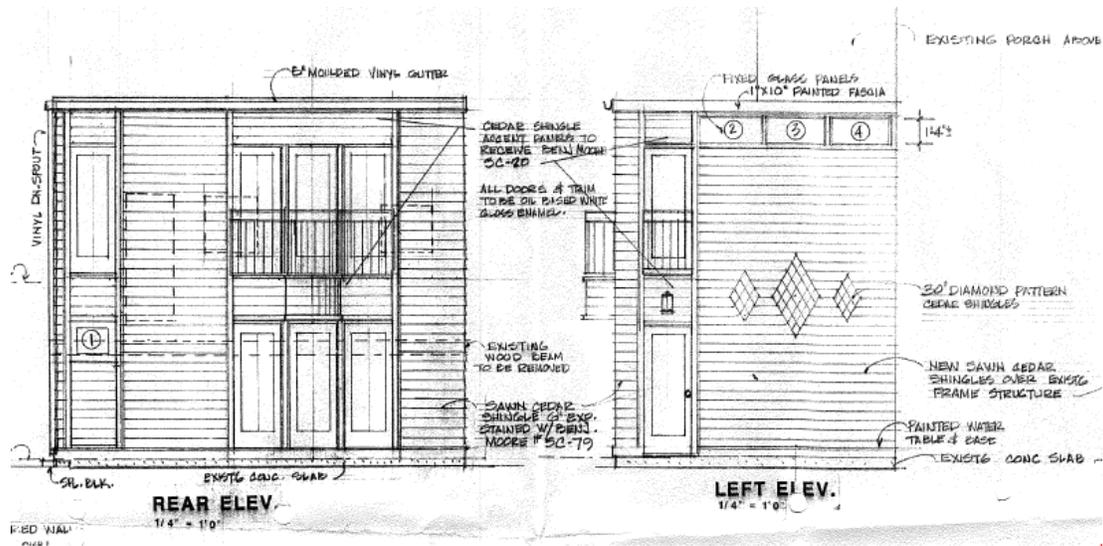


Figure 22 - Plans from 1989

The Applicant has stated that the repairs to the rear were in-kind to match how the building has looked for the last 22 years, other than changing a door to a window for safety. The Applicant said the addition was most likely not built according to the approved 1989 plans. The rear addition, as seen in Figure 23, is modern in design and the alterations to the approved plans are not drastic. However, the entire side of the building has been resided and the two back door openings, including the second floor balcony, have been enclosed with cedar siding, reducing the openings. There should be three door spaces opening on to the deck, instead there are two. There should be the same three openings below the deck, instead there are two windows. While the details are slightly different, the symmetry remains the same and the integrity of the building is not affected by the changes. The side of the building has two windows that are not on the approved plans. The window above the door is supposed to be a door with a small Juliette balcony; however, the existing window is less intrusive. The paired windows to the right of the door are not on the drawings but match the other windows in design and style and do not detract from the building's integrity. The alterations comply with Chapter 7 recommendations for new construction additions.

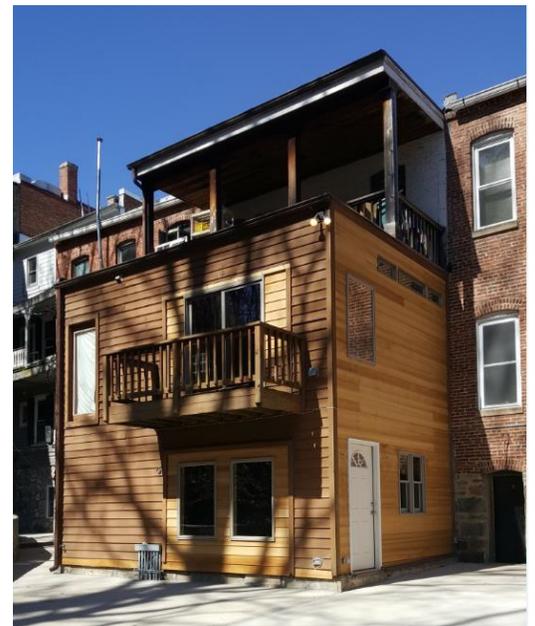


Figure 23 - Existing conditions

Staff Recommendation: Staff recommends retroactive Approval as submitted for the work that has already been done to the stone wall, patio and rear addition. Staff recommends retroactive Approval of the enclosures of the doorways, the additional windows added to the building, and the switching of the door to a window. Staff recommends Approval of the proposed lighting fixtures. Staff recommends Denial of the proposed vinyl railing and board on board fence and barn door. Staff recommends an alternate railing and fence style, such as a black metal fence, be used.

Testimony: Mr. Shad swore in Dr. Bruce Taylor. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Dr. Taylor said the privacy fence destroyed by last July's flood had been there for 22 years, but was not part of the 1989 application. The purpose of the fence is to keep people from coming into the private property. Dr. Taylor said instead of installing the privacy fence, he was open to the idea of changing the railing to a black metal railing or he said he could install a five foot high black metal gate that is set back into the alley about five feet.

Ms. Holmes said the Commission also approved a similar gate during last month's meeting at 8109-8113 Main Street. Ms. Burgess asked if the alley is private. Dr. Taylor said it is a common alleyway and he would obtain his neighbor's permission to install the gate.

Mr. Shad asked why is there a need for retroactive approval of the concrete patio. Dr. Taylor said the patio was repaired last August/September after the flood. Mr. Shad asked why the application was not brought to the Commission before. Dr. Taylor said it was an oversight.

Mr. Reich asked if there was a wall there before. Dr. Taylor said there was a stone wall along the river that was washed out by last July's flood.

Ms. Tennor asked about Staff's concern that the wooden deck was enlarged beyond the original proposed size. Dr. Taylor said the area where the deck was replaced with a concrete patio was the same footprint of the enlarged deck. Dr. Taylor said on the 1989 plan, the deck stopped at the back of 8173 Main Street and the deck was extended beyond 8181 Main Street. Beyond that the deck was a concrete patio which was destroyed during the flood. He explained that he had one uniform patio installed behind all four of the buildings.

Ms. Tennor asked if the proposed gate will cause any obstruction to public right-of-way. Ms. Burgess said there is no public right-of-way around the property and the gate is feasible with the neighboring property's permission.

Mr. Reich said the Applicant will install a gate but if the gate is not allowable, the Applicant will install the railing and handrail recommended by Staff instead of the board on board fence and vinyl handrail. Ms. Burgess said a rail would be required regardless due to the height of the boardwalk above the patio to prevent people from falling.

Motion: Mr. Reich moved to approve the application as submitted with the following changes: that a black metal gate be installed in the alley and a black metal rail of 42 inches be installed along the edge of the raised platform/boardwalk and a black metal handrail installed on the stairway. The design of the hand rail and gate subject to staff approval. Mr. Roth seconded. The motion was unanimously approved.

HPC-17-32 – 8034 Main Street, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Mi Hwa Jang

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 retroactive approval for a business sign, but has submitted three options for the sign, all of which are scaled down versions of the sign that is currently up. The Applicant also has placed a sign in the window which will need to be approved.

The Applicant has proposed three variations for the main business sign as shown in Figure 24.



Figure 24 - Proposed signs

The sign will be 4 feet tall by 1.5 feet wide for a total of 6 square feet on a 3/8 inch thick wood board. The image for the sign will be a digital print on the wood board. The sign will have a chocolate brown background with white text and will read on 6 lines:

Lamp
&
Gift
Web site
Photocustomlamp.com
443 325 5887

There is an existing sign on the right side of the building for the upper floor tenant spaces, as shown in Figure 25. The Applicant has designed the proposed sign to mimic the shape of this existing sign. The Applicant has already installed a flat mounted business sign on the left side of the building, circled in red in Figure 25. One of the proposed signs above from Figure 24 will replace this flat mounted sign on the left side of the building.



Figure 25 - Existing signs

Staff Comments: The flat mounted sign generally complies with Chapter 11 recommendations for signs. The sign will “use simple, legible words and graphics” and “use a minimum number of colors, generally no more than three.” The sign does not have a lot of text, but Staff finds the use of ‘website’ is unnecessary and can be removed from the sign. The sign has a significant amount of dead space between the text and the sign could be shortened in height and increased in width to accommodate adding “www” to the website, if desired. The proposed and existing flat mounted signs would better match if the proposed sign is reduced in height and increased slightly in width.

The flat mounted sign will be made out of wood, with the graphic applied over it. This complies with Chapter 11.A recommendations, “use historically appropriate materials such as wood or iron for signs and supporting hardware.” The sign will be flat mounted against the building and the size complies with the recommendations for flat mounted signs, “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.”

Chapter 11.B recommends, “if more than one sign is used to identify a building’s tenants, use signs that are similar in scale, harmonious in style and color, and located symmetrically or uniformly on the building.” The proposed flat mounted sign is similar in scale and style to the existing sign. While the proposed brown color does not clash with the existing sign, it also does not tie into the colors on the building. Staff recommends the Applicant consider a black and white sign, which would better complement the colors used on the building and comply with Chapter 11.A recommendations, “coordinate sign colors with the colors used in the building façade.”

The window sign does not comply with Chapter 11.A of the Guidelines and uses too many colors and contains an advertising message rather than identifying the establishment. Aside from using a similar font, it does not tie in well to the flat mounted business sign and detracts attention away from the flat mounted business sign. If a window sign is desired, Staff recommends the Applicant consider using a vinyl decal sign, which would need to be submitted for approval.

Staff Recommendation: Staff recommends Approval of the proposed flat mounted sign, but recommends the sign be shortened in height to remove excess dead space, increased in width to properly accommodate the website and changed to a black background to better match the building. Staff recommends Denial of the window sign.

Testimony: Ms. Holmes did not read out the Staff report, but instead explained that Mr. Young had submitted new designs, which were passed out to the Commission members. The new design was a projecting sign, 30 inches wide by 26 inches high, that read in black text with a white background:

LAMP & GIFT
PERSONALIZED DESIGN LAMP”

Mr. Shad swore in Young Lee. Mr. Lee is the husband of the Applicant. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. Lee did not have any comments.

Ms. Tennor asked if only the white vinyl lettering without background signage is proposed for the window sign. Mr. Lee said that was correct, the window sign would only have the vinyl lettering and no background. The Commission agreed the amended proposed hanging sign looked great. The Commission was agreeable with bracket location where the sign will hang. The Commission had no comments on the design of the proposed bracket.

Motion: Ms. Tennor moved to approve the application as amended with the hanging sign and bracket and vinyl applied to the window facing the street. Mr. Reich seconded. The motion was unanimously approved.

HPC-17-33 – 8055 Main Street, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Rebuilding Together Howard County

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 replace two wood garage doors and a flush wood pedestrian door located on the rear of the building in Tiber Alley.

The wood garage doors would be replaced with steel panel garage doors painted gray to match the exterior wall. The proposed garage doors would be two 16-panel doors shown in Figure 26, which look similar to the existing 15-panel doors.

The existing rear wood door is a flush door that is in visibly poor condition. The Applicant proposes to replace this door with a five-paneled wood door painted gray to match the exterior of the building. This door is recessed into the rear of the building.



Figure 27 - Proposed garage doors



Figure 26 - Existing garage doors

Staff Comments: Chapter 6.H of the Guidelines recommends against “using flush doors without trim or panels, or doors with small windows or staggered glass openings on historic buildings or on non-historic buildings in a highly visible location.” The proposed pedestrian door, shown in Figure 29, is more appropriate and complies with Chapter 6.G Guidelines, as it is a paneled wood door, which the Guidelines recommend using.



Figure 29 - Existing door



Figure 28 - Proposed door

There are no specific recommendations for garage doors in the Guidelines, however the proposed garage doors are very similar to the existing in style and design. While the proposed garage doors are not wood, the overall look will remain the same and metal is a more common material for garage doors. The change of material for the garage doors will not negatively impact the integrity of the building or historic district.

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: Mr. Shad swore in Ann Heavner, Executive Director of Rebuilding Together Howard County and John Startt, a Board Member of Rebuilding Together Howard County. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. Startt said no.

Ms. Zoren asked if the applicant considered removing the metal awnings on the second floor. Mr. Startt said not at this time because Rebuilding Together Howard County is a non-profit where repairs are done for people who cannot afford it. All the work is based on volunteered labor and donated materials. Mr. Reich said he did not see any issues with the proposed work. He said the area won't be seen from anywhere prominent, it is a good replacement for what is currently there, will improve the look of the building and make it more functional. The other Commission members agreed.

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

HPC-17-34 – 8515 Frederick Road, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Rebuilding Together Howard County

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the house dates to 1920. The Applicant proposes to replace the roof, siding, windows and gutters on the front portion of the house as outlined below:

1. Replace existing gray 3 tab asphalt shingle roof with a new Tamko gray 3 tab fiberglass asphalt shingle roof.
2. Replace existing half round gutters with K-style gutters in the color white.
3. Replace existing wood and vinyl windows with new Pella wood 1:1 windows.
4. Replace existing white wood lap siding, plywood and T-111 siding with white HardiePlank lap in the Beaded Cedarmill style.

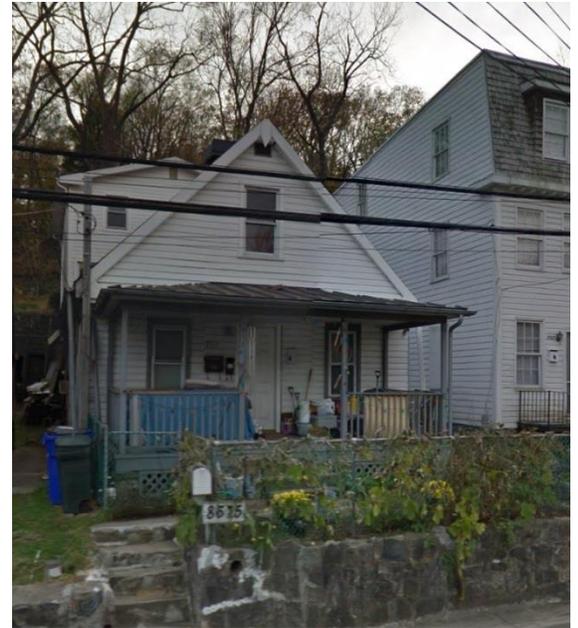


Figure 30 - Existing conditions

Staff Comments: Staff reviewed the case file for this building and found the case history was relevant to the application currently before the Commission.

Case History

This property previously came before the Commission in 2001, 2004 and 2007. This property came before the Commission in 2001 (case 01-02) to rebuild the front porch, replace the front door, replace the metal porch roof, and replace and install half round gutters and downspouts.



Figure 31 - Photo from 2001

In May 2004 the current owner applied to the Commission in case 04-30 to increase the pitch and height of the front gable. The plan elevations specifically state that the existing windows and doors were to remain. In this application the current owner also proposed to remove the asbestos shingle siding and repair the wood siding underneath, restore the wood siding where visible, and add new wood siding in other areas.



Figure 33 - Photo from 2004

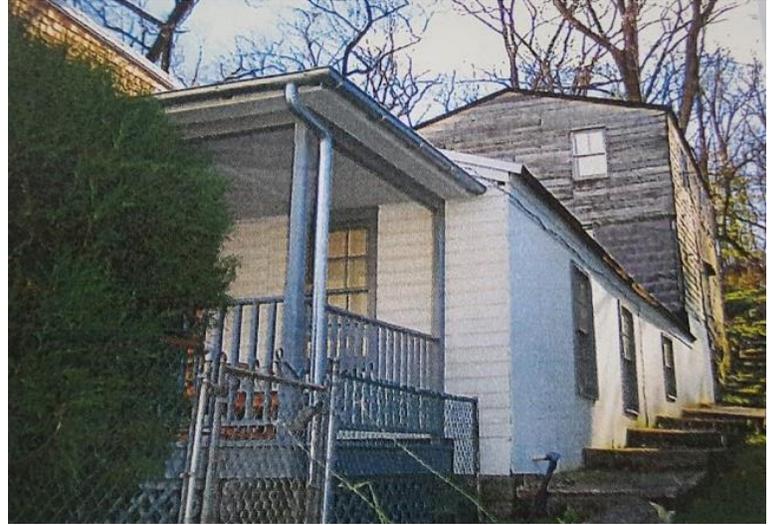


Figure 32 - Side of house, 2004



Figure 34 - Photo from 2007, front and side of house



Figure 35 - Photo from 2007, side of house

In 2007 the current owner submitted an application to install HardiePlank fiber cement siding on the entire house instead of wood. The photos from 2007 show that siding had been removed from the house since the 2004 application was made. The windows on the front of the house were 6:6 in 2004. The 6:6 windows appeared to be historic wood windows. In 2007 the windows were 1:1. The windows on the remainder of the house were also mostly 6:6 in 2004; there was a 4:4 window on the side of the house and the windows on the front second floor of the rear addition were 2:1. In 2004 the front door had been replaced in accord with the 2001 application and was a full lite door with craftsman detail. By 2007 this door was no longer on the building, and the 6:6, 4:4 and 2:1 windows had also been removed and replaced with 1:1 windows. In addition, the openings for the 6:6 windows on the front porch and side of the front portion of the house, appear to have been made smaller when the windows were replaced. These changes were not approved. The building now generally appears to be in same condition that it was in 2007.

In 2007 the Commission had concerns with approving HardiePlank siding, as outlined in the Decision and Order for this case, which states:

- 1) The Commission did not want to approve HardiePlank for the entire building because approval on this case would set a precedent for other homes in the vicinity.
- 2) The Commission and the Guidelines are mostly concerned about the street view of historic properties.
- 3) The sides and rear of the subject property are not visible from the street and the rear probably gets little or no sunlight and is prone to moisture, and for those reasons HardiePlank would be appropriate for the sides and rear of the building.
- 4) The mix of siding types on the side of the building is unattractive, and the coherent look that HardiePlank would bring to that area would improve the appearance of the building.
- 5) The front of the one-story portion of the building and the front of the two-story section of the building are both visible from the street, and therefore HardiePlank is not appropriate for those locations.

The 2007 Decision and Order also states, “In an effort to ensure that the Applicant clearly understood what the Commission wants him to do, he was given a marked-up copy of the drawing he had submitted to clearly show the areas that will be HardiePlank and the areas that will be wood.” The entire front of the house (both front and rear portions) was supposed to be wood siding. The front of the house is wood siding, but the lap siding was installed incorrectly and the siding does not line up, especially where the windows were removed and replaced with smaller windows, as shown in Figure 36 below.



Figure 36 - Incorrectly installed siding

Current Proposal

The existing roof is not historic and is already an asphalt shingle. The proposed replacement roof complies with Chapter 6.E recommendations, “...use asphalt shingles that are flat, uniform in color and texture and of a neutral color.” The porch roof is a metal roof and the Applicant said they are not proposing to replace it.

The proposed gutters will be white K-style, but Staff recommends half round gutters be used instead, as it is a more historically appropriate style. Staff relayed this information to the Applicant, who said they would prefer to use K style gutters since they have a larger capacity and are cheaper. The existing gutters appear to be in fine condition, but the downspouts do need attention. Staff recommends the

Applicant reuse the gutters that are in working condition and only add new gutters and downspouts where needed. Chapter 6.E recommends, “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 existing downspouts are somewhat tied into the corners of the buildings, but are a mismatch of styles and colors and need to be better affixed into the corners. Some of the gutters and downspouts appear to have been replaced when they were applied for in 2001, as seen in the photos submitted in 2004. However, by 2007 some of the downspouts appear to have been disconnected.

The application indicates that the current windows on the house are a mix of vinyl and wood. The Applicant proposes to replace all of the windows on the front portion of the house with wood Pella windows painted white. As mentioned in the case history above, the photographs and elevations from 2001 and 2004 show that the historic windows on the building have been removed without approval, and the window openings on the front and side appear to have been filled in with smaller windows inserted in the new openings. 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” and “restore window openings that have been filled in, using physical, pictorial or documentary evidence to accurately restore the building’s historic appearance.” Chapter 6.H of the Guidelines recommends against the changes that were done to the original windows. Staff recommends the windows be replaced with 6:6 windows, to match the windows that were removed without approval, and that the window openings be restored to the proper size on the front and side of the front portion of the building.

Other Violations

The current application is for limited work to the front portion of the building. However, the windows were altered on the rear portion of the building without approval.

The front door was changed without approval. Staff recommends the previously approved craftsman full lite door be reinstalled or recommends the owner submits a new application for the door. Staff recommends using the previously approved style of door, or the door that was on the building in 2001, which was a 1 lite over 2 vertical panel door.

The application in 2007 to install HardiePlank siding on the sides and rear of the building has since expired. If the owner wants to do any work to the rear portion of the building which is not being addressed by the current application, then the owner will need to submit a new application for that work.

Staff recommends the owner submit an application to remedy these violations as soon as possible.

Staff Recommendation:

- 1) Staff recommends the windows on the front portion of the house be replaced with 6:6 wood windows to match the windows that were removed without approval, and the size of the window openings be restored to the original size.
- 2) Staff recommends wood siding be used on the front façade of the house and HardiePlank be used on the sides of the front portion of the house, as approved by the Commission in 2007.
- 3) Staff recommends the HardiePlank be the smooth instead of the wood grain, as painted wood siding does not have a wood grain.
- 4) Staff recommends Approval of the replacement roof as submitted.

- 5) Staff recommends the existing gutters in working condition be reused and new half round gutters and downspouts be added as needed.
- 6) Staff recommends Denial of K style gutters and downspouts, which are not historically appropriate.

Testimony: Ann Heavner and John Startt were previously sworn in. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Ms. Heavner said the 6 over 6 windows can be done. Ms. Holmes said the County's Architectural Historian can also help to establish the original sizes. Mr. Startt said he would need to review with the donors to see if any help can be given to the owners.

Mr. Reich asked for the scope of the work. Mr. Startt replied they are proposing to replace the asphalt shingles on the front portion of the roof and the siding on the front and the sides of the front portion of the house. He said the intent is to cover all the mix of different siding materials with HardiePlank either with smooth or wood grain although wood grain shows less imperfections. The materials will be based on the donations received. Mr. Reich asked which windows will be replaced. Mr. Startt said all of the windows in the lower front section on the first floor will be replaced. Mr. Startt said the configuration of the muntin does not make a difference to them. . He said the existing half round gutters can be saved, although they are not as effective as the K-style gutters. He explained that the water from the top roof comes down and splashes into the lower gutters, which overfills the half round gutters quickly. He said the plan is to redirect the downspouts into a larger 6-inch K-style gutter. The house had extensive water damage from last July's flood water coming under the house and redirecting any water either from the roof or ground water was considered but could not be done since there was no room on either side of the house to redirect water away from the house. Ms. Holmes explained that the Staff recommendation to reuse the existing gutters was made because they said K-style was cheaper and that reusing the existing would save money. Staff has no objections to the gutters being replaced, if the style is appropriate.

Ms. Burgess asked if any work will be done to the back slope where water came into the house from the flood. Mr. Startt said no, they are not doing any other work. He said they looked at adding a sump pump, but there is no clearance around the house for them to do this.

Mr. Reich asked for a product specification for the Tamko gray shingles. Mr. Startt said there is a spec sheet in the application and it is a 3-tab shingle.

Mr. Reich asked what will happen to the metal chimney. Ms. Heavner said the chimney was not in the scope of work and contractors will roof around it. Mr. Reich asked if the soffits and fascia were part of the scope of work. Mr. Startt said right now the house does not have fascia and they will add it. Mr. Reich asked what the material will be. Mr. Startt said the fascia and soffits will be PVC. Mr. Reich said the soffits are just on the side, and asked what the trim on the front of the house would be. Ms. Holmes said PVC has not been approved for trim in the past, HardiePlank or wood would be more appropriate. Ms. Zoren said that Hardie makes a soffit. The trim on the front of the house did not get addressed.

Mr. Reich said there is a 6x6 pole for electric connection attached to the porch and he asked if there were plans for that. Mr. Startt said they are not planning to change the electric service of the house. He said there are no changes to the skylight either. Ms. Holmes asked if the existing insulation, siding and weather barrier will be removed prior to the new materials installed. Mr. Startt said yes, it will all be removed and reinsulated and weatherproofed.

Motion: Mr. Reich moved to approve the application with the following changes and clarifications:

- 1) The roofing will be installed on the front portion of the house with a Tamko gray asphalt shingle. The exact product will be reviewed by Staff. The porch is not included in the replacement.
- 2) The half round gutters, or some part of them stay, with appropriate repairs and redirect of downspouts as needed
- 3) Approve the use of wood siding on the road side front of the house. If Applicant does not want to use wood then a further application would be needed without holding back the rest of the project.
- 4) Approve the use of HardiePlank siding on the left and right sides of the front portion of the house and the use of either HardiePlank or wood on the soffits and fascia on the sides of the house. Any trim on the front of the house would be replaced with real wood products.
- 5) The chimney and skylight stay in place.
- 6) The electric pole stays in place.
- 7) The replacement of all windows on the first floor will be a 6 over 6 wood window product proportional to the original size.

Mr. Roth seconded. The motion was unanimously approved.

HPC-17-35 – 8307 Main Street, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Kate Ansari

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1930. This application was originally posted as Minor Alteration case MA-17-21, but was removed due to an objection. The Applicant seeks retroactive approval to make alterations to the emergency egress railing as they had to add a perpendicular railing to attached to the parallel railing, as shown below in Figure 37. The parallel railing as shown in Figure 38 was determined to be a Minor Alteration in case MA-17-10. The addition of the perpendicular section of railing was needed to comply with the plans submitted to the Department of Inspections, Licenses and Permits (DILP).



Figure 38 - Original railing design

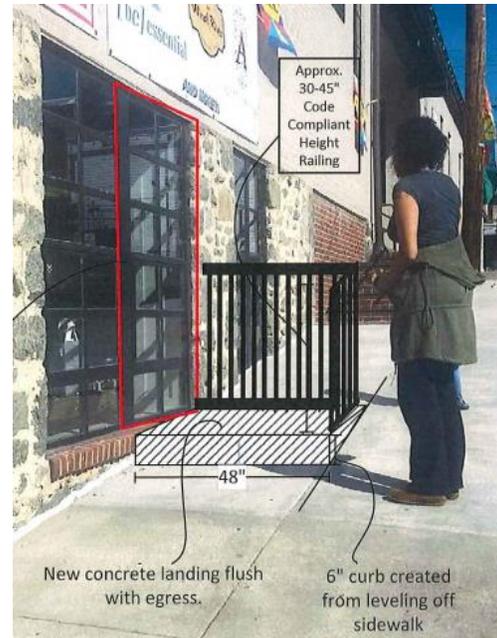


Figure 37 - Current proposal

Staff Comments: Staff worked with DILP on this application. While the code does not explicitly require a railing of this arrangement, DILP did require this arrangement to properly identify the stairs and avoid a trip hazard. The application still 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 feature using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way.”

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: Mr. Shad swore in Kate Ansari. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Ms. Ansari said no.

Mr. Shad asked if this was the only location for the egress. Ms. Ansari said it was the only location because the rest of the building is not above ground. Mr. Shad said he does not understand the location for it. Ms. Holmes said the egress had to open onto the street or sidewalk and this was the only location. Mr. Shad asked if the previous tenants were required to have the egress. Mr. Taylor said the requirements were different. Mr. Taylor explained now that the use of the building is for a place of assembly, additional means of emergency egress is required.

Mr. Reich thought an ADA railing would be mandatory at this egress so that the railing handle wrapped around the post. Ms. Tennor asked how high is the riser. Ms. Ansari said six inches. Mr. Shad said the location of this egress and railing is in poor choice.

Ms. Zoren explained that originally she had discussed with Ms. Holmes the possibility of tapering the concrete to eliminate the railing. Ms. Holmes said she reviewed that idea with DILP, but they determined that tapering the concrete would require for more concrete work to be added to the sidewalk, disturbing the façade of the building. Ms. Holmes said the existing configuration was the most feasible allowing for easier removal of the concrete in the future if needed.

Motion: Ms. Tennor moved to approve the application as submitted. Mr. Reich seconded. Mr. Shad opposed. The motion was approved 4 to 1.

HPC-16-53c – 8526 Frederick Road, Ellicott City

Final tax credit approval.

Applicant: Kevin Breeden

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1920. This application was continued from the April 6, 2017 meeting as the Commission had questions that could not be answered without the Applicant in attendance. The Applicant was pre-approved for tax credits in August 2016 to make emergency foundation repairs due to the July 30 flood. The Applicant has submitted documentation showing that the following work was done:

- 1) Remove damaged foundation wall and build new concrete block wall for \$7,875.00.
- 2) Chimney removal – the chimney collapsed into its shaft because the foundation and wall that were supporting it washed away in the flood. This was unknown until the work had started and cost \$1,200.00.
- 3) Jack hammered and removed existing concrete slab from entire basement and hauled to dumpster. Contractor dug two 12"x12"x8" deep piers and filled with concrete and installed two 6' columns for new support. Installed one 30" sump crock in the corner of the basement at the height of the finished concrete. Dug 6" around perimeter of basement and installed continuous 4 inch perforated pipe and connected both sides into sump crock. Covered pipe with gravel ready for concrete slab. Poured 4" concrete pad in entire basement and finished smooth. Cost of work was \$7,985.00.

Staff Comments: The total cost of work related to the foundation was \$17,060.00. However, the only work that was pre-approved was to rebuild the foundation that was damaged by the flood. This would include all of Item #1 and part of Item #3. Installation of the sump pump system would not be eligible for this tax credit. Staff is unsure if the pouring of the concrete pad would qualify, and requests the Commission make a determination if this work was part of the foundation repair.

Staff Recommendation: Staff recommends Approval of Item #1 for tax credit pre-approval and Item #3 for tax credit pre-approval with the costs of the sump pump system removed. Staff recommends Approval of the pouring of the concrete pad for tax credit pre-approval if the Commission determines this work was part of the foundation repair.

Testimony: Mr. Shad swore in Kevin Breeden. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. Breeden said a revised itemized invoice was submitted to Ms. Holmes for determination of eligible tax credits.

Mr. Breeden said the flood water came through and lifted the concrete slab in the basement and washed out the foundation wall. He said the concrete slab and foundation were necessary repairs. He said the chimney collapsed as a result of the wall being washed away since there was no structural support. Mr. Reich said this scope was structurally related.

Ms. Burgess reminded the Commission that the questions from last month's meeting had to do with the sump pump installation without pre-approval and if the chimney debris removal were eligible for tax

credits. The Applicant was not present to answer questions during April’s meeting. Mr. Breeden said the sump pump was installed for weatherproofing to prevent future floods.

Mr. Reich asked about the total cost spent. Ms. Holmes said the total cost was \$17,060.00. The Commission agreed that all the work was necessary in restoring the foundation due to the flood.

Motion: Mr. Reich moved to approve the application as submitted for \$4,265.00 in final tax credits. Mr. Roth seconded. The motion was unanimously approved.

OTHER BUSINESS

Rules of Procedure Update

The proposed amendments have been available on the Commission’s website 30 days before the May 4 meeting: www.howardcountymd.gov/Departments/Planning-and-Zoning/Boards-and-Commissions/Historic-Preservation-Commission.

The Historic Preservation Commission discussed the Rules of Procedure updates with two members of the public, Fred Dorsey and Grace Kubofcik, who gave input and suggestions. The Commission made minor changes to the Rules, such as making technical corrections and grammatical edits. .

Motion: Mr. Roth moved to approve the revised Rules and Procedures as amended. Ms. Tennor seconded. The motion was unanimously approved.

The meeting was adjourned at 10:18 pm.

*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

June Minutes

Thursday, June 1, 2017; 7:00 p.m.

The fifth meeting of the Historic Preservation Commission was held on Thursday, June 1, 2017 in the C. Vernon Gray room located at 3430 Court House Drive, Ellicott City, MD 21043. Mr. Roth moved to approved the April and May minutes. Mr. Reich seconded. The motion was unanimously approved.

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

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

PLANS FOR APPROVAL

Regular Agenda

1. HPC-17-37 – 3802 Church Road, Ellicott City, HO-436
2. HPC-17-38 – 3646 Fels Lane, Ellicott City, HO-979
3. HPC-17-39 – 6198/6200 Montgomery Road, Elkridge

REGULAR AGENDA

HPC-17-37 – 3802 Church Road, Ellicott City, O-907

Certificate of Approval for exterior alterations.

Applicant: Diane Wimsatt

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the house dates to 1870. This property is also listed on the Historic Sites Inventory as HO-436, the Dr. Isaac Martin House.

The Applicant seeks approval for the following work:

- 1) Remove dying tree from northwest side of house by driveway. Replace the dying tree with a redbud. The Applicant seeks tax credit pre-approval for the work.
- 2) Repaint entire porch and replace rotten wood floorboards as needed. The porch will be painted the same colors, white railings with a green floor. The Applicant seeks tax credit pre-approval and Façade Improvement Program funds for the work.
- 3) Install gas meter on west side of house, against the left wall of the house, behind the shrubs.
- 4) Install 10-foot by 20-foot concrete patio in backyard.



Figure 1 – Aerial view of property



Figure 2 - Front of house

Staff Comments: The Applicant proposes to remove the tree located behind the driveway, and plant a redbud in its place. The Applicant said the tree has been in bad condition since they purchased the house and they are worried it will fall.

Chapter 9.B of the Guidelines states that Routine Maintenance includes removing dead or certifiably diseased trees and that an arborists certificate will be accepted for diseased trees. The Applicant has not had an arborist or other licensed tree professional look at the tree, so this application cannot be considered Routine Maintenance. Chapter 9.B recommends, “retain mature trees and shrubs. Provide for their replacement when necessary.” The tree does not appear completely healthy, as the crown is missing growth in several areas and the Applicant does plan to plant a new tree in its place. Staff finds the proposal complies with the Guidelines. The removal of the tree does not qualify for tax credits as it does meet the definition of eligible work as defined in Section 20.112 of the County Code.

The painting of the porch and replacement of rotten wood floorboards with new wood floorboards is considered Routine Maintenance. This item is eligible for tax credits per Section 20.112 of the County Code. The porch has peeling paint and soft/rotten floorboards as well, that require replacement. The repairs comply 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.”



Figure 3 - Tree requested to be removed



Figure 4 - Close up of porch to be repaired

The placement of the gas meter complies with Chapter 6.M recommendations for the placement of equipment and hardware, “use landscaping or low fencing to screen ground level equipment placed in a location visible from a public way or neighboring property.” The gas meter will be located on the west side of the front of the house, by a drain pipe running down in the corner, behind the shrubs, as indicated in Figure 5.



Figure 5 - Location of gas meter

The Applicant also proposes to construct a 10-foot by 20-foot concrete patio in the backyard. The patio will be slightly visible from the public way, as the chairs in the background of Figure 5 indicate the location of the patio. The location of the patio is also shown in Figures 6 and 7, below. The chairs in the photo are arranged so that the patio will end just outside of where they are sitting in a rectangular shape.



Figure 6 - Placement of 10x20 rear concrete patio



Figure 7 - Placement of 10x20 concrete patio

Chapter 9.D recommends against “new patios of concrete slabs in readily visible locations.” The rear yard is not highly visible from the street, but it will be slightly visible. Chapter 9.D recommends, “construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way” and “construct new terraces or patios visible from a public way from brick, stone or concrete pavers designed to look like indigenous stone.” There is a large granite retaining wall near the location for the proposed patio, as well as granite foundation on the house. Using stone as the paving material would be more in-keeping with the Guidelines recommendation to use materials compatible with the setting.

Staff Recommendation: Staff recommends Denial of the concrete patio and recommends Approval of a 200 square foot stone patio, in a stone color to match the house. Staff recommends Approval of the gas meter installation and tree removal. Staff recommends Approval and tax credit pre-approval for the porch repairs.

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. Diane Wimsatt. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Ms. Wimsatt showed a photo of pavers she would like to use that look better than concrete. Ms. Wimsatt proposed a flagstone border around the patio to match the existing flagstone walkway on the property.

Mr. Reich asked what the pavers were made of Ms. Wimsatt said the Home Depot website indicated the paver was called Rumble Stones. Mr. Reich said this sounded like a style name not a material name and said the pavers looked like concrete pavers. Ms. Holmes said the Guidelines recommended “construct new terraces or patios visible from a public way from brick, stone or concrete pavers designed to look

like indigenous stone.” Ms. Holmes said that from a distance the pavers might look like stone. Mr. Shad said that would look fine.

Ms. Zoren said a mixed color palette would look better than a flat color. Mr. Reich those types of pavers are made out of concrete now. Ms. Wimsatt said there is differentiation in color and that they are flexible on the kind used. Mr. Reich asked about the paver size. Ms. Wimsatt said some are half size, some are quarter size, allowing layout variations. She said they sell three sizes that are all the same length. Mr. Reich asked if there will be a border. Ms. Wimsatt said they would do a border and explained that they have a gray flagstone walkway, so she thought flagstone would look best. Ms. Wimsatt said there is also a larger paver stone that could be used for the border.

Ms. Tennor said the existing foundation stone and retaining wall have irregular shaped stones that mimics Ellicott City’s natural indigenous stones. She said the proposed stone will work well.

Ms. Wimsatt said the Home Depot website indicated the proposed stones are called RumbleStone, which are concrete with many color and size options. She showed the photo on her phone to the Commission Members.

Mr. Reich asked if the proposed stones will be dry laid on top of a concrete slab. Ms. Wimsatt said soil would be removed, sand would be placed on top of the soil, followed by a polyurethane layer and then the stones would be laid on top. A material like sand will be put in between the stones for the grout and once it combines with water it will expand to finish off the patio.

Mr. Reich said the proposed patio is okay, since it is behind the house, will have pavers that appear to be bricks, and will be a gray color that will blend in to the surrounding area.

Ms. Tennor asked how wide the flagstone border will be compared to the central patio. Ms. Wimsatt said the brick style pavers are 7 inches and the square edging pavers appear to be about 10 inches x 10 inches. Ms. Tennor asked if the border would be a single row outside of the pavers. Ms. Wimsatt said yes, it would be a single row, similar to the photo shown earlier to the Commission.

Ms. Zoren asked if the ground will be level so the paver patio will be flat, since the property has several slopes. Ms. Wimsatt said part of the rear yard is more sloped than the other area, but she is not planning to go far into the sloped area. The flagstones would be stepped up to retain the slope where needed, and the patio will be inclined for water drainage.

Ms. Holmes asked Ms. Wimsatt to email the product specs to her. Ms. Holmes asked for two quotes for the work on the front porch for the Façade Improvement Program.

Mr. Reich asked if there was any one in the audience who wished to testify. There was no one who wanted to testify.

Motion: Mr. Reich moved to approve the application as follows:

- 1) Approve the removal of the tree and replacement with a Redbud, without tax credit approval.
- 2) Approve the repainting and replacing of floor boards on the front porch with tax credit approval.
- 3) Approve the gas meter on the west side of the house.
- 4) Approve the installation of a 10-foot by 20-foot patio in the back yard, with Staff to approve the exact products to be used on the patio.

Ms. Tennor seconded. The motion was unanimously approved.

HPC-17-38 – 3646 Fels Lane, Ellicott City, HO-979

Certificate of Approval for exterior alterations.

Applicant: Brianna Sanden

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1900. The Applicant seeks approval to construct a deck with a pergola off the northwest side of the house. The deck would be 16 feet wide and 14 feet deep. The deck would be built up against the side door of the house, where there is currently a small concrete walkway leading to the door. The deck will be constructed low to the ground from the side yard, but extend over the sloping area below that contains a granite staircase to the lower yard. The application states that the deck “would be constructed of pressure-treated lumber boards, with the floor boards simply sealed. The rails would be made to match the rails on the front porch, only higher to meet with safety needs.” The Applicant confirmed via email that the railings will be 42 inches high and constructed of wood.

The Applicant also proposes to build a pergola on the rear half of the deck, to be 16 feet wide and 7 feet deep. The application states that “the top boards will be made to match the trim on the front porch, distributed 1 per foot, with two columns distributed at the supporting points out from the house. The columns will also match the columns on the front porch. The entire pergola; columns, railings and roof; will be painted white.”



Figure 8 - Proposed deck and pergola



Figure 10 - Aerial view of property



Figure 9 - Aerial view of property



Figure 12 - Existing porch railings



Figure 11 - Location of deck and pergola

Staff Comments: The proposed deck does not comply with the Guidelines. Chapter 7.B of the Guidelines states, “decks should not be added to a historic building’s primary façade or a façade highly visible from a public way...and should be related in detail as much as possible to the style and character of the building.” This chapter states that the Guidelines for building additions are also applicable for new decks. Chapter 7.A explains, “typically, the primary view of a building is its front façade. However, Ellicott City’s hilly topography and winding streets often provide prominent views of a building’s rooftop, side or rear elevations as well as the front façade. When designing an addition, all views of the building should be considered.” The side of the house is highly visible and is the first view of the house as one comes down Fels Lane. Staff finds the proposed deck and pergola are not related to the style and architecture of the house. The proposed location is not appropriate for this proposal and it is not common, if at all found, to see a deck in such a prominent location. It would be more typical to see the porch continued around the side of the house, although on Fels Lane front porches are a highly characteristic building feature.

The proposed deck would start at the top of the granite staircase, visible in Figure 13 below. The deck would extend out over the historic granite staircase and lower portion of the yard. The rendering in Figure 8, above, shows a gap in the railing where a staircase could be located. The Figure 8 rendering does not show a railing coming off the side door, which would be required to avoid a fall hazard down the staircase. However, the rendering in Figure 15, below, does not show the staircase. The Applicant has stated that they would like to construct the staircase, but the contactor was not sure that would be a good location for the stairs. The Applicant would like the option to add the stairs later if determined that it will work. If the Commission approves this project, Staff finds the stairs should come back to the Minor Alterations agenda for approval of the design.



Figure 13 - Location of deck



Figure 15 - Side view of deck and pergola

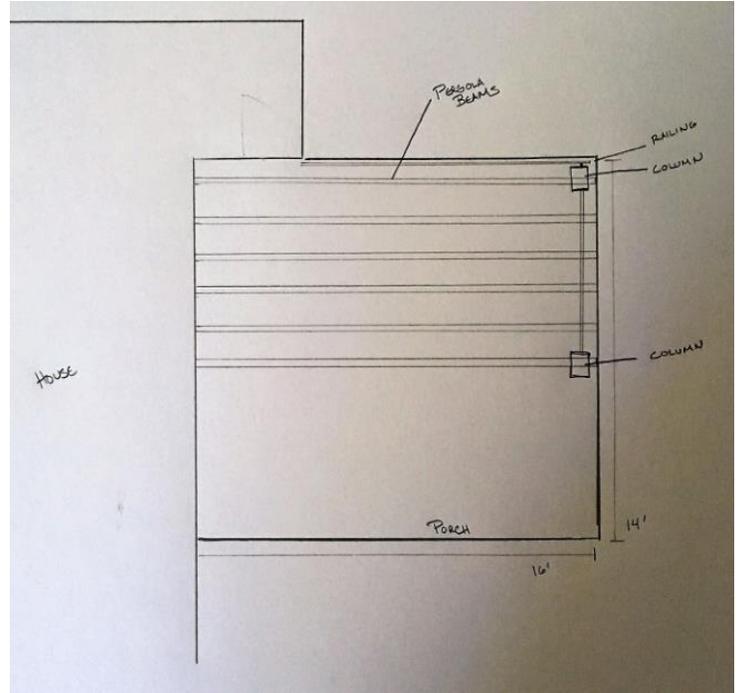


Figure 14 - Pergola truss birds eye view



Figure 16 - View of proposed deck from lower yard

The proposed white railings and columns that would match those on the historic porch do comply with the Guidelines. However, the proposed pressure treated lumber deck does not comply with the Guidelines. Chapter 7.C recommends, “on historic buildings, construct porches of painted wood rather than poured concrete, metal or unpainted wood. Use stained or unpainted wood only for less visible features of a new porch, such as the decking or step treads on the rear of a building in a location not facing or highly visible from a public way.” The proposed deck will be highly visible from the public right

of way and pressure treated lumber is not appropriate. Moreover, painting the proposed deck to simply comply with the Guideline is not appropriate either because it will still read as a deck tacked on to a prominent side of the house, rather than a carefully designed, historically and architecturally compatible addition.

Staff recommended the Applicant consider a stone or brick paver patio in the side yard in front of the granite staircase, as the original rendering appeared to have the deck sitting on the ground. Staff also recommended the Applicant consider moving the deck and pergola to the lower level, where it would not be adjacent to the primary facade and so highly visible from the public way. The Applicant responded:

Yes, I understand that the deck is not the most ideal option, but putting in a stone patio would actually take away the slope of the hill right there, which is super useful during flooding, as it funnels the water away from my foundation. I wanted to keep the slope intact, to help with water drainage toward the creek, rather than my back porch.

Another reason is that I have an issue with digger bees, as that slope is the one area in my yard that gets good, continuous sunlight, and the bees go crazy making their nests there. Since I'm allergic to bees, I want to make the deck above this slope, to keep it shaded, and keep the soil moist enough to keep the bees out.

Staff finds a properly constructed pitched patio could still funnel water away from the foundation, if constructed properly. While Staff originally recommended a patio at the top of the stairs (which is where Staff thought the project location as), a terraced patio could also be constructed at the bottom of the historic granite steps, or the deck could project out from that point as well. Staff recommends against constructing the deck over the granite steps, which would hide a historic landscape feature. The area would still function for proper drainage with a patio, if it was constructed properly. By placing a patio or decking at the bottom of the granite staircase, the deck and pergola are no longer visible from the front façade and public right of way, and the proposal would comply with the Guidelines. Additionally, if the granite steps needed to be reset, that work would most likely qualify for the 25% Historic Property Tax Credit, as the granite steps appear to be a historic landscape feature.



Figure 17 - Suggested patio/terracing options

The proposal as submitted does not comply with the Guidelines and the construction of a deck and pergola in this location would detract from the architectural integrity of the house and neighboring historic homes. Furthermore, if there is a bee or yellow jacket problem, the construction of a deck would not prohibit them from surviving in the ground. An exterminator may be necessary to remove a ground hive.

Staff Recommendation: Staff recommends the Applicant withdraw the current application and submit a new proposal for a stone patio or a lower deck that is in keeping with the Ellicott City Design Guidelines. Otherwise, Staff recommends Denial of the application as submitted, in which case the Applicant cannot return for one year for the same or similar design.

Testimony: The Applicant was not present at the meeting. Ms. Holmes said she observed that the Applicant had constructed a patio in the side yard about 20 to 30 feet away from the proposed deck location when she visited the property last week. A Zoning Complaint has been received as well on the new patio. Ms. Burgess said the location of the new patio was further back in the yard but still in the side yard visible from Fels Lane. The Commission discussed whether they should consider the application before them while there is an active violation on the the property.

Mr. Shad swore in Mr. Joseph Hauser. Mr. Hauser resides at 3637 Fels Lane near the Applicant's property. Mr. Hauser said he was in opposition to the application. He surveyed historic Ellicott City's streets, including Church Road, Fels Lane, Courthouse Drive, Court Avenue, Main Street, Merryman Street and Hill Street, except Sylvan Lane. He explained that there is one house on Church Road with a side deck that was not visible from the street. He said there are no decks on the front of the houses in the historic district and all the houses on Fels Lane have only front porches, not wrap-around porches, except Mr. Hauser's house.

Mr. Hauser said the view from his house would be ruined if the Applicant built a deck and pergola on the side of the house. Mr. Hauser agreed with Staff's recommendations of having a lower deck or stone patio, stating that he preferred a patio since most of the houses used natural materials. He said the patio could be built below the stone wall, which was a retaining wall for a previously existing house that is on the Applicant's property. Mr. Hauser said the Applicant could restore the stone foundation wall and the stone steps, which are historic, could lead down to a patio or deck that is out of the view of Fels Lane, and that for the majority of the year, would be out of the view from Ellicott Mills Drive.

Mr. Hauser read Chapter 6 Guidelines, which state "alterations should not make the building appear either older or newer than it is known to be." Mr. Hauser said the deck and pergola would change the entire look of the house. He also stated Chapter 6 said, "Substantial yet simple front porches are a prominent feature for many homes constructed during the late 19th and early 20th centuries. Along upper Main Street and Fels Lane, most of the houses from this period have front porches that run the full width of the house. Loss or alterations of these porches would compromise not only the individual house but also the form and rhythm of the streetscape." Mr. Hauser said even though the Applicant is not proposing to remove a feature, the proposal to add a feature will detract from the front porch and will have an impact on the streetscape. He said that Chapter 6 has recommendations that suggest the deck should not be built in the proposed location and that there is no precedent for its construction.

Mr. Hauser said the side patio has already been under construction, without prior approval. Mr. Hauser said the Applicant used heavy equipment to take stone from the foundation of the house next door

which is on the Applicant's property. The top of the retaining wall next to the house was rebuilt. The place where the patio is located was lower but is now built up and filled with stones to be level. The leftover stones from the foundation wall were used as a screen on the front of the patio. Mr. Hauser said the 12 x 12 concrete pavers should have been approved first.

Mr. Hauser said he will not be able to attend the HPC meeting next month. Mr. Hauser said he was not in opposition to the side patio as long as it is screened. Mr. Shad said there is not much room on the back of the property as a result of the subdivision and it looks the side if the only option for any patio work. Mr. Hauser pointed out there is an enclosed porch on the rear of the building. Ms. Holmes said the restoration of that porch would qualify for tax credits.

Mr. Roth asked if the Applicant saw the Staff report. Ms. Burgess and Ms. Holmes said the report was sent to the Applicant via U.S. mail. Ms. Holmes said she has not spoken with the Applicant since the Staff Reports were sent out, only prior to the completion of the Staff Report. Ms. Tennor asked when the Applicant's response of "the deck is not an ideal option" was received. Ms. Holmes said the Applicant responded while the Staff Report was being written and she asked the Applicant if there was any interest in amending the application.

Mr. Roth asked if the Applicant was aware of what was said in the Staff Report, that if the if the Commission denied the work, the Applicant cannot return for a year for the same or similar work. Ms. Holmes said the Staff Reports were sent to all Applicants and she asked the Applicant additional questions during the drafting of the Staff Report. Ms. Holmes said she informed the Applicant that the Staff would be recommending denial of the application to the Commission.

Ms. Tennor asked what will happen to the side patio already under construction. Ms. Holmes said a Notice of Violation for the zoning violation will be sent to the Applicant.

Mr. Taylor asked if the Applicant was aware that her case was schedule for the June 1st meeting. Ms. Holmes said the Applicant submitted the application for the June meeting's deadline. The Staff Reports were sent via First Class mail to the property address the Applicant provided and in this case, the property address was the same as the mailing address.

Mr. Taylor said if the Commission denies the application, it prohibits the Applicant from returning to the Commission with a similar application for a year.

Mr. Shad recommended the Commission continue the case to June meeting next month, giving the Applicant a chance to appear. If she does not, then the Commission can decide as needed.

Mr. Hauser asked for clarification that the Commission can deny the side deck and the Applicant can still return next month for the patio. Mr. Shad said correct, the patio will be a separate application. Mr. Taylor said the Commission can deny the application if the proposal is not within the Guidelines or give an opportunity to the Applicant to testify at next month's meeting. Mr. Reich agreed to give the Applicant a chance to testify at next month's meeting.

Motion: Mr. Reich moved to continue the case to next month's meeting. Ms. Tennor seconded. The motion was unanimously approved.

HPC-17-39 – 6198/6200 Montgomery Road, Elkridge

Advisory Comments for subdivision with demolition.

Applicant: Stephanie Tuite; Fisher, Collins & Carter Inc.

Background & Scope of Work: This property is not located in a historic district and it is not listed on the Historic Sites Inventory, although it is eligible for inclusion. According to SDAT the building dates to 1949. The Applicant proposes to demolish the historic house, along with four other structures on the site and create a 7-lot subdivision. The other structures do not appear to be historic. The subdivision will take two existing parcels to create the 7 lots. Access to all new houses will be from a use-in-common driveway accessed from Bellanca Drive. The existing house can be seen marked 'TBR' (to be removed) on Lot 7. The proposed new house will sit almost where the existing house is. The use in common driveway is located on the edge of the lot.

Staff Comments: The main historic structure faces Montgomery Road. The house was constructed in a variant of a Cape Cod style and has a front bay with a fieldstone façade and a center fireplace. Cape Cod style homes are the vernacular style found in this area, but they are being demolished with more frequency for the construction of larger homes. This house is a unique style of Cape Cod that is not commonly found.



Figure 18 - Front of house to be demolished

Based on the subdivision plan that was submitted, Staff finds no reason why the historic house cannot remain as it fits on a lot and does not impede the construction of this subdivision. An addition could be constructed off the rear of the existing house if a larger footprint is desired. The neighboring homes are modest homes; a more typical Cape Cod and a rancher. While there is larger new construction a few lots away, the removal of this historic home will negatively impact the streetscape.



Figure 19 - Neighboring homes



Figure 20 - Subject house and neighboring homes

Staff Recommendation: Staff recommends the house be retained in its existing location and not demolished.

Testimony: Mr. Shad swore in Ms. Stephanie Tuite. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Ms. Tuite said she submitted photos to Staff showing the small interior rooms, typical in a Cape Cod construction, and mold in the basement, which are the reasons for the house to be demolished. Ms. Tuite provided additional copies of the subdivision plan showing the specimen trees located on site.

Mr. Reich asked if there are existing lot lines between the buildings on the plan. Ms. Tuite said the lot in the back was very recently built and explained that the historic house on Montgomery Road was combining land with the new construction house on Bellanca Drive for the subdivision. d . Ms. Zoren

asked how old the house on Lot 1 was. Ms. Tuite said the house is not even a year old yet. Mr. Reich asked if the house were to be saved and sold as a separate lot, will it need to go through the subdivision process first, then site plan approval. Ms. Tuite said yes. Mr. Reich asked if a contract buyer would be permitted during the subdivision process. Ms. Tuite said typically no.

Mr. Reich said subdividing the property is about a two to three-year process for the owner, who can sell the historic house while awaiting subdivision approval work that would provide income to the owner. Mr. Reich does not understand why the owner wants to demolish the house because of small rooms because the owner can add additional space to make the house bigger, and even saving the footprint of the house makes better sense rather than demolition.

Ms. Tuite said the mold in the basement is one of the reasons the owner wants to demolish the house. Ms. Tuite said the house was built over the building restriction line and to rebuild or reuse the entire foundation cannot be done because it was over the restriction line. Reich said that was not the case because he recently rebuilt a house in Ellicott City that was 30 feet over the building restriction line. He said the foundation was saved and the house was rebuilt. Ms. Burgess said if the Applicant wanted to retain the house, the building restriction line issue could go through the alternative compliance process. Ms. Tuite asked if alternative compliance only applies to the historic district. Ms. Burgess said no. Mr. Taylor said the alternative compliance decision is made on a case by case determination. Ms. Zoren said the side of the house can accommodate an addition for more space.

Ms. Holmes said the house could be added to the Historic Sites Inventory, which would then allow it to qualify for tax credits for repair to the existing structure such as the removal of mold in the basement. The tax credit would pass on to the buyer, which could be a selling feature.

Ms. Tuite said the owners indicated they have no intention of selling the house, because it would not be marketable in its current condition. Ms. Zoren said there is lots of interest for a house at an entry market price point for the school districts in this area. Ms. Tennor said the house is unique and she cannot understand why it needs to be demolished.

Mr. Roth said there are concerns about development on Montgomery Road and that preserving this house would diminish over-development concerns.

Ms. Holmes asked if the structure on Lot 6 would be set back further, because it is the only one that is out of line with the other houses. Ms. Tuite said the lot was designed to be angled further away, rather than looking straight into the back of the neighboring- house.

Ms. Tennor said the developer should be attending the meeting for a direct conversation with the Commission. Ms. Holmes said a follow up cover letter is sent to the Applicant outlining the Commission's advisory comments and that the minutes are also included with the letter.

The Commission recommended saving the historic house.

Mr. Taylor said the statute does allow the Commission to request the Director of Planning and Zoning direct an Applicant to resubmit a plan if it is not consistent with the Commission's advisory comments.

Motion: Mr. Reich moved to asked the Director of Planning and Zoning to require the Applicant to return for advisory comments pursuant to the County Code. Mr. Roth seconded. The motion was unanimously approved.

Other Business: Ms. Holmes said they have received applications for the assessment new tax credit. She provided each Commission member with flash drives that contained all the detailed expenditures for the applications and asked the members to review. The flash drives were checked to be legitimate files related to tax credit expenditures. Ms. Burgess said there are no obligations to process all ten applications at once and they will not necessarily all be heard at next month's meeting. There is still additional information needed for each of the applications received, such as completed application form and pictures.

Ms. Tennor moved to adjourn. Mr. Roth seconded. The motion was unanimously approved and the meeting was adjourned at 8:29 p.m.

*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

July Minutes

Thursday, July 6, 2017; 7:00 p.m.

The sixth meeting of the Historic Preservation Commission was held on Thursday, July 6, 2017 in the C. Vernon Gray room located at 3430 Court House Drive, Ellicott City, MD 21043. Ms. Tennor moved to approve the June minutes. Mr. Roth seconded. The motion was unanimously approved.

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

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

PLANS FOR APPROVAL

Consent Agenda

1. HPC-17-42 – 8120 Main Street, Ellicott City

Regular Agenda

2. HPC-17-40 – 8307 Main Street, Ellicott City
3. HPC-17-41 – 7912 Savage Guilford Road, HO-41
4. HPC-17-43 – 8398 Main Street, Ellicott City
5. HPC-17-44 – 8307 Main Street, Ellicott City
6. HPC-17-38 – 3646 Fels Lane, Ellicott City, HO-979 (continued from June)
7. HPC-17-46 – 3646 Fels Lane, Ellicott City, HO-979

CONSENT AGENDA

HPC-17-42 – 8120 Main Street, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Kelli Myers

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 install a shed style awning on the front of the building. The awning will be Oz Green, to match the color of the building façade. The awning will be 23 feet wide with a 3 foot drop and 33-inch projection to clear the nearby telephone pole. There will not be any graphics on the awning. The framework of the awning will be corrosion resistant zinc galvanized “polymer and chromate coated structural steel tubing.”

The application explains that the building is located on the sunny side of the street and that a significant amount of heat is coming through the large single pane windows causing high utility bills. The application states that merchandise displayed in the windows are getting faded and damaged.

Staff Comments: Chapter 6.L recommends “when installing awning or canopies, use shed-style awning that are scaled appropriately for the building size and window spacing. Awnings should be made of non-reflective canvas or another strong fabric, in a color compatible with the building façade.” The proposed awning will be a shed style and the color will be compatible with the building façade.

Chapter 6.L recommends against awnings “that obscure character-defining features of the building.” The rendering shows the awning sitting directly below the cornice line. If this is an accurate representation of where the awning will be installed, then the cornice, which is a character defining feature of the building, will not be obscured.

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: Mr. Shad asked if anyone in the audience wished to present testimony. There was no one in the audience who wanted to testify. Mr. Reich asked if the proposed canopy replaced an existing one shown in the historic photograph. Ms. Holmes said no, historically there was a canopy, but not in recent years.

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

REGULAR AGENDA

HPC-17-40 – 8307 Main Street, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Chris Eatough, Howard County Office of Transportation

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 install a bike share station in a parking spot in front of 8307 Main Street where the Su Casa store is located. The station will contain 9 docks/bikes and will be 18 feet 5 inches long by 7 feet wide. The bike frames will be white. The station will contain a kiosk with a solar panel mounted on top, which powers the bikes. Examples of comparable bike stations are shown in Figures 1 and 2.



Figure 1 - Example of bike share station



Figure 2 - Example of bike share station



Figure 3 - Proposed location for Ellicott City bike share station

Staff Comments: Staff is in favor of providing a bike share station in Ellicott City, but needs to consider the consistency of the Guidelines when deciding the location and the impact of the solar panels on Main Street and the Historic District.

In 2009 the Commission adopted Guidelines for the 'Use of Solar Panels and Other Solar Devices in Historic Districts.' These Guidelines are generally written from the perspective of being used on a structure and not altering historic features. However, the Solar Panel Guidelines do address detached solar arrays. The Guidelines recommend, "locate detached arrays of solar panels and other solar devices at a historic site in the rear or side yard if the arrays are not highly visible from the public streets and do

not detract from other major character-defining aspects of the site. The location of detached solar arrays should also consider visibility from adjacent properties, which shall be reduced to the extent possible while still maintaining solar access.” The proposed solar panel, as it will be located in front of the historic building, will be highly visible from the public right of way. However, the building at 8307 Main Street has a parapet wall on the front façade, so the actual roof is not visible in this location. An alternative location for the solar panels, if feasible, could be on the roof, with the lines run down the side of the building where other equipment is located to connect to the bike station.

The request for the bike share station does not easily fit within the Guidelines. Chapter 10.B addresses off-street parking, and the bicycles could be considered an alternative type of parking. Chapter 10.B recommends, “locate new parking facilities to minimize the impact on historic buildings and streetscapes. Design parking areas, curb cuts and driveways to be no larger or wider than necessary to accomplish their function.” The proposed bike station will fit into an existing parking space, which complies with the Guidelines as it will not be larger than necessary to accomplish the function and will minimize the impact on the historic building as it will not be much different than if a vehicle was parked in the space.



Figure 4 - Facade of 8307 Main Street

Staff has requested additional information regarding the overall size of the kiosk and solar panels.



Figure 5 - Location of proposed Ellicott City bike share station

Staff Recommendation: Staff recommends Approval of the installation of the bike station but recommends an alternate energy source be considered for this location, or recommends an alternate location for the entire bike system be identified, where solar panels would be more appropriate. The additional information on the kiosk is still needed in order to make a recommendation.

Testimony: Mr. Shad swore in Mr. Chris Eatough and Mr. Philip Nichols. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. Eatough said the new County bike share program just launched with seven stations and seventy bicycles, primarily in the Columbia downtown area. The program offers the public 24/7 on demand bike use. The County would like to expand the program and add two more stations, one in historic Ellicott City and one at the George Howard Building, in September.

The area in front of the Su Casa store was identified as an ideal location, because of its high visibility and easy accessibility. The County will formalize an agreement with the property owner to use the location. Mr. Eatough understood the concerns about solar panels in the Historic District and he said the bike station can be plugged in to the electrical grid for use without solar panels. He also said that the proposed station is a seven-dock station, instead of the nine-dock previously noted. Mr. Nichols showed a photo of a thirteen-dock station that is currently on the corner of Broken Land Parkway and Little Patuxent Parkway, to show the Commission the product the County is using. Ms. Burgess asked if the station in the photo is without a solar panel. Mr. Nichols said correct. Ms. Holmes asked for the dimensions of the kiosk. Mr. Eatough said the kiosk is around seven feet tall. He did not have an exact specification on the width, but said the kiosk would fit within the 18 foot 5 inch width of the bike share station, along with the bicycles. Mr. Eatough said the kiosk is about three feet wide.

Ms. Tennor said the challenge is that the bike stations need high visibility within the Historic District, yet its designs are too modern. Mr. Bennett said two handicapped parking spaces may be lost in the proposed station location. Mr. Nichols said the property owner was aware of this potential loss and will accommodate the spaces elsewhere.

Mr. Roth asked if the solar panels served as the power source for the bikes. Mr. Eatough said the station itself needs power for the docking mechanism and the bikes have an electric assist feature.

Mr. Reich asked where can one safely ride bikes on Main Street. Mr. Eatough said the purpose of the bike program is for travel between the George Howard Building and Main Street, Ellicott City. The electric assist bikes are suitable for navigating hills around the Historic District. The traffic is low and roadways are wide enough along Rogers Avenue, Church Road, and Ellicott Mills Drive to accommodate cyclists. Mr. Nichols said the Trolley Trail offered recreational opportunities for the bikes as well.

Mr. Reich said for the past 50 years people were opposed to the overhead electric wires in historic Ellicott City, which is why he opposed solar panels. He said although the solar panels are greener and sustainable, the bikes should be connected to the electric grid. Mr. Reich said the kiosk's height should be kept low and visually unobtrusive, since the proposed location offers ideal vista views of downtown. He said the installation of a tall modern bike station was not desirable within the Historic District.

Mr. Shad asked if there was any one in the audience who wished to testify. There was no one who wanted to testify.

Mr. Reich asked if there were other kiosk design options. Mr. Eatough said the County is under contract with one vendor who offers the existing design, but he can discuss with the vendor the possibility, if any, to minimize the size of the kiosk.

Ms. Tennor asked what happens if one station has more bikes than it can dock after riders return them to different stations. Mr. Eatough said the kiosks are monitored full time by a contractor who will move the bikes among stations to make sure the bikes are evenly distributed.

Mr. Roth asked about the bike's battery life. Mr. Eatough said a single charge will last about 30 miles and explained that the bikes will be charging in between use when they are docked at the station. The electric assist was the main consideration for hilly areas in Ellicott City.

Mr. Roth asked who the primary riders will be. Mr. Eatough said mainly Howard County employees from the George Howard Building going to and from Main Street. The program is also ideal for people who work and live on Main Street. Mr. Roth said if the station was installed in a parking lot, it would increase ridership of tourists who park their cars in the parking lot. Mr. Eatough said the primary function will be for people who work and live around historic Ellicott City.

Ms. Tennor asked if the stations are permanent fixtures. Mr. Eatough said the stations can be removed easily because the stations are anchored to the ground with bolts and there is no excavating involved.

Ms. Burgess asked about the possibility that the advertisement space on the kiosks can be purchased by the Ellicott City Partnership, or other organizations, to feature a map of Ellicott City rather than independent advertisers. Mr. Eatough said the space is available, but the cost still needs to be determined by the vendor. Ms. Burgess said since the advertisement can change throughout the year, the Commission would consider that to be a sign, which requires approval. Ms. Tennor suggested that the ad space could be reserved for public information use rather than private use. Ms. Burgess agreed it would be helpful for wayfinding. Mr. Nichols said if smaller kiosks can be found, it may eliminate the advertisement board on the station all together.

Mr. Shad asked if just the rental box can be installed without the kiosk. Mr. Eatough said he will check with the vendor. Ms. Zoren said the kiosk is above human scale, which visually blocks pedestrian orientation on Main Street. Perhaps limiting the height of the kiosk to four feet is better.

Mr. Reich asked if there is a touchscreen on the kiosk. Mr. Eatough said the proposed kiosk will not have a touch screen, although others do. He explained that users can download an application on their phones or register online for a key fob to use the bikes. The kiosks serve an informational purpose, with a map of the area and instructions on how to use the bikes. The informational material is printed, it is not digital.

Mr. Taylor said each advertisement would need to be approved by the Commission, since it is considered a sign.

Mr. Eatough asked if the vendor can install just the gray box containing the power source without the kiosk above, would the Commission approve it or will a separate application need to be made. Mr. Reich said the Commission can approve it, if it is only the gray box. Mr. Bennett said the gray box may attract ad stickers or graffiti. Mr. Eatough said the vendor will maintain the stations for cleanliness.

Mr. Reich said the proposed location is a good open area with high visibility at the entrance of the Main Street encouraging people to use bikes.

Mr. Taylor asked if the Applicants are withdrawing the request to use solar panels. Mr. Nichols said yes.

Motion: Mr. Reich moved to approve the bike station with the base unit of the kiosk, as shown in the photo provided by the Applicant, and if the kiosk needs to be more than the base unit, then the

Applicant will return to the Commission for approval. Ms. Tennor seconded. The motion was unanimously approved.

HPC-17-41 – 7912 Savage Guilford Road, HO-41

Tax credit pre-approval.

Applicant: Nicole Taylor

Background & Scope of Work: This property is not located in a historic district, but is listed on the National Register of Historic Places since 1978 and is listed on the Historic Sites Inventory as HO-41, the Commodore Joshua Barney House. The inventory form indicates the house was constructed circa 1811-1817. This property also has a Maryland Historical Trust (MHT) easement on it. The Applicant has recently purchased the property, which has been bank-owned for several years and neglected as a result. While vacant, the house was not properly winterized and pipes burst, causing a lot of interior damage. The previous property owner also made alterations to the house without MHT approval (which is required because of the easement) and some of these alterations have caused problems in the house that the current Applicant/new owner is seeking to fix. The Applicant seeks tax credit pre-approval for tax credits 20.112 and 20.113. There is a large addition on the side/rear of the property that is not eligible for tax credits as it is not historic. The original, historic house consists of the three-bay wide brick structure and a portion of the side addition, which was later enlarged. The proposed work includes:

- 1) The previous owner added a brick patio to the front of the house that is causing water to infiltrate into the foundation and walls of the house and has damaged the plaster on the interior. The Applicant proposes to trench and pipe water away from the front of the house where the brick patio adjoins the house. The Applicant will then replace/repair any loose or missing bricks.



Figure 6 - Brick patio causing interior damage



Figure 7 - Interior plaster damage from front brick patio

- 2) Prep, paint and repair as needed the existing shutters on the building. The color will remain black. Staff finds the shutters on the front façade of the house and sides of the brick portion are eligible for the tax credit (see Figure 8).
- 3) Repair the peeling paint on the brick portion of the house and repaint to match the existing color (see Figure 10).
- 4) Replace broken glass panes in various windows throughout the house. The windows located in the historic portion of the house are eligible for the work.
- 5) Repair the light fixtures on the front of the house (see Figure 9).
- 6) Repair a burnt wire on the side of the building (non-historic part of house).
- 7) Replace modern dormer window in the upstairs with a wood window to match the historic window on the opposite side of the house as required by MHT (see Figure 11 and 12).



Figure 8 - Damaged shutter



Figure 9 - Damaged light fixture



Figure 10 - Peeling paint



Figure 11 - Modern dormer window to be replaced



Figure 12 - Historic dormer window; the modern gable window will match this window

The following work will take place in the interior of the building:

- 8) Repair damage caused from a plumbing leak in the foyer (see Figures 13 and 14).
- 9) Repair all broken radiators and refinish the wood floors that were damaged from the leaking radiators (see Figure 15 and 17).
- 10) Repair damaged plaster walls throughout the historic portion of house (see Figure 16).
- 11) Repair broken baseboard heating units.
- 12) Repair ceiling damage from an upstairs bathroom pipe that burst.
- 13) Spray joists in basement for mold and mildew and repair damaged plaster walls.



Figure 13 - Damaged foyer ceiling from burst pipe



Figure 14 - Damaged foyer ceiling



Figure 15 - Damaged wood floors



Figure 16 - Damaged plaster walls



Figure 17 - Broken radiator

Staff Comments: This house is eligible for Howard County historic property tax credits because it is listed on the Historic Sites Inventory as HO-41. The proposed work complies with the Section 20.112 tax credit criteria as the exterior work 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 Applicant has to repair the house to the standards of the Maryland Historical Trust because the Trust holds an easement on this property, so this application consists of repair work, rather than replacement. The proposed work complies with the Section 20.113 tax credit

criteria as the proposed restoration and rehabilitation is “in accord with the U.S. Secretary of the Interior’s Standards and Guidelines for Rehabilitating Historic Buildings.” For example, the proposed work complies with Standard 6, “deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.”

The expenses for this property will be over the \$5,000 required by Section 20.113 of the County Code, but there is the possibility that the restoration may not trigger the property to be re-assessed, in which case the 20.113 tax credit may not be applicable, but that is unknown as this time.

Staff finds Items 1-7 qualify for the Section 20.112 tax credit. While Item 6 is located on a non-historic part of the house, the faulty wiring could result in a fire that would in turn damage the historic portion of the house. Staff finds Items 1-13 qualify for the 20.113 tax credit.

There were other items referenced in the application that dealt with the non-historic addition to the house and are not applicable for the tax credit.

Staff Recommendation: Staff recommends 20.112 tax credit pre-approval for Items 1-7 and 20.113 tax credit pre-approval for Items 1-13.

Testimony: Mr. Shad swore in Ms. Nicole Taylor and Mr. James Taylor. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Ms. Taylor said most of the repair costs are rolled into the renovation loan. She explained that many crucial repairs like roof leaks and plumbing will be done immediately while secondary items like refinishing wood floors will be done later while they are occupying the house. The goal is to make the house in good livable condition for her family.

Mr. Shad asked if there was any one in the audience who wished to testify. Mr. Fred Dorsey said yes.

Mr. Shad swore in Mr. Fred Dorsey. Mr. Dorsey is the President of Preservation Howard County. He explained that since 2014, the Joshua Barney House has been on the organization’s endangered list as the Bank neglected the maintenance of the house under its ownership. Mr. Dorsey contacted the bank many times and he also contacted MHT, without success. He recommended MHT have the Bank bring the property into compliance with the easement violation, so the burden would not pass to the next owner. Unfortunately, MHT did not have the staff capacity to address the violation. Mr. Dorsey assembled historical contexts for realtors to provide to prospective buyers after he learned realtors were not providing adequate information about the property. Mr. Dorsey looks forward to removing the house from the endangered list. He is very excited about the new owners and is in full support of their proposed work.

Ms. Tennor asked about the installation of a new metal, French style door in the garage area that did not seem historic. Ms. Holmes said not all of the house was historic and that item was located in a non-historic portion of the home.

Ms. Zoren wanted to know what was causing the leak at the brick patio. Mr. James Taylor said the patio is tilting towards the house. He said there is a non-porous concrete pad under the bricks which directs the water into the house. Ms. Zoren was unsure if the trench drain would be sufficient to solve the problem versus constructing a trench drain and grading the land to slope away from the house.

Ms. Tennor said MHT commented that the brick walkway was not original, and asked if removal was required. Ms. Taylor said MHT noted the brick walkway was causing water leaking into the house, but did not comment about it being historically inaccurate or say that it needed to be removed. Ms. Taylor did not want to remove the walkway yet due to the cost of removal.

Mr. Shad asked if the Applicants were clear on what MHT required to bring the easement violation into compliance. Ms. Taylor said MHT said if something is replaced same for same then no approval is needed, which is what they are doing currently. Mr. James Taylor noted secondary items, such as staining the floor will be done later. Ms. Taylor said MHT recommended the house be inspected and determine why water is going into the house, which could be due to the grading. Ms. Taylor said MHT's violation concerns were with the gazebo and the awning, but they were removed by the Bank. The remaining items, like rebuilding the historic dormer window, were secondary concerns which Ms. Taylor will work on throughout the year.

Ms. Holmes said for the assessment tax credit, the expenses must be \$5,000.00 or more, but it is possible SDAT will not register this work. A building permit of \$100,000 or more triggers a notice to SDAT, but since some of the proposed work is in kind repair, a building permit may not be required which will not put this on SDAT's radar. Mr. James Taylor said he already applied to have the property value reassessed to be in line with current market value, which amounts to a \$300,000 difference.

Ms. Holmes asked the HPC if there is any work that may be eligible for tax credit 20.113 that may also be applicable to tax credit 20.112 regarding safety, durability and weather proofing. Ms. Tennor said all the window repairs would be eligible. Ms. Zoren said the spraying of joists in the basement for mold and mildew. Mr. Lewis Taylor said repairing the damaged radiator for proper climate control to preserve the structure. Mr. Roth recalled a recent approval of an air conditioning (AC) unit. Ms. Zoren said the case was property specific, because the AC unit never existed before in the structure. Installing the AC unit helps with humidity control, which improved the integrity of the house. She said items 9, 11 and 13 also qualified.

Motion: Mr. Roth moved to approve the application items of one through seven, eleven and thirteen under Section 20.112 for tax credits. Mr. Roth moved to approve items one through thirteen for Section 20.113 tax credits. Mr. Reich seconded. The motion was unanimously approved.

HPC-17-43 – 8398 Main Street, Ellicott City, HO-340

Advisory Comments/Pre-Application Advice

Applicant: Ed Lilley, Howard County Historical Society

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to the Historic Sites Inventory form (HO-340), the building dates to 1840 and was the original courthouse. The Applicant seeks Advisory Comments/Pre-Application Advice for the installation of signage documenting the history of the African American community located on Fels Lane in Ellicott City. This area is now Parking Lot F at the corner of Main Street and Ellicott Mills Drive.

The Applicant has provided renderings of a three-panel cluster upright unit, in which each panel can be lined up or slightly offset. Each panel is 36 inches wide and 48 inches tall (see Figure 18). The Applicant has shown a location opposite of the existing Underground Railroad sign, across the pathway from the historic original courthouse building (see Figures 19 and 20).

Staff Comments: Chapter 11.D of the Guidelines provides recommendations for the use of “traffic, directional and other public signage.” Chapter 11.D explains, “the use of a unified, appropriate design for these signs (including the supporting poles and hardware) would reinforce Ellicott City’s identity as a historic district. Combined with a program to identify locations where signs will be most effective and to eliminate unnecessary signs, such a unified sign program would reduce some of the clutter that detracts from the historic character of Ellicott City’s streetscapes.” The proposed signage style does match the other historical signs in the area, which complies with the Guidelines since there will be a consistency in the design.

There is no formal wayfinding program in Ellicott City, although in recent years DPZ had applied for grant funds to tackle this issue, but was not awarded the grant. The Ellicott City Master Plan process is now beginning and wayfinding is an issue that will be addressed. The current sign styles are dated and newer, fresher, more engaging sign styles are needed.



Figure 18 - Proposed signs



Figure 19 - Proposed sign location



Figure 21 - Aerial view of site



Figure 20 - Alternate view of proposed location



Figure 22 - Front facade of historic courthouse

Chapter 11.D recommends, “use directional and informational signs conservatively, in locations that will maximize their effectiveness. Limit the number of freestanding poles to minimize streetscape clutter.” Staff recognizes that the proposed location makes sense, as it orients the viewer to the historic photographs that may be on the sign. However, Staff is concerned that the proposed signs are quite large and detract from the building by obscuring its view. Staff finds the history of the Fels Lane community is very important and suggests looking at other ways of designing interpretative signage. There has been a lot of discussion over the years about alterations to Parking Lot F and Staff is interested to see what recommendations the Master Plan produces. Staff also finds the proposed signage could be a good project for future grants as the setting around the courthouse and log cabin is a blank slate that could be improved. A few ideas, beyond the standard proposed signage, that Staff has identified are shown below (please note these are just ideas from other locations and are not necessarily appropriate for Ellicott City, but represent possibilities beyond standard signage).



Figure 23 - Ideas for alternate styles of signage



Figure 24 - Ideas for alternate styles of signage



Figure 25 - Ideas for alternate styles of signage



Figure 26 - Ideas for alternate styles of signage

Testimony: Mr. Shad asked if there are any additions to the Staff comments. Mr. Ed Lilley said he was open to suggestions.

Mr. Reich asked if the Historical Society will pay for the signs. Mr. Lilley said yes, along with other designated funds for African-American projects.

Mr. Reich wanted to know the Applicant's thoughts about Staff's alternative sign ideas. Mr. Lilley said he is open to different ideas.

Ms. Zoren said the example signs have a lower height. She explained that the lower height of the example signs is important to preserving the visual vistas of the historic structures. She said signs that are waist height would be more appropriate and she liked the design shown in Figure 24.

Ms. Tennor asked the purpose of displaying a lot of content on the signs. Mr. Lilley said people tend to favor consolidated information, rather than going to separate places to obtain it. Mr. Lilley said that because of the extent of information that he would like to provide to the public, a larger size sign is needed. He said the 36 x 48 inch panels would be preferred.

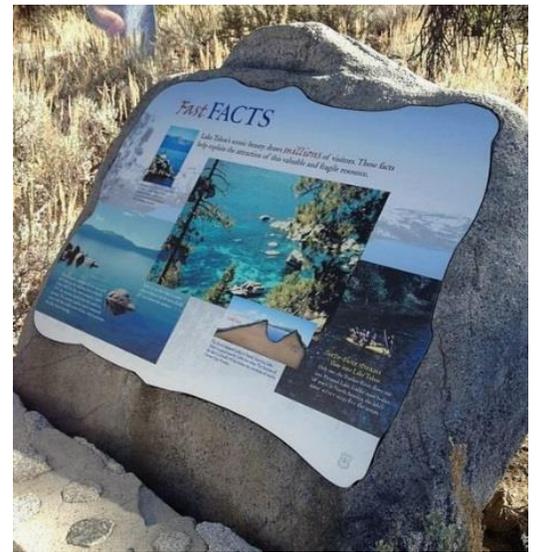


Figure 27 - Ideas for alternate styles of signage

Mr. Roth asked if the proposed size could be more in line with the size and shape the Underground Railroad sign already on display. Mr. Lilley said it may be possible, but five or six signs of that size would be needed to convey the same information. Ms. Tennor asked if the information on the signs can be edited to be more consolidated. Mr. Lilley said it is possible, although the content will be determined by the size of the sign. Mr. Reich asked if the signs will be about the Fels Lane neighborhood or the Underground Railroad. Mr. Lilley said the signs will be about the Fels Lane community that no longer exists.

Mr. Roth said having more interesting content would benefit visitors. Ms. Tennor asked if there will be a website for people who want more information. Mr. Lilley said a website is a possibility. Ms. Tennor agreed with the other Commissioners that the height of the proposed signs is too tall.

Ms. Burgess said the Ellicott City Master Plan is in development and there could be a lot of changes taking place over the next several years, which could impact the location and design of the signs.

Mr. Roth said Mr. Lilley could use a series of smaller signs along the edge of Parking Lot F to draw the same interest without the intrusive height of the proposed signs.

Mr. Reich said the signs could be spread out along the grass area to be less intrusive. Ms. Zoren asked if smaller scale signs, with prioritized information, along with supporting brochures with extended information close by would work. Mr. Lilley was unsure if people will spend the time to read brochures.

Ms. Tennor recommended breaking out the content into smaller units and having a theme with brief text and good images that draw people, rather than a larger sign. Mr. Lilley said he will look at other alternatives.

The Commission recommended the use of smaller scale signs with consolidated information.

Motion: There was no motion as the request was for Advisory Comments.

HPC-17-44 – 8307 Main Street, Ellicott City,
Certificate of Approval for exterior alterations.
Applicant: Kate Ansari

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

- 1) Installation of non-skid gray patio floor.
- 2) Ten rectangular gray planters that act as a boundary for the patio space.
- 3) A non-masonry fireplace that acts as a boundary for the patio space.

The application states that these items are non-permanent and are movable/removeable. The application states, “all design elements are on-permanent and can be removed seasonally, i.e., at the end of traditional wedding season during the winter.”



Figure 28 - Existing patio area



Figure 29 - Existing fireplace



Figure 30 - Existing patio area

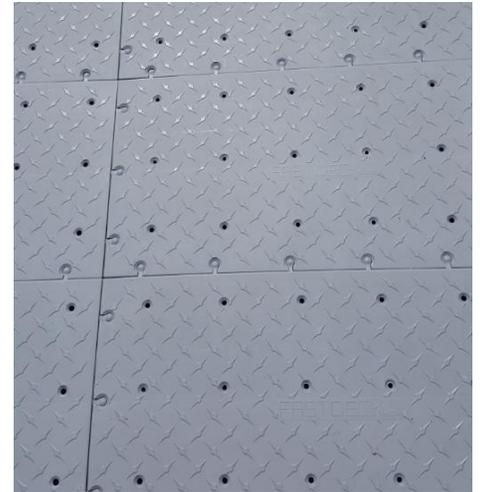


Figure 31 - Plastic patio flooring material



Figure 32 - Existing patio area

Staff Comments: The application compares these alterations to those listed as temporary in the Guidelines, which include lawn ornaments, mailboxes and above ground swimming pools that are dismantled each year. The items listed in the Guidelines give leeway for holiday decorations and pools that are found in rear yards of residential neighborhoods within Ellicott City. While it may be possible to remove these items at the end of the traditional wedding season, they would remain in place the majority of the year (as opposed to the above ground pools, which would only be out for about 3 months out of the year). Staff finds that any item that would be visible for the majority of a year does not qualify as temporary and that these alterations should be done with as much care to material and design as any other alteration to a historic structure.

Chapter 9 of the Guidelines provides recommendations on “Landscape and Site Elements”. Chapter 9.D states, “The most appropriate design and materials for new walls, driveway and other features depend on the specific context. As a rule, they should be simple in design...Simple designs will be consistent with historic Ellicott City structures and help new elements to blend with their context...Whenever possible, the materials used should be those used historically in the particular area of the district, especially for features that will be visible from a public way.” Chapter 9.D also states, “patios and walkways can be of a variety of materials. Brick and stone are common.”

Chapter 9.D recommends, “construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way” and “construct new terraces or patios visible from a public way from brick, stone or concrete pavers design to look like indigenous stone.” The plastic gray interior garage flooring that has been put down as a patio does not comply with the Guidelines and is not compatible with the historic setting. The flooring half covers the painting of parking spaces, and overall creates an undesirable look, which detracts from the historic setting. If a patio is desired, it should be properly constructed with natural materials to match those in the vicinity. For example, on this property along Main Street, granite cobblestones were used as a paving material. This would be an appropriate material, as it was historically used on a paving material and has been used on-site, through an approved application. The fireplace appears to be constructed out of concrete blocks and does not appear to be readily movable. Additionally, the property owner was approved to construct a built-in stone patio using stone to match the retaining walls. The fireplace that has instead been installed does not match this approval and does not comply with the Guideline recommendations on the use of materials. Chapter 9.D states, that “concrete block walls are not suitable for older homes or for highly visible locations.” This guideline is in reference to retaining walls, but is applicable to the fireplace as well.

The Applicant also proposes to relocate the two parking spaces that will be lost, however one of them, possibly 1.5 of the space, is shown on County property and not the Applicant’s property. The Applicant must stay within the property boundaries of 8307 Main Street.

While planters typically do not require approval unless they are bolted to the ground, the planters that are being used in this scenario are essentially creating a fence/walled area. A few large planters may be appropriate by the entrance of the venue but the intrusion of planters in the parking lot not only visually blocks the adjacent storefront but also causes public confusion on whether this area is a patio or a parking lot. The Commission has already reviewed and approved plans for this area that consist of the creation of a courtyard with a stone wall and fireplace. The Applicant may proceed with these approvals, subject to other approvals that may be required by different County agencies. However, the alterations that have taken place for the existing, non-approved patio do not comply with the Guidelines.

Staff Recommendation: Staff recommends Denial of the application as submitted.

Testimony: Mr. Shad swore in Ms. Kate Ansari. Mr. Shad asked why the Applicant was seeking retroactive approval, especially since Ms. Ansari has been before the Commission before. Ms. Ansari said the landlord should have installed the approved courtyard patio, but will not due to a neighboring business owner who did not want any permanent fixtures obstructing their customer’s access. Ms. Ansari said she booked fifty weddings with the promise of outdoor space. Ms. Ansari said the landlord advised her that no approval was necessary for the patio since it was temporary.

Ms. Ansari said the anti-slip patio floor provides a more stable area for guests, since the asphalt pavement below is uneven. The temporary patio can be disassembled and removed in a few hours. The planters are removable as well, but it becomes a financial burden if they must be removed and stored after each event. Ms. Ansari is requesting temporary use during the wedding season, which is typically between May and November. Ms. Ansari said she was willing to remove the patio, planters and fireplace, if there are gaps in between reservations when the venue is not used.

Ms. Tennor asked if the patio approved last February infringed on parking spaces. Ms. Burgess said it did, but it was the owner's private property. The current proposed work infringement is a different footprint and extends onto County property. Ms. Ansari said the patio is all on the owner's property. However, the parking space installed by the landlord for the business next door is on County property. Ms. Burgess said this area needs to be clear to the public whether this area is public space, private property, a parking lot or a patio area and by placing flooring directly over the asphalt, it is unclear what this use is for on the day to day. Ms. Burgess said she was concerned to have a patio infringing on a handicapped parking space.

Ms. Zoren asked where the location of the patio approved in February was in relation to the current proposed patio. Ms. Ansari said the approved design from February was along the wall along with the approved stone fireplace in the corner of the new wall and wall along the river.

Ms. Zoren was against the gray plastic flooring and recommended alternative materials such as scored concrete pavers to better define the space. Ms. Zoren said the owner should improve the property by using a patio surface material that is drivable by cars rather than using a temporary plastic floor.

Ms. Tennor asked where the planters are currently stored. Ms. Ansari said the planters are put along the perimeter of the building then wheeled to the patio area during an event. Ms. Ansari said if pavers are installed, parts of the patio will extend into existing parking spaces, unless the patio size is reduced, but then the patio will be too small for use.

Ms. Holmes reminded the Commission how this case would set a precedent. There have been many stages, patio, and planter requests throughout last year. This proposed location is highly visible from the public way and the impact will be huge. Mr. Shad said he was concerned that the current patio is completely different from the design approved in February and violates the Zoning Code, and he recommended Ms. Ansari to further discuss resolutions with the landlord.

Mr. Roth said the Commission cannot approve the use of the plastic patio and the use of the planters as a fence to mark the area. Ms. Ansari asked how long could she use the planters. Mr. Taylor said the Commission is not in control of zoning enforcement and they cannot answer that question.

Mr. Reich asked what is underneath the plastic patio. Ms. Burgess said asphalt, and reiterated that the issue is not allowing a plastic flooring material.

Mr. Shad reminded the Applicant that any design changes would need to come back to the Commission for approval.

Mr. Taylor said to Ms. Ansari that one option would be immediate removal of the patio and planters, and return with an alternative solution for future approval. Mr. Reich asked if this case would qualify under the Minor Alteration Process, and Ms. Holmes said no due to its complexity. Mr. Taylor said the Commission could allow the Applicant to withdraw.

Mr. Shad asked if there was any one in the audience who wished to testify. Mr. Shad swore in Brianna Sanden, who asked if the current request can be denied, reverting back to the original approval. Mr. Shad said it would not be necessary. Mr. Roth said the approved plan can be implemented anytime within 18 months after approval.

Ms. Ansari said she would like to withdraw the application. A copy of the approved minutes will be mailed to Ms. Ansari.

Motion: There was no motion. The Applicant withdrew the application.

HPC-17-38 – 3646 Fels Lane, Ellicott City, HO-979 (continued from June)

Certificate of Approval for exterior alterations.

Applicant: Brianna Sanden

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1900. The Applicant seeks approval to construct a deck with a pergola off the northwest side of the house. The deck would be 16 feet wide and 14 feet deep. The deck would be built up against the side door of the house, where there is currently a small concrete walkway leading to the door. The deck will be constructed low to the ground from the side yard, but extend over the sloping area below that contains a granite staircase to the lower yard. The application states that the deck “would be constructed of pressure-treated lumber boards, with the floor boards simply sealed. The rails would be made to match the rails on the front porch, only higher to meet with safety needs.” The Applicant confirmed via email that the railings will be 42 inches high and constructed of wood.

The Applicant also proposes to build a pergola on the rear half of the deck, to be 16 feet wide and 7 feet deep. The application states that “the top boards will be made to match the trim on the front porch, distributed 1 per foot, with two columns distributed at the supporting points out from the house. The columns will also match the columns on the front porch. The entire pergola; columns, railings and roof; will be painted white.”



Figure 33 - Proposed deck and pergola



Figure 35 - Aerial view of property



Figure 34 - Aerial view of property



Figure 36 - Existing porch railings



Figure 37 - Location of deck and pergola

Staff Comments: The proposed deck does not comply with the Guidelines. Chapter 7.B of the Guidelines states, “decks should not be added to a historic building’s primary façade or a façade highly visible from a public way...and should be related in detail as much as possible to the style and character of the building.” This chapter states that the Guidelines for building additions are also applicable for new decks. Chapter 7.A explains, “typically, the primary view of a building is its front façade. However, Ellicott City’s hilly topography and winding streets often provide prominent views of a building’s rooftop, side or rear elevations as well as the front façade. When designing an addition, all views of the building should be considered.” The side of the house is highly visible and is the first view of the house as one comes down Fels Lane. Staff finds the proposed deck and pergola are not related to the style and architecture of the house. The proposed location is not appropriate for this proposal and it is not common, if at all found, to see a deck in such a prominent location. It would be more typical to see the

porch continued around the side of the house, although on Fels Lane front porches are a highly characteristic building feature.

The proposed deck would start at the top of the granite staircase, visible in Figure 38 below. The deck would extend out over the historic granite staircase and lower portion of the yard. The rendering in Figure 33 above, shows a gap in the railing where a staircase could be located. The Figure 33 rendering does not show a railing coming off the side door, which would be required to avoid a fall hazard down the staircase. However, the rendering in Figure 40, below, does not show the staircase. The Applicant has stated that they would like to construct the staircase, but the contractor was not sure that would be a good location for the stairs. The Applicant would like the option to add the stairs later if determined that it will work. If the Commission approves this project, Staff finds the stairs should come back to the Minor Alterations agenda for approval of the design.



Figure 38 - Location of deck

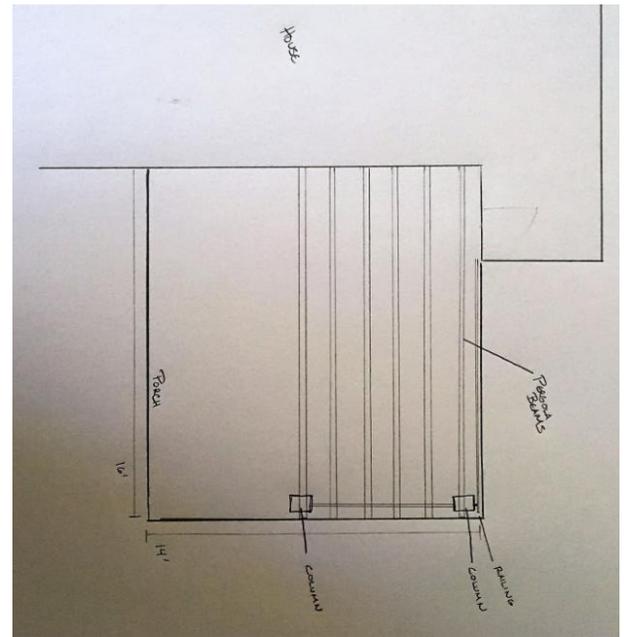


Figure 39 - Pergola truss birds eye view



Figure 40 - Side view of deck and pergola



Figure 41 - View of proposed deck from lower yard

The proposed white railings and columns that would match those on the historic porch do comply with the Guidelines. However, the proposed pressure treated lumber deck does not comply with the Guidelines. Chapter 7.C recommends, “on historic buildings, construct porches of painted wood rather than poured concrete, metal or unpainted wood. Use stained or unpainted wood only for less visible features of a new porch, such as the decking or step treads on the rear of a building in a location not facing or highly visible from a public way.” The proposed deck will be highly visible from the public right of way and pressure treated lumber is not appropriate. Moreover, painting the proposed deck to simply comply with the Guideline is not appropriate either because it will still read as a deck tacked on to a prominent side of the house, rather than a carefully designed, historically and architecturally compatible addition.

Staff recommended the Applicant consider a stone or brick paver patio in the side yard in front of the granite staircase, as the original rendering appeared to have the deck sitting on the ground. Staff also recommended the Applicant consider moving the deck and pergola to the lower level, where it would not be adjacent to the primary facade and so highly visible from the public way. The Applicant responded:

Yes, I understand that the deck is not the most ideal option, but putting in a stone patio would actually take away the slope of the hill right there, which is super useful during flooding, as it funnels the water away from my foundation. I wanted to keep the slope intact, to help with water drainage toward the creek, rather than my back porch.

Another reason is that I have an issue with digger bees, as that slope is the one area in my yard that gets good, continuous sunlight, and the bees go crazy making their nests there. Since I'm allergic to bees, I want to make the deck above this slope, to keep it shaded, and keep the soil moist enough to keep the bees out.

Staff finds a properly constructed pitched patio could still funnel water away from the foundation, if constructed properly. While Staff originally recommended a patio at the top of the stairs (which is where Staff thought the project location was), a terraced patio could also be constructed at the bottom of the historic granite steps, or the deck could project out from that point as well. Staff recommends against constructing the deck over the granite steps, which would hide a historic landscape feature. The area would still function for proper drainage with a patio, if it was constructed properly. By placing a patio or decking at the bottom of the granite staircase, the deck and pergola are no longer visible from the front façade and public right of way, and the proposal would comply with the Guidelines. Additionally, if the granite steps needed to be reset, that work would most likely qualify for the 25% Historic Property Tax Credit, as the granite steps appear to be a historic landscape feature.



Figure 42 - Suggested patio/terracing options

The proposal as submitted does not comply with the Guidelines and the construction of a deck and pergola in this location would detract from the architectural integrity of the house and neighboring historic homes. Furthermore, if there is a bee or yellow jacket problem, the construction of a deck would not prohibit them from surviving in the ground. An exterminator may be necessary to remove a ground hive.

Staff Recommendation: Staff recommends the Applicant withdraw the current application and submit a new proposal for a stone patio or a lower deck that is in keeping with the Ellicott City Design Guidelines. Otherwise, Staff recommends Denial of the application as submitted, in which case the Applicant cannot return for one year for the same or similar design.

Testimony: Please see testimony under HPC-17-46 below.

Motion: There was no motion. Ms. Sanden withdrew the application.

HPC-17-46 – 3646 Fels Lane, Ellicott City, HO-979

Certificate of Approval for exterior alterations.

Applicant: Brianna Sanden

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1900. The Applicant seeks retroactive approval for the construction of a patio. There is currently a Zoning Violation on this property because the patio was constructed without HPC approval. The patio was constructed in the side yard and is 9 feet 6 inches wide by 12 feet long. The Applicant used 12x12 inch grey concrete pavers for the patio floor. Granite rocks from the foundation of the previously existing house were moved and arranged around the patio. A bed of mulch surrounds the patio.



Figure 43 - Existing view of patio



Figure 44 - Concrete patio pavers



Figure 45 - Existing view of patio



Figure 46 - Patio under construction

Staff Comments: Chapter 9.D recommends, “construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way” and “construct new terraces or patios visible from a public way from brick, stone or concrete pavers designed to look like indigenous stone.” The gray concrete pavers that were used do not resemble granite, which is a common feature visible from the street. Due to the amount of natural granite found on this site, a fake material will noticeably stand out. Staff recommends a natural stone be used for the paving material. There is a very unfinished look surrounding the patio as there is a lack of edging material used around the mulched beds and the stacked foundation stones. There is also a different style of paver just outside of the rectangular patio on a bed of pea gravel. There are too many different materials being used, and only the granite foundation stones are a compatible material with the historic character of the area.

Staff Recommendation: Staff recommends Denial of the patio as constructed, but finds a new plan that has a finished look, appropriate pavers and edging materials could be considered.



Figure 47 - View of area in 2011

Testimony: Ms. Brianna Sanden was previously sworn in. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Ms. Sanden said the side deck was to provide shade to an area of her yard with constant sun which resulted in digger bee nests. The Applicant stated she is allergic to bees and all biting insects. She said that shading the area with a deck instead of a stone patio will help with the problem. Ms. Sanden said the pergola was to break up a large expansive wall on the side of the house. Ms. Sanden understands the reason against the deck, since it would look too new for the historic surroundings.

Ms. Sanden said there was a concrete foundation from an old house on her property which she decided to turn into a patio. The outside of the foundation consisted of large granite stones. The original intention was to use pea gravel, but due to potential movement of the material in a flood prone area, concrete pavers would be better. She thought using the same material of concrete over concrete would not require approval.

If the wood porch is not approved, Ms. Sanden would like to submit a different plan which does not include a deck or patio covering that section, but rather a different part of the lawn that is already concrete from when it was the foundation for the other house. Ms. Sanden said the portion of her yard where she proposed the deck funneled all the water down to the creek, away from the house during the July 2016 flood. Ms. Sanden rather not level off the area if possible.

Ms. Sanden understood that the Commission usually does not approve concrete pavers, but she said the entire retaining wall that borders the sidewalk along the foundation of the old house is all concrete and she wanted to match the material. She said that it is not a highly visible area from the public way. She thought approval was not needed for replacement of the same materials.

Ms. Burgess asked why Ms. Sanden did not seek approval even though she lives in the historic district. Ms. Sanden said her neighbor was a former HPC Commissioner and he had said maintenance or replacement of in-kind materials does not need approval. Ms. Sanden said the pavers were not part of her original design, since she wanted pea gravel, and she thought it was considered maintenance with no approval required. Ms. Holmes referenced a photo and said if the Applicant was repairing the retaining wall with fallen stones, it would be maintenance. However, the seat wall that was built recently was not original, nor were the pavers. Ms. Sanden said the seat wall was not in her original design plan. Her landscaper thought it would look nice and then installed it, but Ms. Sanden said she can take down the seat wall. Mr. Reich asked if the seat stones are mortared. Ms. Sanden said no, they are stacked. Ms. Burgess asked if they were intended to be there. Ms. Sanden said the landscaper intended for the stones to be there but she will remove them.

Mr. Reich referenced last month's case of 3802 Church Road, in which a side patio with gray concrete pavers and a flagstone border was approved. Mr. Reich said he drove by the property and it looked nice and he could not tell the stones were concrete. Ms. Zoren said the pavers approved for Church Road came in various sizes and had a tumbled look that resembled cobblestones and did not look the same as the 12x12 pavers presented in this case. The Commission liked the seat stones, since it incorporated the architectural ruins that existed on the property. However, the Commission agreed with the Staff's recommendations against the side deck and pergola, since they would be out of place within the historic district and would ruin the view on Fels Lane.

Mr. Reich recommended moving the deck to the downhill area between the rear porch and granite steps. Ms. Sanden said that area funneled water away from the house especially during last July's flood

and she would like to keep the area as is. Mr. Reich said the area can still be graded to install a deck/patio and drainages to control water flow. Ms. Sanden said she plans to landscape the area.

Ms. Tennor said the deck installation may not resolve the digger bee issue. Ms. Zoren said bees frequently nest below the underside of a deck. Ms. Tennor said the “digger bee” is not a species but the actual name of the bees that Ms. Sanden has referenced is called brown wasp. Ms. Tennor recommended landscaping the area where the pergola was originally proposed to naturally break up the continuous wall on the side of the house.

Ms. Sanden said she wants to withdraw the application for the wood side deck but keep the application for the stone patio. The Commission indicated they would not approve the current patio material and the Applicant withdrew the application in order to identify a more appropriate paving material.

Motion: There was no motion. Ms. Sanden withdrew the application.

OTHER BUSINESS

Ms. Holmes provided the meeting agendas for the Ellicott City Master Plan (ECMP)-preservation meeting to the Commissioners. Mr. Reich requested for discussion of the ECMP at next month’s meeting. Ms. Holmes said she will add it to August meeting agenda.

Ms. Tennor moved to adjourn. Mr. Roth seconded. The motion was unanimously approved and the meeting was adjourned at 10:03 p.m.

*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

August Minutes

Thursday, August 3, 2017; 7:00 p.m.

The seventh meeting of the Historic Preservation Commission was held on Thursday, August 3, 2017 in the C. Vernon Gray room located at 3430 Court House Drive, Ellicott City, MD 21043. Ms. Tennor moved to approve the July minutes. Mr. Reich seconded. The motion was unanimously approved.

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

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

PLANS FOR APPROVAL

Consent Agenda

1. HPC-17-14c – 8069 Main Street, Ellicott City
2. HPC-17-47 – 8637-8639 Frederick Road, Ellicott City
3. HPC-17-48 – 8436-8440 Merryman Street, Ellicott City
4. HPC-17-49 – 8167 Main Street, Ellicott City
5. HPC-17-50 – 8197 Main Street, Ellicott City
6. HPC-17-51 – 8239 Main Street, Ellicott City

Regular Agenda

7. HPC-15-11c – 3880 Ellicott Mills Drive, Ellicott City
8. HPC-13-48c – 3880-3884 Ellicott Mills Drive, Ellicott City
9. HPC-17-52 – 8085 Main Street, Ellicott City
10. HPC-17-53 – 8267 Main Street, Ellicott City
11. HPC-17-54 – 3646 Fels Lane, Ellicott City
12. HPC-17-55 – 8167 Main Street, Suite 105, Ellicott City
13. HPC-17-56 – 3713 Old Columbia Pike, Ellicott City
14. HPC-17-57 – 3744 Old Columbia Pike (3731 Hamilton Street), Ellicott City
15. HPC-17-58 – Fences along stream retaining walls between Parking Lot F and Lot E and along Court Avenue

OTHER BUSINESS

1. Discussion of Ellicott City Master Plan

CONSENT AGENDA

HPC-17-14c – 8069 Main Street, Ellicott City

Final tax credit 20.112 approval.

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. The Applicant was pre-approved on February 2017 to change the shape of the storefront windows to square windows and to repair and repaint the damaged stucco. The Applicant has submitted documentation that \$15,468.72 was spent on the work and seeks \$3,867.18 in final tax credits.

Staff Comments: The line item for the exterior painting is for painting of the front and rear of the building, but only the work to the front of the building was pre-approved. Staff recommends dividing the amount in half to account for the front versus the rear of the building. Otherwise, the invoices comply with the work being claimed and the cancelled check is for a greater amount, as other work was included within the scope of overall work. Therefore, Staff recommends reducing the total by \$1,771.00, which is half the cost of the painting, for a total tax credit of \$3,424.43.

Staff Recommendation: Staff recommends Approval of the final tax credit of \$3,424.43.

Testimony: Mr. Shad asked if anyone in the audience wished to present testimony. There was no one in the audience who wanted to testify.

Motion: Mr. Roth moved to approve the application as submitted for the final tax credit of \$3,424.43. Mr. Reich seconded. The motion was unanimously approved.

HPC-17-47 – 8637-8639 Frederick Road, Ellicott City

Final tax credit 20.113 approval.

Applicant: Ron Peters

Background & Scope of Work: This property is listed on the Historic Sites Inventory in the HO-899 Frederick Road Survey District, but is not within the Ellicott City Historic District boundaries. According to SDAT the building dates to 1920, but the County Architectural Historian finds the building dates to 1873, as the deed mentions the foundation of the house being constructed on the lot at that time. The building was damaged by the July 30, 2016 flood and the assessment on the structure was lowered to \$1,000.00. Upon completion of the repairs, the building has been re-assessed at \$148,900. The difference in the assessment that is eligible for the tax credit is \$147,900.00. The Applicant has submitted documentation that a total of \$48,517.36 was spent on restoring the building.

Staff Comments: Staff has reviewed the materials submitted and finds the restoration complies with the Secretary of the Interior Standards for Rehabilitation, per 20.113 code requirements, and that the property was essentially restored to its pre-flood condition. The estimated potential tax credit this property could qualify for, based on the current assessment and the current tax rate, is \$14,997.06. As a result, Staff will only review the expenses needed to max out the tax credit and confirms that there are \$19,907.00 in qualified expenses for restoration work that includes the rental of air movers and dryers for the flood water/mud, expenses to hang and finish drywall, interior repairs and carpentry, replace flooring, painting, electrical repairs to damaged wiring, and foundation repairs.

The work did not require pre-approval per Section 20.113 of the Code, which states, "In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work requiring the certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures." The structure was re-assessed in March 2017 and the application has been filed within one year of the re-assessment.

Staff Recommendation: Staff recommends Approval as submitted for the final tax credit for 20.113, the assessment tax credit.

Testimony: Mr. Shad asked if anyone in the audience wished to present testimony. There was no one in the audience who wanted to testify.

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

HPC-17-48 –8436-8440 Merryman Street, Ellicott City

Final assessment tax credit approval.

Applicant: Ronald Peters

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1900. The building was damaged by the July 30, 2016 flood and the assessment on the structure was lowered to \$1,000.00. Upon completion of the repairs, the building has been re-assessed at \$132,300. The difference in the assessment that is eligible for the tax credit is \$131,300.00. The Applicant has submitted documentation that a total of \$46,412.51 was spent on restoring the building.

Staff Comments: Staff has reviewed the materials submitted and finds the restoration complies with the Secretary of the Interior Standards for Rehabilitation, per 20.113 code requirements, and that the property was essentially restored to its pre-flood condition. The estimated potential tax credit this property could qualify for, based on the current assessment and the current tax rate, is \$13,313.82. As a result, Staff will only review the expenses needed to max out the tax credit and confirms that there are \$18,555.17 in qualified expenses for restoration work that includes interior work for framing, insulation, drywall, painting, flooring, exterior repairs, and reinforcement of the floor.

The work did not require pre-approval per Section 20.113 of the Code, which states, "In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work requiring the certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures." The structure was re-assessed in March 2017 and the application has been filed within one year of the re-assessment.

Staff Recommendation: Staff recommends Approval as submitted for the final tax credit for 20.113, the assessment tax credit.

Testimony: Mr. Shad asked if anyone in the audience wished to present testimony. There was no one in the audience who wanted to testify.

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

HPC-17-49 – 8167 Main Street, Suite 105, Ellicott City

Certificate of Approval for new sign.

Applicant: Yanxia Zhou

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1987. The Applicant seeks approval to install a double sided hanging sign on the front of the building, which will replace a business sign that is no longer in use. The proposed sign will be 24 inches high by 30 inches wide for a total of 5 square feet. The sign will have a white background with burgundy text and contain the business name on two lines with a small graphic on the third line:

Angel Touch
Massage



Figure 1 - Proposed sign

The sign will be hung on the bracket that currently contains the sign for Hi-Pro Media, which is no longer a tenant in the building.

Staff Comments: The sign complies with Chapter 11 recommendations for signs, “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 use two colors, burgundy and white. The size of the sign, at 5 square feet, also complies with Chapter 11.B recommendations for projecting signs, “limit the sign area to be in scale with the building. Projecting or hanging signs of four to six square feet are appropriate for many of Ellicott City’s small, attached commercial buildings.” The sign will be a metal sign and it will hang on an existing metal bracket.

This building has been mentioned by Staff in the past as being at risk for a proliferation of signs. In this instance, an existing sign that is no longer in use will be removed and this sign will be installed. The existing projecting sign on this building is 24x36, which is 6 square feet. The proposed sign will be slightly smaller. The sign uses different colors than the existing sign for Main Street Yoga, but the signs will be similarly sized and shaped, which complies with Chapter 11.B, “If more than one sign is used to identify a building’s tenants, use signs that are similar in scale, harmonious in style and color, and located symmetrically or uniformly on the building.”



Figure 2 - Location of proposed sign

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: Mr. Shad asked if anyone in the audience wished to present testimony. There was no one in the audience who wanted to testify.

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

HPC-17-50 – 8197 Main Street, Ellicott City

Final assessment tax credit 20.113 approval

Applicant: Donald Reuwer

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1890. The building was damaged by the July 30, 2016 flood and the assessment on the structure was lowered to \$1,000.00. Upon completion of the repairs, the building has been re-assessed at \$767,400.00. The difference in the assessment that is eligible for the tax credit is \$766,400.00. The Applicant has submitted documentation that a total of \$186,532.24 was spent on restoring the building.

Staff Comments: Staff has reviewed the materials submitted and finds the restoration complies with the Secretary of the Interior Standards for Rehabilitation, per 20.113 code requirements, and that the property was essentially restored to its pre-flood condition. The estimated potential tax credit this property could qualify for, based on the current assessment and the current tax rate, is \$77,712.96. As a result, Staff will only review the expenses needed to max out the tax credit and confirms that there are \$107,532.00 in qualified expenses for restoration work that includes replacing damaged flooring and molding, and replacing the damaged foundation wall.

The work did not require pre-approval per Section 20.113 of the Code, which states, "In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work requiring the certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures." The application has been filed within the required timeframe of being submitted within a year of being re-assessed.

Staff Recommendation: Staff recommends Approval as submitted for the final tax credit for 20.113, the assessment tax credit.

Testimony: Mr. Shad asked if anyone in the audience wished to present testimony. There was no one in the audience who wanted to testify.

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

HPC-17-51 – 8239 Main Street, Ellicott City

Final assessment tax credit 20.113 approval

Applicant: Donald Reuwer

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1890. The building was damaged by the July 30, 2016 flood and the assessment on the structure was lowered to \$1,000.00. Upon completion of the repairs, the building has been re-assessed at \$122,400.00. The difference in the assessment that is eligible for the tax credit is \$121,400.00. The Applicant has submitted documentation that a total of \$96,325.09 was spent on restoring the building.

Staff Comments: Staff has reviewed the materials submitted and finds the restoration complies with the Secretary of the Interior Standards for Rehabilitation, per 20.113 code requirements, and that the property was essentially restored to its pre-flood condition. The estimated potential tax credit this property could qualify for, based on the current assessment and the current tax rate, is \$12,309.96. As a result, Staff will only review the expenses needed to max out the tax credit and confirms that there are \$24,472.00 in qualified expenses for restoration work that includes replacing gas line, plumbing and electric work, and painting/interior finish work.

The work did not require pre-approval per Section 20.113 of the Code, which states, "In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work requiring the certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures." The application has been filed within the required timeframe of being submitted within a year of being re-assessed.

Staff Recommendation: Staff recommends Approval as submitted for the final tax credit for 20.113, the assessment tax credit.

Testimony: Mr. Shad asked if anyone in the audience wished to present testimony. There was no one in the audience who wanted to testify.

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

REGULAR AGENDA

HPC-15-11c – 3880 Ellicott Mills Drive, Ellicott City

Final tax credit 20.112 claim.

Applicant: Laura Steensen

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 final tax credit approval for case HPC-15-11, in which the Applicant was pre-approved to replace 10 vinyl windows with new 6:6 Kolbe vinyl clad wood windows. The Applicant has submitted documentation that \$6,000 was spent to remove and install the new windows and that \$13,174.89 was spent to purchase new windows. The total cost of the new windows is \$19,174.89.

The Applicant has also included an invoice for work performed by the preservation consultant from March 2013 to July 2016 for a total of \$6,426.45.

Staff Comments: The Applicant is the homeowner, who also happens to be the MHIC license holder for Green Building Alternatives. Green Building Alternatives is the general contractor whose invoices are included in the application package. As such, Staff requested copies of invoices from subcontractors. The copies of cancelled checks that have been submitted in the application package are written from both Green Building Alternatives and the Steensen family. The documentation for the windows consists of invoices, receipts and cancelled checks, which does add up to the requested amount of \$19,174.89, for a tax credit of \$4,793.72.

However, the invoice provided for the preservation consultant is for work performed from March 2013 to July 2016. March 2013 is when the legislation was approved that added in preservation consultant fees as an eligible expense, however that legislation did not go into effect until May 5, 2013. For the purpose of this tax credit claim, the work needs to directly relate to the application for the windows. Staff does not find that all of the work performed by the consultant can be approved under this claim for the replacement of the windows.

Staff Recommendation: Staff recommends approval of the work to the windows for a tax credit of \$4,793.72.

Testimony: Mr. Shad swore in Laura Steensen. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Ms. Steensen said no.

Ms. Tennor asked if Ms. Steensen agreed with the Staff's comments. Ms. Steensen said yes, she understood that the work performed by the consultant must be applicable to a specific item of the project. Ms. Burgess said Ms. Steensen can still return to the Commission with a detailed invoice that breaks down the work done for the windows, since Staff did not receive information in this application to determine eligibility. Ms. Steensen said a breakdown of items will be difficult, since the consultant has done lots of work.

Motion: Ms. Tennor moved to approve the application per Staff recommendations for a tax credit of \$4,793.72. Mr. Roth seconded. The motion was unanimously approved.

HPC-13-48c – 3880-3884 Ellicott Mills Drive, Ellicott City

Final tax credit 20.112 claim.

Applicant: Laura Steensen

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 final tax credit approval for case HPC-13-48, in which the Applicant was pre-approved to remove the concrete front porch steps and replace them with wooden steps and railings, to excavate along the southwest corner of the main house and porch and repair porch joists as needed, and to excavate away from the historic barn foundation.

The Applicant has submitted documentation that \$12,215.00 was spent on eligible, pre-approved work.

Staff Comments: The Applicant is the homeowner, who also happens to be the MHIC license holder for Green Building Alternatives. Green Building Alternatives is the general contractor whose invoices are included in the application package. As such, Staff requested copies of invoices from subcontractors. The copies of cancelled checks that have been submitted in the application package are written from Green Building Alternatives, not the Steensen family. However, the checks do add up to match or be greater than the amount shown in the subcontractor invoices.

Staff Recommendation: Staff recommends final tax credit approval in the amount of \$3,053.75.

Testimony: Ms. Steensen was already sworn in during the previous case. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Ms. Steensen said no.

Motion: Ms. Tennor moved to approve the application as submitted per Staff recommendations for a final tax credit of \$3,053.75. Mr. Reich seconded. The motion was unanimously approved.

HPC-17-52 – 8085 Main Street, Ellicott City

Certificate of Approval for exterior repairs/alterations.

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. The property recently came before the Commission in November 2016 in case HPC-16-101 for the repairs needed due to the July 30, 2016 flood. The Applicant has returned as new work has been identified.

The Applicant seeks approval to replace the wood siding on the east side of the building that spans the Tiber River with Boral TruExterior Siding from the Craftsman Collection in Cove/Dutch Lap. The product has the same profile as the existing wood siding, as shown by a sample submitted. The Boral website states that the Boral siding “installs with standard woodwork tools and methods, accepts paint of any color, resists rot and termite attacks, maintains a high level of dimensional stability and does not crack or split from moisture.” The Boral siding will be painted tan (McCormick Paints ‘Courtyard’ 0344) which was the previously approved color from case 16-101. Figures 3 and 4 below show alterations that were approved in HPC-16-101.

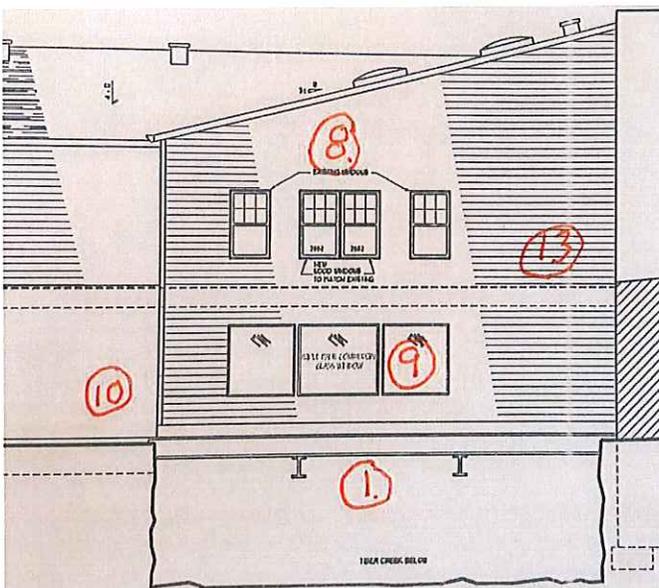


Figure 3 - Approved alterations to east side of building HPC-16-101



Figure 4 – East side of building in August 2016

The Applicant also seeks approval to remove and replace the concrete stoop and historic tile work at the front entrance to the building. The entrance consists of a marble step leading to the tiled landing. The front of the tiled landing was originally capped in marble, which was damaged in the flood as shown in Figures 5 and 6. The application explains that the “stoop cracked during the flood and settled toward the building. To fix the problem we planned to jack it up, level it to the floor and create a pitch to allow water to drain to the street. However, it was discovered from below that the concrete/mortar is not strong enough to do this. It is crumbling and unsafe.” The Applicant will then “remove the concrete and tile, frame and flash the affected areas, pour new concrete and replicate the existing tile work. The existing step will be used and new marble will be added as a facing to the front of the tiled area” to match the original conditions. The tile appears to be a hexagonal marble tile surrounded by a border of white/marble and maroon square tiles.



Figure 5 - Historic tiled landing



Figure 6 - Condition of entry after flood

Staff Comments: The side of the building has been altered over time and is not in its original condition. The Commission also approved a series of new windows in HPC-16-101 to showcase some original interior features of the building and present a more aesthetically pleasing façade to the river/Tiber Alley (see Figures 3 and 4).

Chapter 6.D states, “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 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.” The proposed Boral product has many benefits that are ideal for this side of the building, such as being resistant to rot and the ability not to split or crack from moisture. The side of 8085 Main Street is not directly adjacent to Tiber Alley, there is another building at 8081 Main Street that separates it from the alley. As a result, this product will be indistinguishable from new wood siding at this distance. The photos below show the Boral product on the right and the older split wood siding

on the left. The appearance of both products is very similar in both structure and form, in having a smooth texture and the same weight (see Figure 7).



Figure 7 - Wood siding (left) compared to Boral siding (right)

Staff recommends the Applicant re-use the existing tile if possible, rather than purchasing new tile. While the marble tile may be replicated without any differences in appearance, the other tile may differ in appearance. Staff recommends the replacement marble match the existing marble as closely as possible in color, as the existing marble step is very white. Chapter 6.H recommends against “unnecessarily replacing original doors and entrance features on historic buildings” and Chapter 6.K recommends against “removing or replacing historic storefront details that could be repaired.” While the concrete is an issue that needs to be addressed, it would be preferable to re-use the historic tiles that can be re-used.

The Applicant has not indicated whether they are seeking tax credit pre-approval for these items. Staff finds the tile/entrance work is eligible for tax credits. Staff requests the Commission determine if the replacement siding is eligible.

Staff Recommendation: Staff recommends Approval of the tile/entrance work as submitted, but recommends the Applicant re-use the existing tile if possible, rather than replacing it, but finds replacement is fine if it cannot be salvaged. Staff recommends tax credit pre-approval for the work.

Staff recommends Approval as submitted for the Boral siding along the east side of the building and tax credit pre-approval, if the Commission determines it is eligible.

Testimony: Mr. Shad swore in Michael Baldwin. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. Baldwin said he preferred Boral siding because it was more resistant to mold and decay, especially since the existing siding on the part of the building that spans over the Tiber River did not hold up well. The paint also holds better over a longer period on the Boral siding, requiring less maintenance, which outweighs the expensive material cost.

Mr. Reich asked what Boral siding is made from. Mr. Baldwin said it is a mixture of fly ash, which is made from burning coal. Boral siding can be used in water and will not deteriorate. Ms. Tennor asked if the

Boral siding's weight is comparative to wood. Mr. Baldwin said Boral siding may be slightly heavier than wood.

Mr. Baldwin brought a sample of the existing siding from the building, dating around 2001, that shows significant rotting. Mr. Baldwin said once installed, the Boral siding will not be distinguishable from wood siding, but the Boral siding will last longer over time. Ms. Tennor asked if Boral is a new product. Mr. Baldwin said because Boral costs more than HardiePlank, Boral is not commonly seen in the stores, since consumers tend to use HardiePlank because it costs less. Mr. Baldwin said, although the wood and Boral siding products would have a similar profile when installed, HardiePlank does not have the shadow lines. Furthermore, HardiePlank cannot be exposed to water or it will deteriorate.

Mr. Reich asked if the Boral siding will be painted. Mr. Baldwin said yes, it will be painted. Since the material does not shrink or expand with weather and absorb water, the paint will adhere better over a longer period. Mr. Reich asked if the paint color was part of the original application. Ms. Holmes said the paint color was submitted last November. Mr. Baldwin asked to paint the Boral siding tan rather than white, because white is prone to dirt and tan will look better over time.

Mr. Reich asked if the tile can be saved and used again. Mr. Baldwin said he did not know, since the tiles were crumbling. Ms. Tennor asked if there a product that adheres to the tiles and pulls them from the concrete for salvage. Mr. Baldwin said to salvage the tile, each tile would need to be chipped off individually and he was unsure if that would be possible. Mr. Baldwin said he would like the tiles to be replaced, then replicate the original design. Mr. Reich asked if the pattern will be matched to the original, including the decorative border. Mr. Baldwin said yes.

Mr. Reich asked about the front exterior marble stoops. Mr. Baldwin said the marble stoops will remain and another piece of marble will be added to face the front, because one of the original pieces broke and washed away during last July's flood. Ms. Holmes asked for the Commission's recommendation for the siding tax credit. Ms. Tennor said the siding tax credits would be approved.

Motion: Ms. Tennor moved to approve the application as submitted per Staff recommendations, for tax credits for the replacement of the siding on the side of the building with Boral siding. The Applicant has the option to save or replace the tile with in kind material. Mr. Roth seconded. The motion was unanimously approved.

HPC-17-53 – 8267 Main Street, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Bridget Graham, Howard County Tourism

Background & Scope of Work: This property is located in the Ellicott City Historic District and is listed on the Historic Sites Inventory as HO-752. The building dates to 1940 and was constructed as a Post Office. The Applicant came before the Commission in May 2017 in case HPC-17-28 to remove the large spruce tree in the front yard and level out the soil that was left behind from the flood. An update to that application is that the spruce tree will be transplanted to Centennial Park, where it will be used for the Recreation and Parks annual tree lighting event. The Applicant has been working on a master plan for the property at 8267 Main Street and now has a plan to present to the Commission and seeks approval for the work.

The Applicant seeks approval for the following work:

- 1) The installation of two rain gardens in front of the building, one on each side of the front walkway.
- 2) The installation of the 2017 ArtSite artwork.
- 3) New interpretive signs for the rain gardens.

The rain gardens would be located in front of the historic building, one on each side of the front walkway. The Applicant worked with Howard EcoWorks, through the Howard County Office of Community Sustainability, on the design of the rain gardens. The rain gardens were designed to qualify for MS-4 credit (which is a state mandate to treat impervious surfaces). The garden will contain phlox, erigeron, iris, tiarella, penstemon, rudbeckia, dwarf liatris, lobelia, ilex, aster alert, eurybia, solidago, carex, panicum, polystichum and sedum. The garden will also have an irregular flagstone path that will lead to the proposed location for the 2017 ArtSite artwork on the right side and on the left side will lead to the flagpole. It does not appear the flagstone path will allow someone to walk through the garden.

The Applicant has provided the following supplementary information on the proposed rain gardens, "The rain garden will be approximately 2 feet deep at its deepest. The plants in question were specifically chosen because they're dwarf varieties. The Aster "Alert" will get 12" tall, and the Solidago "Golden Fleece" will be approx. 12-18". These dwarf varieties were chosen specifically for this location so as not to get in the way. The overall height of the plants will also cut down on maintenance over the years as they fill in and cut down on mulching and weeding costs."

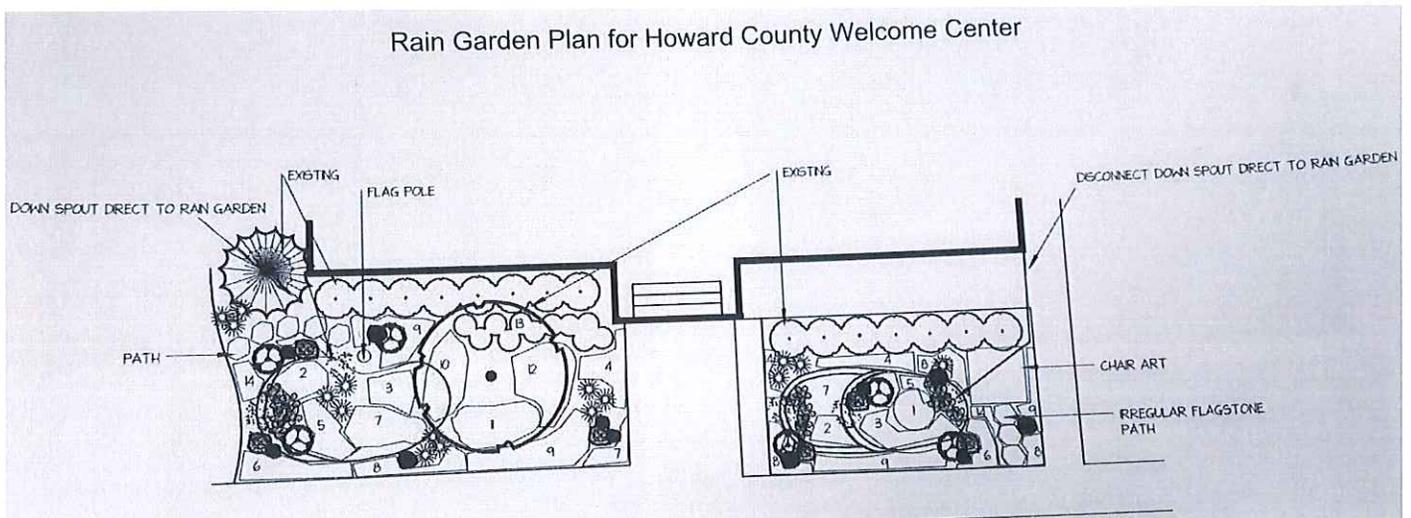


Figure 8 - Proposed rain gardens. The larger east garden is on the left and the smaller west garden is on the right.

A location is shown in the landscape plan above for the 2017 ArtSite artwork and for future ArtSites or artwork, on the right side of the yard, in front of the existing shrubs (which are to remain). The artwork is a three dimensional piece that is stained and painted wood that is 5 feet wide by 10 feet high by 5 feet long, as shown in Figure 10.



Figure 9 - Front of Visitor's Center



Figure 10 - Proposed art work



Figure 11 - Proposed sign style

Interpretive signs are proposed for inclusion within the rain garden area in order to provide an education opportunity for the community and visitors. The proposed style will match the existing Civil War Trail sign on site, show in Figure 11.

Staff Comments: Rain gardens are a good idea where they can be utilized for the practical purpose of absorbing rain water and for providing educational opportunities. The Tourism building (historic Post Office) is an effective location for educating the community since there are many visitors. The Post Office was constructed in the Georgian revival style, in a time when civic and Federal buildings were still being constructed in the classical revival styles and designed to be landmark buildings. The proposed use of perennials in an informal manner is inconsistent with the formal setting of the building. Chapter 9.B of the Guidelines explains, "Landscape plantings in Ellicott City are generally informal with an abundance of trees, shrubs and gardens where land is available. Large open lawns and formal repetitive planting patterns are not typical." This building is one of the rare cases where formal plantings and an open lawn would be typical and in-keeping with the architecture and historical style of the building. Chapter 9.B recommends, "retain landscaping patterns that reflect the historic development of the property. Use

historic photographs or landscaping plans if these are available.” If it is possible to construct the rain garden in a more formal manner, using plants that are more common to a formal setting, while still compatible with the functionality of the rain garden, that would be ideal and would better comply with the Guidelines.

Initially Staff was concerned at the potential height of the plantings as aster and solidago exceed 3 feet, if not 4 feet, in height when mature, but the Applicant has confirmed that dwarf varieties were chosen. The Applicant has also indicated they are flexible with the proposed plantings. Staff was also concerned about the ability to access the downspout by the ADA ramp, but the Applicant has confirmed a contractor stated they will be able to access this downspout for the rain garden, without disrupting use of the ramp.

Chapter 9.B states, “locate, drain and maintain landscape planters to minimize moisture retention that could damage the siding and foundation of adjacent buildings.” While the rain garden should not affect the foundation of this building, Staff recommends the contractor confirm that the proposed rain garden would not have a detrimental effect on the structural integrity of the building.

The rain garden would contain an area for the proposed artwork and future art work to be displayed. The art currently rotates on a yearly basis and is not permanently in place. Staff recommends that any art chosen not block views of the historic building and finds the current proposal is quite tall at 10 feet high. Possibly relocating the art site to the east garden location would lessen the impact on the historic structure as the topography drops off on the east side of the property, but would still provide a strong visibility to Main Street patrons and the community.

The Applicant has also proposed installing interpretative displays. Staff is currently in the process of trying to identify a new standard display for use in the Historic District through the Master Plan process. If possible, Staff requests this item be delayed until a new style has been chosen. Additionally, Staff would require more information on the displays, such as location and mockup of the graphics.

The Ellicott City Master plan process is currently underway. The potential use of the back-parking lot of the Post Office is currently underutilized and could be explored for better uses, such as a pedestrian pocket park that could have a large rain garden and art displays, which would be a more appropriate location, than the front of a formal building.

Staff Recommendation: Staff recommends Approval of the rain garden, but recommends a more formal planting scheme be identified in order to protect the historic and architectural integrity of the structure, and that the plantings not exceed three feet in mature height. Staff recommends Approval of the current art, but recommends the location be moved to the east garden location. Staff recommends the interpretative displays be resubmitted at a later date, after Staff has been able to identify a new standard style for use throughout town.

Testimony: 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 the west side of the property was chosen for the art installation because the ground is already level, requiring less excavation. She explained that the artwork is interactive, giving visitors the opportunity to sit inside the artwork. Therefore, a level area is very important for the safety of visitors. If the proposed location needs to be changed to the east side, the alternate location requires more invasive excavation.

Mr. Reich asked if there is a plant schedule. Ms. Burgess referenced the application, where there are photos of the plantings, along with coordinating numbers.

Mr. Reich said the previously approved eggplant art piece did not impact the historic streetscape, since the height was about six feet and the exhibit was only for nine months. Mr. Reich said the proposed art piece is ten feet high with lots of different colors that will impact the streetscape. Ms. Graham said the proposed art piece is also a nine to eleven-month temporary display.

Ms. Tennor said the proposed location is on a sidewalk allowing visitors access to interact with the artwork. Ms. Graham said she was limited by the physical space in the selection of an art piece that fits well with the property. Other pieces were much taller and required installation on a concrete pad, which involved more construction. Mr. Reich said the ten-foot high art piece will be taller than the front doors, reaching up to the transoms. Ms. Graham said it will be shorter than the spruce tree near the front door.

Mr. Reich asked if bioretention facilities will be installed. Ms. Graham said yes, there will be one in the courtyard near the front entrance to catch rain and storm water, and then irrigate the garden, reducing the pressure on Ellicott City's storm water management system. Mr. Reich said bioretention features usually have a lower elevation and are then topped with four inches of mulch, two feet of bioretention soil, and at the bottom is a drainage system. Ms. Graham said there is not a drainage system, but it will have a layer of rocks allowing water to flow through. Mr. Reich asked if there was an engineering plan for the bioretention facility. Ms. Graham said Howard County EcoWorks was responsible for creating the plans for the proposed garden. Mr. Reich asked for more of a technical plan, but Ms. Graham said she did not have any technical plans.

Mr. Reich said his concern was about the lack of a compatibility between the garden design and the federalist style building back to the 1940s. The property always had a lawn and hedge that buffered the bottom foundation, but the proposed installation does not incorporate the architectural style with the garden. Ms. Tennor said she agreed with Staff's recommendations, and that this is a good example of the difference between landscape architecture and horticulture. Landscape architecture considers the architectural context, but the Applicant's plan does not reflect on the architecture of the building. Mr. Reich said the garden should be grander and more formal.

Ms. Tennor asked about the original two pieces of concrete on either side of the walkway. Ms. Burgess said only the front concrete piece was destroyed by last July's flood and the area is mostly covered in asphalt now. Ms. Tennor said if the Applicant replaces only one of the sidewalk pieces, the symmetry of the building and site will be lost.

Mr. Reich said the bioretention plan can be revised to better fit the façade of the building. Ms. Graham asked the Commission for examples of a formal garden style. Ms. Zoren said one example would be a design that incorporates a symmetrical approach with a formal border, instead of loose stones, and the use of a formal regular planting pattern instead of a random pattern. Ms. Tennor referenced the gardens at Monticello and historic Williamsburg, Virginia as examples, and she said the same plants could be used in a more formal arrangement. Ms. Zoren said the evergreen hedge could be continued along the walkaway so the garden is not visible when approaching the building.

Mr. Reich asked if the application includes the approval for the sculpture in the front. Ms. Burgess said yes, it was applied for all at once.

Mr. Roth liked the art piece, but understood the concerns with the context of the building. He said that if the approach to the front door was to be symmetrical, and if the sidewalk were to be placed on the other side to be symmetrical, it would preserve the character of the building. The symmetry would help reduce the art piece's impact on the streetscape.

Mr. Shad said he was also concerned about the size of the artwork and its impact on the streetscape on Main Street. He said that ten feet high is too tall, too big, for the property.

Ms. Tennor asked what planting will go in the narrow strip between the concrete walk and the platform for the art piece. Ms. Graham said she does not know. Ms. Tennor said the planting in this narrow area will be hard to maintain. Ms. Burgess said looking at Figure 8, the area may have high foot traffic, so the planting will need to be low and able to handle the traffic. They discussed moving the art directly adjacent to the sidewalk to avoid having a narrow strip of landscaping.

Mr. Reich said the Applicant should return with a more detailed plan incorporating the federal architectural style, with symmetry and formality in the design.

Motion: Ms. Tennor moved to allow the Applicant to table the application and return in September. Mr. Roth seconded. The motion was unanimously approved.

HPC-17-54 – 3646 Fels Lane, Ellicott City

Certificate of Approval for new patio and retroactive approval for existing patio.

Applicant: Brianna Sanden

Background & Scope of Work: In June 2017, the Applicant came before the Commission in case HPC-17-46 for the retroactive approval of a concrete patio. The Applicant withdrew the application to identify a more appropriate paving material after a discussion on the patio made it clear the Commission members were not in favor of the concrete pavers that were used. The Applicant has submitted a new application for the patio that was already constructed and seeks approval to construct a second patio near the existing patio.

The Applicant has submitted several options for pavers, which include: the same concrete pavers spaced with pebbles, stamped concrete in a herringbone pattern, RumbleStone in a herringbone pattern, and a Holland Paver in a herringbone pattern. The existing patio is proposed to remain the same size at 12 feet by 9.5 feet. The second patio is proposed to be 16 feet by 18 feet and would be located in front of the first patio, closer to the street, but behind the old foundation/retaining wall that is on-site. The Applicant said she is also looking into stone products, but has not identified any at this time.

The Applicant also seeks approval to move granite stones from the ground to use on the existing retaining wall, increasing the wall height of some portions by as much as 12 inches.

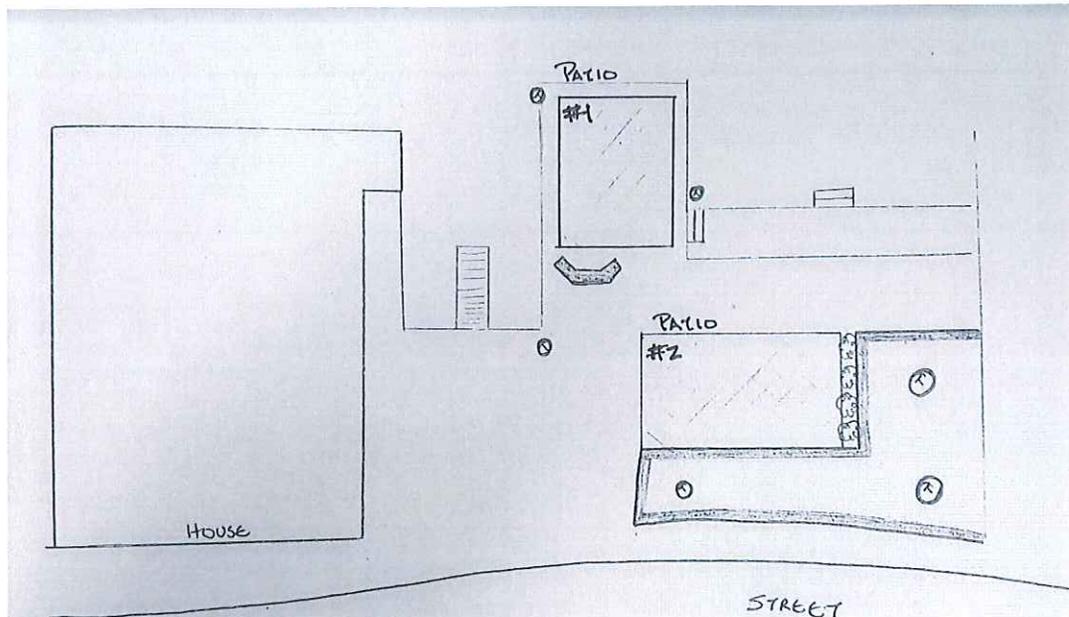


Figure 12 - Site plan showing proposed patio locations

Staff Comments: Chapter 9.D recommends, “construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way” 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 submitted several options for pavers, which include: the same concrete pavers spaces with pebbles, stamped concrete in a herringbone pattern, RumbleStone in a herringbone pattern, and a Holland Paver in a herringbone pattern. Staff also recommended the Applicant use a natural stone product or consider Pennsylvania Bluestone, but the Applicant has not identified any products yet. The current proposed materials are all concrete. Staff finds the only product submitted that does not explicitly look like plain concrete is the RumbleStone, which appears to be more a gray brick-like product that slightly resembles granite cobblestones.

The retaining walls referenced by the Applicant appear to be the foundation of the historic house that once existed on this site (see Figures 13-15). There are three separate locations of retaining wall that the Applicant references raising in height. Staff recommends the Applicant withdraw this request and return to the Commission with a site plan and elevation drawings that show the existing conditions



Figure 13 - Old foundation wall

and proposed alterations. The stones will need to be significantly reset and rebuilt based on their current condition. The Applicant should indicate whether the stones will be dry stacked or mortared.



Figure 15 - Old foundation wall

Staff Recommendation: Staff recommends Approval of the patios if the grey RumbleStone product is used as the paving material in the herringbone pattern. Staff recommends the Applicant return with future plans for the retaining walls that clearly document the existing conditions and proposed alterations.



Figure 14 - Old foundation wall

Testimony: Mr. Shad swore in Brianna Sanden. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Ms. Sanden said there are gaps in the lower retaining wall that is not visible from the street. She would like to add stone into these areas. For the retaining walls that are visible from the street, there is enough stone to stack one more layer of stone and she would like to do that. Ms. Holmes asked if the soil will be excavated away in order to stack another layer for the retaining wall. Ms. Holmes said it is not clear what she would be adding another layer to. Ms. Sanden said there is a small tree in the front of the property and a short wall that runs the length of the sidewalk and it runs perpendicular to it and runs 8 feet back also following the sidewalk. Ms. Sanden will be adding stone to this wall. Ms. Holmes asked if it is a concrete wall. Ms. Sanden said it is a concrete wall, but in the front there is a short stack of stones that have tumbled over. She said there are two pine tree further back that there are stones in. Ms. Sanden will add to the stones to these areas. Ms. Holmes said it is up to the Commission, but she does not find there is not enough information in the application to approve the walls. Ms. Sanden said when she wants to remove the fallen stones away, so that patio #2 will be built.

Mr. Reich asked if both patios will be covered with the sample materials she brought to the Commission. Ms. Sanden said she has also obtained a Travertine sample, which could be a possible material option.. Mr. Reich asked if both patios will have concrete pads with the sample materials on top. Ms. Sanden said they will have packed sand, then the stones will be on top. For patio #1, Ms. Sanden said underneath the packed sand is on top of the concrete foundation from the old demolished house.

Mr. Reich asked about a recent application that had RumbleStone. Ms. Holmes said the perimeter of the patio approved the other month featured a larger sized stone and the inside was a different brick sizes. Ms. Zoren asked the Applicant about the preferred stone size. Ms. Sanden said she did not have a preference. Mr. Reich said the RumbleStone is preferred, since they fit better with historic architecture of the site and neighborhood and said the Commission approved RumbleStone recently for another property in the district.

Ms. Sanden said she can do the interior stones in a herringbone pattern with the larger stones, then line the outside with the smaller stones. Mr. Reich said that was a great idea.

Mr. Reich said if the Commission decides on the patios, more information on the stones for the retaining walls is still needed. Ms. Sanden said the #2 patio cannot be built until the large granite boulders are removed from the area. Mr. Reich asked why the Commission is discussing the retaining wall stones. Ms. Holmes said the concern was not about the stones in the yard, but it remains unclear what the Applicant intends to build with these stones in terms of a retaining wall. Ms. Sanden said she wants to stack the stones picked up from the ground on top of the retaining wall. Ms. Holmes said the Applicant can return with a more detailed application including renderings, dimensions and photos that accurately show locations. The new application could be a minor alteration process if the application complies with the Guidelines, is clear and contains all of the information needed.

Ms. Tennor asked if the fallen stones are ruins from the old house no longer there. Ms. Sanden said yes. Mr. Roth asked if the Applicant could store the stones until she knows what she wants to do with them. Ms. Holmes said she can remove them to in order to building the patio and put them in a stack on the side of the yard, but she cannot build retaining walls with them.

Mr. Taylor said there is no difference between stacking and storing stones since the stones should be store out of sight. Ms. Sanden asked if she can use the stones to fix the retaining wall with visible stones missing and store the rest away out of sight. Ms. Holmes said yes, that would be routine maintenance, but that building other walls higher is not routine maintenance.

Mr. Taylor asked if the Applicant is willing to withdraw the stacking of the stones on the retaining wall. Ms. Sanden said yes.

Motion: Mr. Reich moved to approve the application as follows: approve gray RumbleStone, approve the herringbone pattern for the middle and a border of either size (small and larger pavers). The Applicant can store the existing stones and use them to replace missing stones in the existing retaining walls. If a new retaining wall will be built with the stones or if the existing retaining wall height will be increased, the Applicant must return for an additional application. Mr. Roth seconded. The motion was unanimously approved.

HPC-17-55 – 8167 Main Street, Ellicott City

Certificate of Approval for retroactive exterior alterations.

Applicant: Doug Yeakey

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1987. The Applicant seeks retroactive approval for the installation of two planter boxes that are approximately 17”x18”x20” and 17”x18”x16” and are secured to the building. The boxes have been constructed and installed, but have not yet been painted. The Applicant seeks approval to paint the boxes Garrison Red to match the trim color on the building. The planter boxes have been planted with a faux 3 ball topiary.

Staff Comments: These planter boxes will match those retroactively approved at 8143 Main Street, which was the Applicant’s first store. The Applicant has since leased the property at 8167 Main Street, which consists of the bottom retail space seen in Figure 16 and the neighboring prior Sweet Cascades retail space. There are currently five planters across the two brick buildings, each planted with a formal 3-ball faux topiary, as shown in Figure 16.

Chapter 9.B of the Guidelines explains, “Landscape plantings in Ellicott City are generally informal with an abundance of trees, shrubs and gardens where land is available. Large open lawns and formal repetitive planting patterns are not typical. In the commercial and office areas, landscaping varies from hillsides overgrown with shrubs and wildflowers to formal public spaces such as the Tiber Pocket Park and the terrace around the Howard County Courthouse. The treatment of public, highly visible landscaped areas is important to the neighboring historic buildings and the Historic District as a whole. New plantings help to retain Ellicott City’s landscaping tradition, and the use of indigenous plant materials emphasizes its unique sense of place and ties to the past.”

The number of planters conflicts with the Guidelines because it creates a formal, repetitive planting pattern, which the Guidelines state are not typical. The use of the planters was appropriate when it was limited to the one building. The Guidelines also recommend using native plants and while the fake topiaries were suitable in a small setting in front of one building, their expanded use is not fitting for Main Street and visually overwhelms the building. The use of these style of planters and fake topiary along more than one storefront could create a precedent that is not appropriate for Ellicott City.



Figure 16 - Front of building



Figure 17 - Alley between buildings



Figure 18 - Street view of building

This building has been mentioned in several staff reports over the years for being visually overwhelming due to the number of signs on the exterior, including the 'Ellicott Square' sign that has been in disrepair for many years and should be removed from the building since it does not identify any tenants and adds visual clutter. There is another application at this August 2017 meeting for a sign to replace an existing business sign.

As shown in Figures 17-19, the front façade of this building as seen from the street and sidewalk, and the neighboring building containing the Applicant's business, are visually 'busy' and also contain items not approved by the Commission, such as the flags, streetscape furniture and snowball sign.



Figure 19 - Street view of building

Staff Recommendation: Staff recommends Denial of the two planter boxes.

Testimony: Mr. Shad swore in Doug Yeakey. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. Yeakey said he did not think Chapter 9.B Guidelines were applicable, since the planter boxes are decorative and not plantings. The photos showed many tables in front of the building, but Mr. Yeakey was only helping another business owner in the process of moving to sell their merchandise. Mr. Yeakey said the snowball sign was also removed from the building. The bright color Adirondack chairs were switched to darker colors that are more suitable with historic Main Street, as recommended by the Staff. Mr. Yeakey said he has been a good corporate citizen and actively engaged and giving back to the community.

Mr. Reich asked if the planter boxes are permanently attached. Ms. Yeakey said they are permanently attached to prevent vandalism and in case of another flood, so they would not be projectiles. However, the planter boxes can be unscrewed and detached from the ground. Mr. Reich asked if the plants are live. Mr. Yeakey said the plants are faux.

Ms. Tennor said the Applicant had made a similar application in the past for green planter boxes that came before the Commission seeking retroactive approval. The Commission was lenient in not requesting the removal of those planter boxes, but the Applicant is not following the approval process and is seeking retroactive approval again.

Mr. Yeakey acknowledged the previous application was for retroactive approval. Mr. Reich said the Commission did approve the previous planter boxes and the ones before the Commission tonight are similar in design, except for the red color. Mr. Yeakey said the new planter boxes are painted red to match the trim on the building. The photo showed white planter boxes before they were painted.

Ms. Zoren asked the Applicant about the location of the building's property line. Mr. Yeakey said he did not know, but the building owner may know. Ms. Zoren said typically the building line stops at the edge of the building. Mr. Taylor said historic Ellicott City's property lines are old and unique. Ms. Zoren wanted to know if the planter boxes are in the public right of way. Ms. Burgess said the sidewalk is wide and the planter boxes did not seem to be encroaching on the public right of way enough to compromise the safety of pedestrians.

Ms. Tennor said retroactive approval is not preferable, especially since Mr. Yeakey already requested retroactive approval on the last application. Mr. Taylor said whether or not the planter boxes are permanently or temporarily fixed to the ground, the Commission's approval was still required. Mr. Reich said the planter boxes are temporary and decorative, since they can be unscrewed from the ground. Ms. Burgess said anything that exists on the exterior of a building on a daily basis is not temporary, and it is very important to consistently hold everyone accountable in following the Guidelines, to set a good example for the district. Mr. Taylor said if someone installs many planter boxes, regardless of whether they are secured to the ground, they should seek the Commission's approval, if they are on the exterior of the building on a daily basis.

Ms. Tennor asked about the purpose of the planter boxes. Mr. Yeakey said he wanted to mimic the same look and feel of his store next door, on this business. Ms. Zoren said the planters should be all the same color. Mr. Yeakey said he considered the idea, but thought it was better for the planter boxes to match the trim of the building. One building trim is green and the other is red. Mr. Yeakey said he cannot change the building trim color, since he does not own the building.

Ms. Holmes asked if the planter boxes will also be used for the neighboring business "Sweet Cascades". Mr. Yeakey said there are no plans to do so.

Ms. Tennor said it is preferable to have the color of the planter boxes match the trim of the building. It is also preferable for the Applicant to submit the application before implementation rather than seek retroactive approval.

Ms. Burgess said if the Commission were to approve the application, a maintenance plan should be added so if the faux plants deteriorate, the Applicant will be responsible for repair or replacement. Mr. Yeakey agreed and said not maintaining the planter boxes would be a poor reflection on his business. Ms. Tennor asked how the planter boxes would impact future business tenants. Mr. Taylor said if a new tenant occupies the building and wants to continue use of the planter boxes, there would not be a need for a new application. Mr. Taylor said the Commission could make the approval contingent on maintenance of the planter boxes. Mr. Yeakey said he can remove the planter boxes when he leaves.

Mr. Reich said the planter boxes are good features because they do not obstruct the streetscape and help mark the entrance, matching the façade of the buildings.

Motion: Ms. Tennor moved to approve retroactively the installation of the planter boxes painted to match the building trim. Mr. Reich seconded. The motion was approved 4 to 1, with Mr. Shad opposed.

HPC-17-56 – 3713 Old Columbia Pike, Ellicott City

Certificate of Approval for new sign.

Applicant: Gary Brent

Background & Scope of Work: This building is located in the Ellicott City Historic District. The exact date of construction is unknown, but this building shows up on the 1959 Sanborn maps. The Applicant seeks approval to install a flat mounted sign on the front of the building. The proposed sign will be 3 feet high by 20 feet wide, for a total of 60 square feet. The sign will be one flat MDO panel with sign foam routed lettering that is attached to the panel. Three black gooseneck lights will be installed above the sign. The sign rendering shows that there will be an inset border painted gold, the letters will be painted white and the background of the sign will be Benjamin Moore Newbury Port Blue, the same color as the building. The letters will be 15.5” inches tall. The sign will read on one line, “Linwood Boutique” with the Linwood school logo and the word ‘Linwood’ prior to the store name.

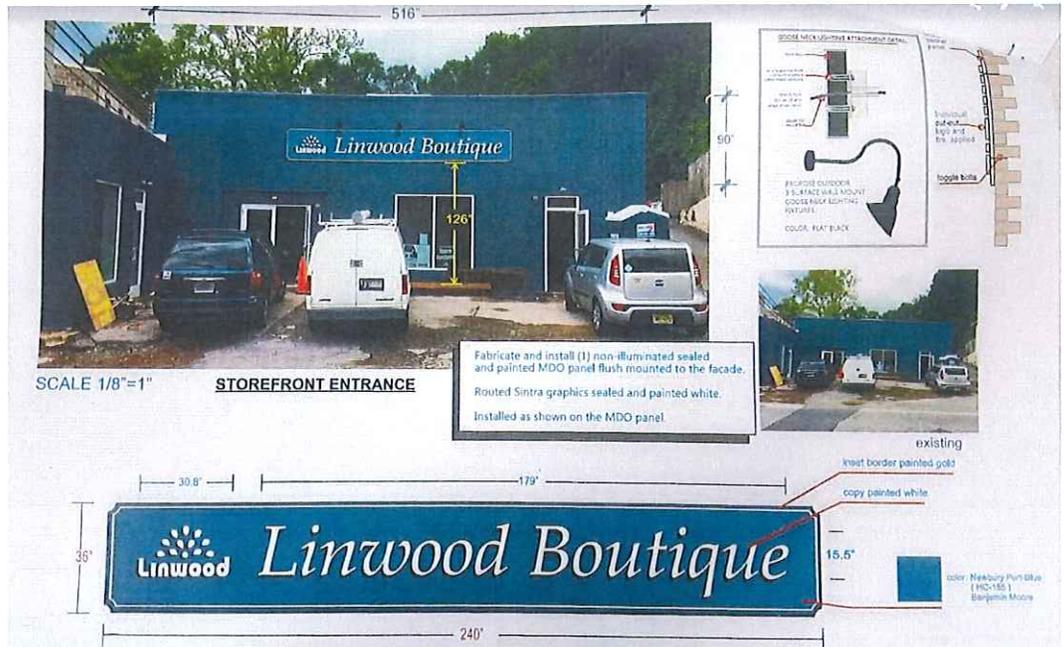


Figure 20 - Proposed sign

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.” Additionally, 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.” At 60 square feet, the proposed sign is much larger than the Guidelines recommend. This building is set back slightly from the street, but is only one story tall and not big enough to warrant such a large sign. The Commission had a case earlier this year where an 81-square foot sign was proposed for a much larger building located at the rear of a large parking lot. The Commission did not approve the 81-square foot sign and ended up approving a 23-square foot sign.

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.”

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.” This building is very plain and does not have any architectural details that would assist in finding an appropriate location for the sign. The sign is being centered over the building and spanning the width of the building in an attempt to create balance, but the size is too large. There are three doors on the front of this building and it is unclear which door is the main entry door into the retail space. In this case, an awning over the entrance with the business name, may be more appropriate and assist customers visiting the store as well.

Alternatively, the size of the temporary banner that has been installed on the front of the building is more appropriate in size and scale and better complies with the Guidelines. The banner appears to be similar in size to the width of the windows, which utilizes an existing proportion from the building, making the size appropriate. The banner also contains a white background, which better contrasts with the building than the proposed blue sign.

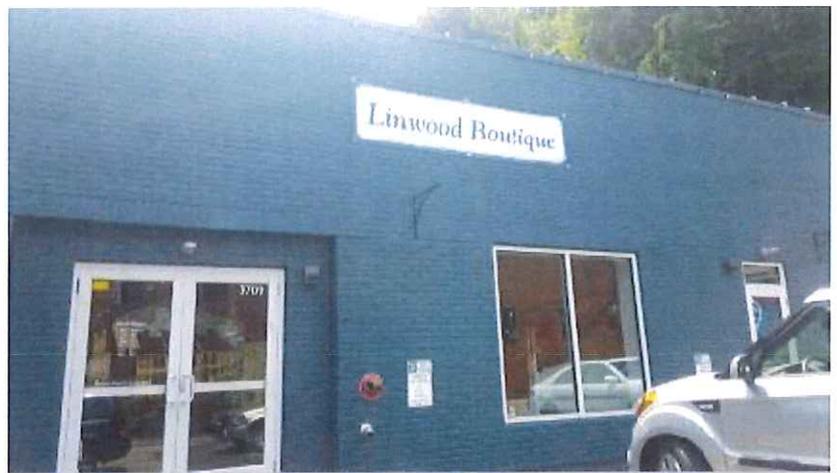


Figure 21 - Temporary banner on facade



Figure 22 - Street view of building

Staff Recommendation: Staff recommends Denial as submitted. Staff recommends Approval of an awning sign over the double doors or approval of a sign to match the temporary banner in size and color.

Testimony: Mr. Shad swore in Joseph Rutter, Gary Brent, and Peyton Plummer. The Applicant provided a different sign rendering to the Commissioners than originally submitted. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. Brent said the proposal has two options with the same size but different color variations. The material for the proposed sign is a quarter inch thick white PVC, the blue backer panel is a three quarter inch thick laminated MDO (medium density overlay)

Mr. Brent said the size of the front sign A is 14.25 square feet. The side sign B is 8 square feet. Based on the linear frontage of the building at 60 feet, they are at 22 square feet. There will be two gooseneck lights installed above sign A.

Mr. Brent said due to the setback in the parking area, sign B helps with visibility when coming down from Old Columbia Pike, since only the side door is visible, not the main entrance. Ms. Tennor asked if the building has only one entrance under sign A. Ms. Plummer said yes. Ms. Tennor asked if the entrance door is recessed for the bottom edge of the proposed sign to be lined with the bottom edge of the recess around the door with no space. Mr. Brent said yes. Ms. Tennor said there should be more visible space around the door. Ms. Tennor said the entrance can be highlighted better by raising the sign above the door to emphasize the recessed doorway.

Ms. Zoren referenced the second mock up and asked if that was what Ms. Tennor was referring to. Ms. Tennor said yes, this example highlights the entrance much better.

Mr. Reich said the Applicant is still within the sign guidelines with both sign sizes. The sign rule calls for one-half square foot of sign per linear foot of façade. The 14 square feet would have 28 linear feet of façade. Mr. Brent said the building has a total of 60 linear feet of façade. Mr. Taylor said that guidelines typically does not apply to two signs. There is another guidelines for two signs.

Mr. Reich said using one sign with the buff color instead of the blue color will help the sign stand out for more visibility. Mr. Brent said the other option is to install a single sign on the front of the building about 30 square foot in size. Ms. Holmes said the sign visibility is not lost because people can see the edge of the building from the pottery store further up on Old Columbia Pike. Ms. Holmes said if the sign size was to be enlarged, the Applicant would need to show the proportions and how it relates to the building. Ms. Plummer said if only one sign is used, the sign can be centered on the building, since the sign does not fit over the entrance. Ms. Holmes referenced the Guidelines, Chapter 11.B, that 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." Mr. Taylor said the sign size depends on the scale of the building and should not be based solely on a mathematical rule and pointed out the Guidelines reference a limit of 8 square feet.

Ms. Burgess said using the recessed entrance for sign placement is more ideal than centering the sign on the building, because it clearly marks the building entrance for customers. The large windows are almost door like, making it hard to distinguish where the main entrance is. The location is also a dangerous intersection with lots of traffic, and Ms. Burgess was unsure option B would be ideal. Ms. Burgess said if the Applicant seeks a second sign a pedestrian friendly sign like a projecting sign should be more visible from the intersection of Main Street and Old Columbia Pike. Ms. Tennor said the sign should relate to

the recess around the entry, which will better guide customers. Mr. Reich said the sign size shown over the door is reasonable, anything larger would be too much, most historic Ellicott City shops are allowed a 2x2 foot sign.

Ms. Plummer asked about the possibilities of installing a projecting sign along the edge of the building that would be visible from the Main Street/Old Columbia Pike intersection. Ms. Holmes asked if there is a rendering. Ms. Plummer said the building's edge is shown in the original proposal, but there are no actual renderings. Ms. Holmes said the Applicants can seek approval on sign A from the Commission this evening, then submit a separate application with renderings for the projecting sign.

Motion: Mr. Reich moved to approve sign A, option one. Mr. Roth seconded. The motion was unanimously approved.

HPC-17-57 – 3744 Old Columbia Pike (3731 Hamilton Street), Ellicott City

Certificate of Approval for new patio and retroactive approval for existing patio.

Applicant: Jeni Porter

Background & Scope of Work: This property is located in the Ellicott City Historic District. The building dates approximately to the 1840s-1850s. The Applicant proposes to construct a deck in the yard along Hamilton Street/Parking Lot D. The Applicant came before the Commission in May 2017 in case HPC-17-30, in which a cedar deck was proposed and approved. The Applicant now has a different proposal for the same space and seeks retroactive approval for the installation of small patio.

Instead of constructing the approved cedar deck, the Applicant seeks approval to construct a brick and bluestone patio. The brick would replace the wood currently retaining the soil to level, shown in Figure 23 below. The brick would be 3.5"x7.5"x2.25". Bluestone slate would be set on top of the soil currently in place. No sand will be used. The bluestone slabs come in 23.5"x36"x1.5" sizes. The patio will have a front rise of 7 inches in the brick. The back border will be built into the existing berm.

The Applicant seeks retroactive approval for the small patio, shown in Figure 24, below. The small patio uses the same brick and bluestone that is proposed for the large patio. The size of the patio is 10 feet long by 4 feet deep, with rounded corners. The max height of the patio is 10 inches as it was built into a small hillside. The small patio is located diagonally across the courtyard from the proposed location of the large patio.



Figure 23 - Proposed location for patio



Figure 24 - Smaller patio that is already constructed

Staff Comments: Chapter 9.D of the Guidelines 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 brick that was used on the small patio and that was proposed for the large patio does not match the brick walkways that are on site. This is a prime reason why it is important not to do work without approval; if the Applicant had submitted this spec prior to the construction, Staff would have recommend using a different brick. There is a mix of hardscaping materials in this courtyard vicinity and not all of them have been approved over the years. That is an issue in and of itself, but should not be furthered by adding an additional mix of materials. The choice of brick and bluestone generally comply with the Guidelines, although the same brick should be used to match the existing walkway or the walkway should be replaced to match the patio retaining wall.



Figure 25 - Previously constructed patio without approval that was destroyed in flood

It is unclear why polymeric sand will not be used on the patios. There are rather visible joints on the small patio that was already constructed and polymeric sand will assist in filling the joints and stabilizing the patio. Staff is also concerned at the proposed installation method for the proposed patio, which does not seem to consist of creating the appropriate foundation. If the foundation of the patio is not constructed properly with crushed stone, tamping, and leveling, the patio will crack and break. This was the case with the patio that was constructed without approval last



Figure 26 - Site alterations

summer and was destroyed in the July 30, 2016 flood (see Figure 25). Prior to the flood, after being installed for only a few months, the patio was settling, cracking and breaking apart.

The wood planter retaining wall, gate and chain fence have also been installed without approval, but appear to be from the neighboring property, see Figure 26. This issue will be addressed.

Overall the proposal for the brick and flagstone patios are more appropriate and in-keeping with the character of the area than the cedar deck. However, it is important to use the correct materials to avoid a cluttered look that detracts from the architectural integrity of the historic structures that form Tonge Row.

Staff Recommendation: Staff recommends Approval of the patios, contingent upon using a brick that matches the existing walkway and a professional installation to ensure longevity to the patios.

Testimony: The Applicant was unable to attend the meeting due to a personal emergency. Ms. Holmes read an email from the Applicant: "Please note the new contractor will have to use crushed stone tamping and leveling, also to use polymeric sand so the patio does not crack or break. I will comply with whatever you approve."

Ms. Holmes said the cedar deck that the Applicant was previously approved for will no longer move forward, due to cost and concerns about building in the floodplain. The new proposal is a patio at the same location where the deck was to be built. The Applicant's neighbor constructed a planter box retaining wall and the Applicant constructed a small patio adjacent to the retaining wall without approval, and is now seeking retroactive approval.

Ms. Tennor did not understand the purpose of the patio. Ms. Holmes said the purpose was for an elevated stage for entertainment in the courtyard.

Mr. Reich said the patio does not fit with the architecture. The patio would be okay if it had a stone retaining wall rather than brick pavers.

Ms. Zoren asked if the railing around the walkway will require retroactive approval. Ms. Tennor said the railing height is not high enough to require by code so it will not need retroactive approval.

Mr. Reich said the Commission could approve a stone retaining wall with blue stone pavers where the brick currently is as shown in Figure 24. Ms. Zoren would like to see a detailed site plan with dimensions and landscaping that shows how the patio relates and connects to the rest of the area.

Ms. Tennor asked what can be done about the wood planter box. Ms. Burgess said it is on a different property, but Staff has been working with the tenant, who is in violation due to several installations on the property that were never approved. Ms. Holmes said it is the same building owner, but different business tenants.

Motion: Mr. Reich moved to table this application until the next public hearing. Ms. Tennor seconded. The motion was unanimously approved.

HPC-17-58 - Fences along stream retaining walls between Parking Lot F and Lot E and along Court Avenue

Certificate of Approval to install fences.

Applicant: Brian Cleary, Howard County Department of Public Works

Background & Scope of Work: This property is located in the Ellicott City Historic District. The historic stream retaining walls were severely damaged in the July 30, 2016 flood. The initial repair of the walls was presented to the Commission first for Advisory Comments in October 2016 in case HPC-16-86. The application for Certificate of Approval to repair/replace the walls was approved by the Commission in February 2017 in case HPC-17-13.

The Applicant now seeks Approval to install fencing in five locations along the stream walls and the Court Avenue stream wall as shown in Figure 27. The Code states that 42-inch-high fences are required for safety purposes. The fences are proposed to protect a person from falling into the river or flipping over the stone walls.



Figure 27 - Site plan showing location of fences

All black metal fences are proposed to be the Aberdeen aluminum fence. Fence Number 1 will be located on the north side of the stream and is proposed to be a 48-inch-tall black aluminum fence and will be approximately 210 feet in length. Fence Number 2 will be located along the section of retaining wall adjacent to Court Avenue. It will be a 42-inch-high black aluminum fence and will be approximately 58 feet in length. Fence Number 3 will be a black aluminum fence and will be located parallel to Court Avenue. This fence will be 12 inches high as it is located on a top of a three-foot stone wall and will be approximately 42 feet in length. Fence Number 4 will be located on the south side of the stream and will be a black aluminum fence and will be 42 inches tall and approximately 17 feet in length. At this location, the fence will transition to Fence Number 5 and will be a 42-inch-high wood fence (either 3 plank or split rail). This fence will be located within Howard County's easement, but backs up to private property. The black aluminum Fence Number 4 will be located on County property. The retaining wall material also transitions on the south side of the stream from mortared walls to dry stacked stream walls, as shown in Figure 28.

The Applicant has proposed the two fence types in order to distinguish between private property and County property and to lessen the potential severity of the look of a large amount of black metal fencing. The Applicant is open to any fencing suggestions by the Commission and can change the wood fence to metal if desired.

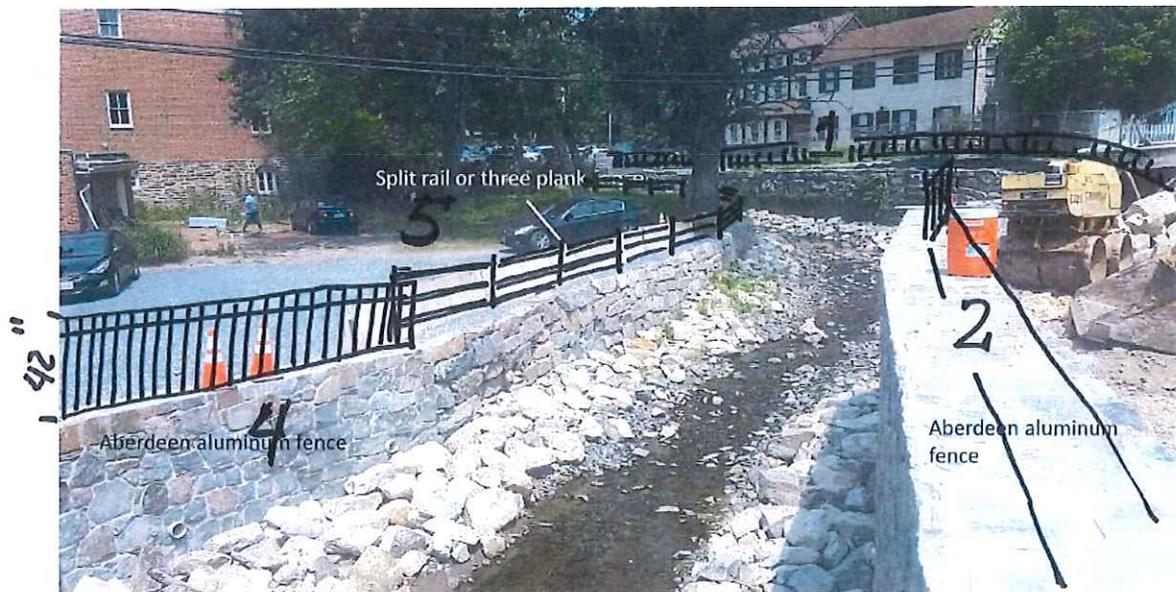


Figure 28 - Proposed fence styles

The current sidewalk on the north side of the stream will be expanded to five feet in width. This sidewalk will provide an important connection from the parking lots to Main Street and also provide a view of the stream.



12" Fence + 3' wall = 48" barrier

Figure 30 – Area 3, Court Avenue fence

Staff Comments: Chapter 9.D recommends, “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 proposed fences are both wood and dark metal, which comply with the Guidelines. The Aberdeen black aluminum fence will be the only style of black metal fence on this site, which is also consistent with the Guidelines. The Guidelines explain, “split rail or post and rail fences are more appropriate in less densely developed areas such as Upper Church Road, Sylvan Lane and Park Drive.” However, the intent of the change of fencing is to show private versus public property and to blend unobtrusively into the surroundings. Previously there was a split rail fence on the north side of the stream and there was no fence on the south side. The Applicant is amenable to changing the wood fence to metal if the Commission finds that would be more aesthetically pleasing.

Staff Recommendation: Staff recommends Approval of the Aberdeen black metal fence as proposed and recommends Approval of the 3-plank wood fence as proposed, but is also open to any suggestions from the Commission.

Testimony: Staff advised the Applicant that he did not need to be in attendance. Ms. Burgess said there is a correction on Figure 30, the height of the black metal fence is not 12 inches, it should be 18 inches.

Mr. Roth said the split rail fence echoes the change in the roughness of stones and is ideal for the location.

Mr. Reich asked why the guardrails were proposed for the north side, but not required on the south side. Ms. Burgess said the area has different property owners: the County owns the north side and the south side is privately owned. The owners on the south side, feeling exposed after trees were removed, expressed concerns and wanted a buffer. The County wants to accommodate the private property owner. Ms. Tennor said the guardrails should be required by code. Ms. Burgess said there is a difference in grade. The north side has a larger drop, while the south side has about a three foot drop from the stream base to where the stones are. Mr. Taylor said he did not know if the south side property owners are required by code to have guardrails on a stream bank, since it is natural topography, not a built structure like a deck, for example.

Ms. Tennor asked if the color of the wooden fence will be black. Ms. Holmes said no, it will remain natural and weather to gray.

The Commission agreed that a natural split rail fence looks better than a three plank fence.

Motion: Mr. Roth moved to approve as submitted with split rail for Fence Number Five. Mr. Reich seconded. The motion was unanimously approved.

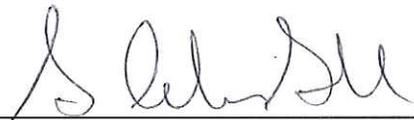
OTHER BUSINESS

Discussion of the Ellicott City Master Plan

Mr. Reich was concerned that the HPC has not been part of the overall master plan design process. Mr. Taylor said the Commission could initiate a dialogue with the project manager overseeing the design by sending a letter to offer expertise, which would also establish a record. The letter can go to the Division of Comprehensive and Community Planning, who is managing the project. The Commissioners at this the meeting will draft a letter to be further discussed at the next HPC meeting.

Ms. Tennor moved to adjourn. Mr. Roth seconded. The motion was unanimously approved and the meeting was adjourned at 9:15 p.m.

*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

September Minutes

Thursday, September 7, 2017; 7:00 p.m.

The eighth meeting of the Historic Preservation Commission was held on Thursday, September 7, 2017 in the C. Vernon Gray room located at 3430 Court House Drive, Ellicott City, MD 21043. Mr. Reich moved to approve the August minutes. Mr. Roth seconded. The motion was unanimously approved.

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

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

PLANS FOR APPROVAL

Consent Agenda

1. HPC-17-59 – 8090-8092 Main Street, Ellicott City
2. HPC-17-60 – 8307 Main Street, Ellicott City
3. HPC-17-61 – 8289 Main Street, Ellicott City
4. MA-17-13c – 3794 Church Road, Ellicott City
5. HPC-17-62 – 6089 Lawyers Hill Road, Elkridge

Regular Agenda

6. HPC-16-103c – 8386 Court Avenue, Ellicott City
7. HPC-17-63 – 3855 Ross Road, Ellicott City
8. HPC-17-64 – 8133 Main Street, Ellicott City
9. HPC-17-65 – East side of Ellicott Mills Drive above 8398 Main Street, Ellicott City
10. HPC-17-66 – Lamp posts on SHA Bridge over Patapsco River and posts on Ellicott Mills Drive, Ellicott City
11. HPC-17-67 – 3508 West Gate Drive, Ellicott City
12. HPC-17-53 – 8267 Main Street, Ellicott City (continued from August)
13. HPC-17-57 – 3744 Old Columbia Pike (3731 Hamilton Street), Ellicott City (continued from August)

CONSENT AGENDA

HPC-17-59 – 8090-8092 Main Street, Ellicott City

Final assessment tax credit 20.113 approval

Applicant: Donald Reuwer

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1890. The building was damaged by the July 30, 2016 flood and the assessment on the structure was lowered to \$1,000.00. Upon completion of the repairs, the building has been re-assessed at \$146,400.00. The difference in the assessment that is eligible for the tax credit is \$145,400.00. The Applicant has submitted documentation that a total of \$36,202.56 was spent on restoring the building.

Staff Comments: Staff has reviewed the materials submitted and finds the restoration complies with the Secretary of the Interior Standards for Rehabilitation, per 20.113 code requirements, and that the property was essentially restored to its pre-flood condition. The estimated potential tax credit this property could qualify for, based on the current assessment and the current tax rate, is \$14,743.56. As a result, Staff will only review the expenses needed to max out the tax credit and confirms that there are \$20,079.00 in qualified expenses for restoration work that includes HVAC work, repairs to the front façade, and interior repairs such as drywall, flooring and painting.

The work did not require pre-approval per Section 20.113 of the Code, which states, "In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work requiring the certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures." The application has been filed within the required timeframe of being submitted within a year of being re-assessed.

Staff Recommendation: Staff recommends Approval as submitted for the final tax credit for 20.113, the assessment tax credit.

Testimony: Mr. Shad asked if anyone in the audience wished to present testimony. There was no one in the audience who wanted to testify.

Motion: Mr. Reich moved to approve the application as submitted for the final assessment tax credit. Ms. Tennor seconded. The motion was unanimously approved.

HPC-17-60 – 8307 Main Street, Ellicott City

Final assessment tax credit 20.113 approval

Applicant: Donald Reuwer

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1930. The building was damaged by the July 30, 2016 flood and the assessment on the structure was lowered to \$1,000.00. Upon completion of the repairs, the building has been re-assessed at \$1,259,300.00. The difference in the assessment that is eligible for the tax credit is \$1,258,300.00. The Applicant has submitted documentation that a total of \$404,807.93 was spent on restoring the building.

Staff Comments: Staff has reviewed the materials submitted and finds the restoration complies with the Secretary of the Interior Standards for Rehabilitation, per 20.113 code requirements, and that the property was essentially restored to its pre-flood condition. The estimated potential tax credit this property could qualify for, based on the current assessment and the current tax rate, is \$127,591.62. As a result, Staff will only review the expenses needed to max out the tax credit and confirms that there are \$142,322.17 in qualified expenses for restoration work that includes HVAC work, flooring, painting, replacement of windows, plumbing, electrical and interior finish work.

The work did not require pre-approval per Section 20.113 of the Code, which states, "In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work requiring the certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures." The application has been filed within the required timeframe of being submitted within a year of being re-assessed.

Staff Recommendation: Staff recommends Approval as submitted for the final tax credit for 20.113, the assessment tax credit.

Testimony: Mr. Shad asked if anyone in the audience wished to present testimony. There was no one in the audience who wanted to testify.

Motion: Mr. Reich moved to approve the application as submitted for the final assessment tax credit. Ms. Tennor seconded. The motion was unanimously approved.

HPC-17-61 – 8289 Main Street, Ellicott City

Final assessment tax credit 20.113 approval

Applicant: Donald Reuwer

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1920. The building was damaged by the July 30, 2016 flood and the assessment on the structure was lowered to \$1,000.00. Upon completion of the repairs, the building has been re-assessed at \$510,100.00. The difference in the assessment that is eligible for the tax credit is \$509,100.00. The Applicant has submitted documentation that a total of \$450,123.38 was spent on restoring the building.

Staff Comments: Staff has reviewed the materials submitted and finds the restoration complies with the Secretary of the Interior Standards for Rehabilitation, per 20.113 code requirements, and that the property was essentially restored to its pre-flood condition. The estimated potential tax credit this property could qualify for, based on the current assessment and the current tax rate, is \$51,622.74. As a result, Staff will only review the expenses needed to max out the tax credit and confirms that there are \$87,635.00 in qualified expenses for restoration work that includes rehabilitation of the storefront and interior demolition and reconstruction, as the building was significantly altered from its original historic state by the previous owner.

The work did not require pre-approval per Section 20.113 of the Code, which states, "In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work

requiring the certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures." The application has been filed within the required timeframe of being submitted within a year of being re-assessed.

Staff Recommendation: Staff recommends Approval as submitted for the final tax credit for 20.113, the assessment tax credit.

Testimony: Mr. Shad asked if anyone in the audience wished to present testimony. There was no one in the audience who wanted to testify.

Motion: Mr. Reich moved to approve the application as submitted for the final assessment tax credit. Ms. Tennor seconded. The motion was unanimously approved.

MA-17-13c- 3794 Church Road, Ellicott City

Final tax credit approval
Applicant: Arnold Sanders

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the house dates to 1945, although this date of construction is incorrect. The house most likely dates to the late 1800s, early 1900s. The Applicant was pre-approved for tax credits through the minor alteration process, case MA-17-13, to paint the exterior of the house and make minor wood repairs. The Applicant has submitted documentation that \$18,950.00 was spent on eligible, pre-approved work. The Applicant seeks \$4,737.50 in final tax credits.

Staff Comments: The application complies with the work pre-approved and the contract adds up to the requested amount. The cancelled check is for a larger sum due to other work that was done in the house.

Staff Recommendation: Staff recommends Approval as submitted, for a final tax credit of \$4,737.50.

Testimony: Mr. Shad asked if anyone in the audience wished to present testimony. There was no one in the audience who wanted to testify.

Motion: Mr. Reich moved to approve the application as submitted for the final assessment tax credit. Ms. Tennor seconded. The motion was unanimously approved.

HPC-17-62 – 6089 Lawyers Hill Road, Elkridge

Certificate of Approval for exterior alterations
Applicant: Cathy Hudson

Background & Scope of Work: This property is located in the Lawyers Hill Historic District. According to SDAT the house dates to 1969. This house is not historic and is not a contributing structure to the historic district. The barn that is the subject of the application is located at the rear of the property. The Applicant believes the barn may date to 1926, but the overhang was approved by the HPC and constructed in 2012. The



Figure 1 - Proposed place of solar panels on the rear of the barn roof

Applicant proposes to install sixteen 40"x60" solar panels to the roof of the modern overhang, which is on the rear of the barn and faces away from Lawyers Hill Road. The panels will have a black anodized aluminum frame and will be flush mounted with a 10-degree tilt. The existing roof of the garage/barn is gray asphalt shingles.

The barn is located approximately 600 feet away from Lawyers Hill Road, will not be visible from the street, and will face the adjacent community that is not within the historic district.

Staff Comments: The application complies with the Guidelines for the Use of Solar Panels, "add solar panels on a roof not visible from a public way" and "place solar panels or other solar devices on roofs on a non-character defining roofline of non-primary elevation (not readily visible from public street)." The solar panels will be added to the rear of a non-historic building and will not be visible from a public street. While there is a neighboring historic property in close proximity, the solar panels will face away from that property and should not be visible.

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: Mr. Shad asked if anyone in the audience wished to present testimony. The Applicant was not present and there was no one in the audience who wished to testify. Mr. Reich asked if a 50-year-old house qualifies as historic. Ms. Holmes said a house at that age would be considered 'Recent Past' and there must be significant historical associations to the structure, such as being designed by a famous architect, owned by a famous person, or an important historical event that relates to the property to consider it as a historic property. The age alone does not necessarily qualify a property as being historic for properties built in the 'Recent Past'.

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

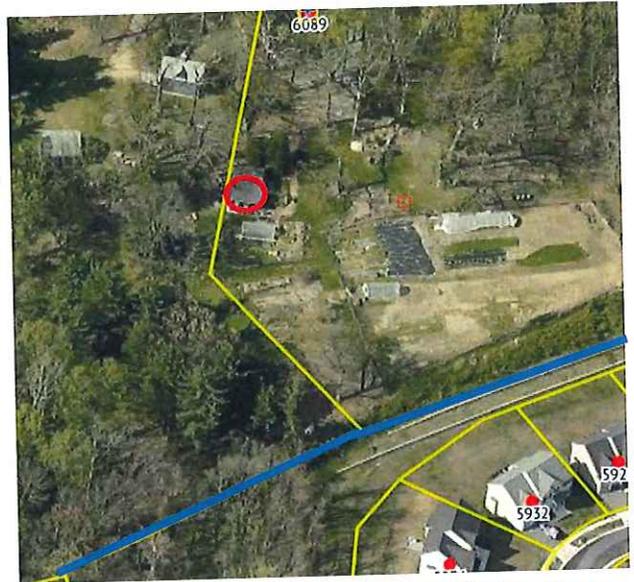


Figure 2 - Proposed location of solar panels. The blue line is the boundary of the Lawyers Hill Historic District.

REGULAR AGENDA

HPC-16-103c – 8386 Court Avenue, Ellicott City

Final tax credit claim.

Applicant: Reinaldo Velazquez

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1870. The Applicant was pre-approved for tax credits on December 1, 2016 for exterior alterations to the structure, including work to the doors, windows, siding, painting, roof, shutters, gutters, chimney, trim and front porch. The Applicant has submitted photographs that show that the repairs were completed. The final tax credit application contains a proposal from Mohamed Hammadi from CNA Preservation Company for \$120,000 for interior and exterior work to the structure. The application contains a document labeled 'Schedule A' that shows pricing points for different large scopes of work. The application also contains a letter from W.F. Chesley Companies, LLC regarding a construction loan. The application contains checks written to a Carlos Mendoza for \$30,000 and \$45,000 and checks written to CFM Construction for \$30,000 and \$15,000.

Staff Comments: The application form contains a page where the Applicant must itemize expenses and provide a brief description of the work. The Applicant has stated that \$48,500 was spent on the pre-approved work, for a tax credit of \$12,125. There is no documentation in the application to show where these numbers came from, nor is there any documentation that relates the checks written to Carlos Mendoza to the construction. Staff requested itemized receipts and invoices pertaining to the expenses and received the following response from the Applicant:

"The contractor that I hired for the work is Mohamed Hammadi with CNA Preservation Company, his Maryland Home Improvement license number is 102828. Carlos Mendoza and CFM Construction is a partner and project manager for this particular house, all the checks are written to him according to the draw schedule from the bank. As you notice I attached the documents from the bank showing the draw schedule and the loan amount for purchase (\$180,000) and renovation (\$120,000). I cannot get itemized invoices or receipts because this was a whole renovation, if I paid only for each particular item, the costs would be much higher, some of the work are related to each other and some of them are not, also some work doesn't require a license so the main contractor sub contracted other people. This was a huge and very complicated project, involved a lot of people, effort and hard work, and everything was done with the required permits from the county. Workers are paid weekly, receipts are in a large amount and almost impossible to itemize."

Staff has been reviewing projects with itemized expenses for projects larger than this for several other tax credits. Staff cannot recommend approval at this time, as there is no way to verify any of the expenses.

Staff Recommendation: Staff recommends Denial of the final tax credit until the Applicant can show itemized expenses.

Testimony: Mr. Shad swore in Reinaldo Velazquez and Sybil Buckwalter. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Ms. Buckwalter said she brought an itemized invoice from CNA Preservation this evening, which was passed out to Staff and the Commissioners.

Mr. Velazquez said at the time of the application, he was unsure what specific documents were required. He said Carlos Mendoza, the project manager, was responsible for making payments to contractors and subcontractors. The payments were from the four bank draws totaling \$120,000. Mr. Velazquez said he did his best to itemize specific amounts, but it was hard since payments were made in four lump sums.

Mr. Roth said the itemized invoice that was submitted tonight by Ms. Buckwalkter is still not sufficient to show proof of payment. Ms. Holmes asked if there was an invoice for the roof. Mr. Velazquez said he purchased roofing materials from a supply company for about \$3,000.00, but there is no invoice for the labor since it was paid separately through payroll. Ms. Holmes said the receipts and invoices where the raw roofing materials were purchased from should be submitted for the tax credit claim application.

Mr. Reich asked if CNA Preservation Company is a partner. Mr. Velazquez said CNA Preservation Company is the licensed main contractor. Ms. Holmes said the itemized invoice Ms. Buckwalter submitted this evening did not exist at the time the application was made, although itemized numbers were written on the application form, and asked where the figures on the itemized invoice came from. Ms. Holmes said when she first asked Mr. Velazquez for the itemized amount, he said he did not have itemized amounts, although the application form contained self-supplied itemized amounts. Ms. Holmes said the canceled checks were written to Carlos Mendoza, not to CNA Preservation Company or Mohamed Hammadi who is the MHC licensed contractor for CNA Preservation.

Mr. Roth said although there is an itemized list from CNA Preservation Company, the list lacks evidence that Mr. Velazquez paid money to CNA Preservation Company. Mr. Velazquez said Mr. Mendoza is the project manager. Mr. Roth said there is no evidence that ties Mr. Mendoza to CNA Preservation Company. Mr. Roth said there is nothing that shows these checks paid for the items on the itemized invoice.

Mr. Taylor asked if the bank is transferring the money directly to the contractor. Ms. Buckwalter said no. Mr. Roth asked who the bank gave the money to. Mr. Velazquez said himself. Mr. Roth said there is no evidence in the documentation on what Mr. Mendoza or CNA Preservation Company did with the money. Ms. Tennor said the itemized invoice is needed to determine which building items qualify for the tax credit. Mr. Velazquez said the itemized invoice he brought this evening shows all items that would qualify for the tax credit.

Ms. Burgess said the checks need to be written to the company who provided the invoice. Mr. Taylor said State and County laws state that a tax credit can only be given if certain documents are provided, including evidence of payment to a MHIC licensed contractor for itemized work. These requirements were discussed at the pre-approval stage, that all work needs to be itemized because there is no legal authority to grant a tax credit without required documentation. Staff can work with Mr. Velazquez to satisfy the tax code requirements.

Mr. Roth said Mr. Velazquez should provide documentation from the people he paid and what they did with the money. This information needs to line up with what was approved for the tax credit.

Mr. Taylor said it is unusual that an individual was written a \$30,000 check for work that was allegedly performed by a company. Mr. Taylor said evidence is needed showing that a MHIC licensed contractor was paid the funds to do the work which is itemized, for the work to be eligible for the tax credit.

Ms. Holmes said the Applicant should submit receipts for any materials purchased. Mr. Reich asked if Mr. Mendoza is licensed. Ms. Buckwalter said Mr. Mendoza works under CNA Preservation Company.

Mr. Taylor said Staff will provide Mr. Velazquez with a letter outlining the required documents. Mr. Shad said the case can be continued if the Applicant returns with the required documents.

Mr. Velazquez asked about the documentation required for the Façade Improvement Program. Ms. Homes said the same documentation of itemized invoices are needed. Mr. Velazquez questioned why the quote without a MHIC license holder was approved. Ms. Holmes said in the pre-approvals, the two quotes were drastically different. One with a MHIC licensed contractor and the other without. Only MHIC licensed contractor work will qualify for tax credits because labor will not count without a MHIC license. Mr. Taylor said if the Applicant has receipts for the materials and is not seeking a labor tax credit than only the receipts for materials are needed.

Motion: There was no motion. The Applicant will return with the correct documentation for approval.

HPC-17-63 – 3855 Ross Road, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Jennifer Lyon

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1895. The Applicant proposes the following work:

- 1) Enclose the cantilevered area below the 2nd floor kitchen, to resemble an enclosed porch.
- 2) The existing 2nd floor deck will be reconfigured (using existing decking) to extend from the kitchen door to the east elevation only.
- 3) Flooring will be slab on grade that extends outside to an exterior walkway and patio using irregular flagstone.

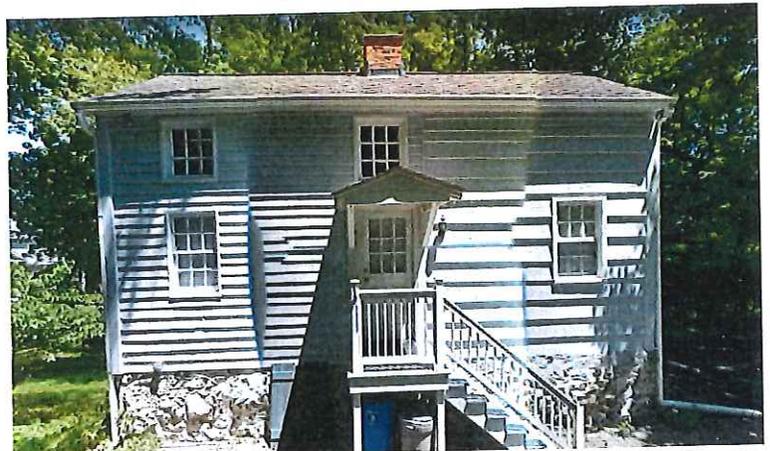


Figure 3 - Front view of house from street

- 4) Siding will be 5/16" x 8-1/4" HardiePlank Cedarmill Fiber Cement siding painted to match existing color (Sage Blue).
- 5) Windows and doors will be Marvin Integrity Ultrex fiberglass clad wood.
 - a. Four North elevation windows will be 4 feet wide by 5 feet high double hung (1:1/no grilles) set on 1 foot-6 inch knee wall framing.
 - b. Two North elevation doors will be 3 feet wide by 6 feet 8 inch high full lite, exterior swing.
 - c. Side doors will be Jeld-Wen 1-3/4" fir, 12 lite true divided grilles to reflect the grid pattern of the existing windows – exterior painted white.
- 6) Install three wall mounted exterior lights in a rustic bronze color. The lanterns will be located at the exterior door location. The Applicant has not provided spec sheets for this item and the application does not indicate the exact location of installation.



Figure 4 - Front and side view of house from street



Figure 5 - Existing north (rear) elevation



Figure 6 - Proposed north (rear) elevation



Figure 7 - Existing west (side) elevation

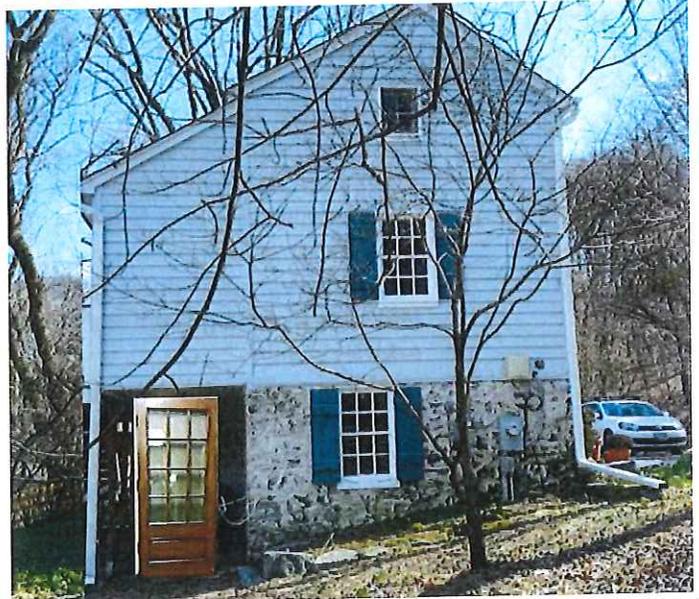


Figure 8 - Proposed west (side) elevation

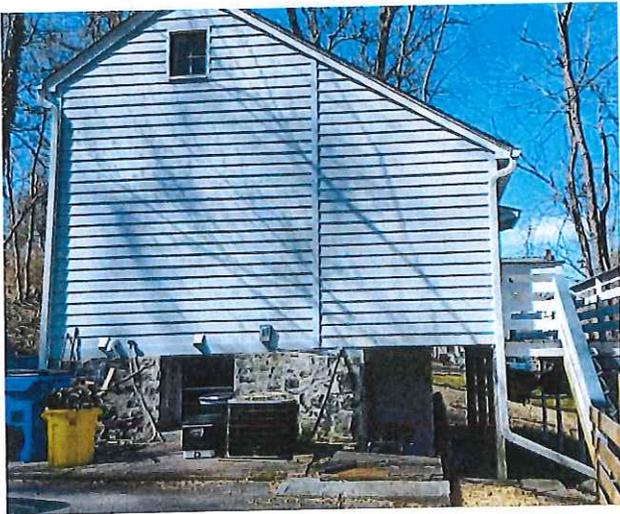


Figure 9 - Existing east (side) elevation

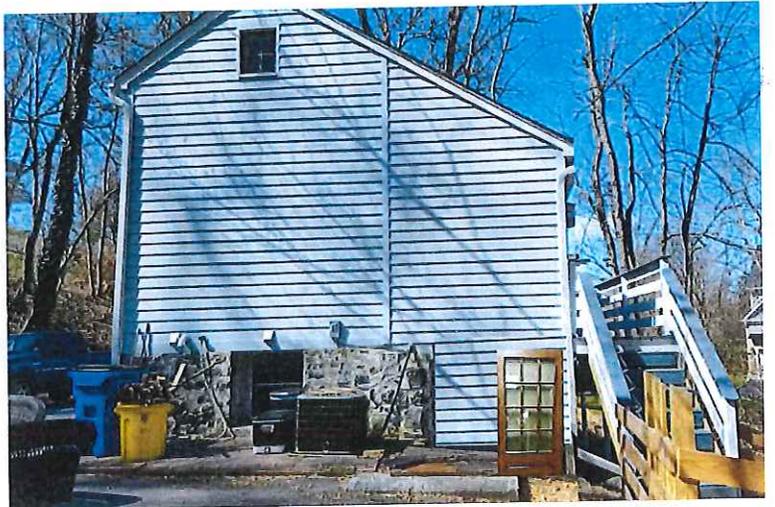


Figure 10 - Proposed east (side) elevation

Staff Comments: The addition will be located on the rear of the structure, which complies with Chapter 7.1 recommendations, “attach additions to the side or rear of a historic building to avoid altering the primary façade. Consider the impact of the addition on side, rear and rooftop views of the building from a public way.” The house is located at the end of Ross Road, which is not a through street and ends by this property. The rear of the house backs up to properties located on Mulligans Hill Lane (Mulligans Hill also dead ends near this property). As such, the rear of the house is not visible from the public way.

Chapter 7.1 states, “design additions in a manner that makes clear what is historic and what is new. Additions may be contemporary in design or may reference design motifs from the historic building, but should not directly imitate the historic building.” Chapter 7.4 also states, “design windows to be similar in size, proportion and arrangement to the existing windows. On historic buildings, or any building visible from a public way, windows should have true divided lights rather than interior or sandwiched muntins. A possible alternative is windows that do not have divided lights, but have permanent exterior grilles, appropriately detailed to be compatible with historic wood windows.” The design of the addition is more contemporary on the rear of the addition than on the sides. On the sides of the addition, which will be visible from the public right of way, the Applicant proposes to use a 12-lite wood door. For the rear of the structure/addition, the Applicant proposes to use a full lite door and 1:1 windows. The Guidelines indicate this may be acceptable, but it would be more consistent to install the 12-lite wood door on the rear and a simulated divided lite window with exterior muntins on the rear, which would keep a consistency in design throughout the house and addition. The Marvin Integrity windows do come in two styles of a simulated divided lite, as shown in Figure 11. The addition will be constructed with HardiePlank, which will make clear that the addition is not a historic addition, but a modern one.

Chapter 7.5 states, “on any building, use exterior materials and colors similar to or compatible with the texture and color of those on the existing building. Avoid exact replication that would make an addition appear to be an original part of a historic building.” The use of the modern window material is acceptable for a rear addition that is not visible from the public right of way. The proposed 12-lite door is a wood door, which best complies with the Guidelines. Staff recommends the Applicant use a smooth textured HardiePlank siding as opposed to the Cedarmill, as painted wood siding does not have a texture. The Cedarmill siding does not comply with the Guidelines. The difference in materials between the historic wood siding and the new HardiePlank, will suffice in avoiding exact replication, but the textures should be similar, as recommended by the Guidelines.



Figure 1 - Location of property



Figure 11 - Simulated divided lite styles

Generally, a rustic bronze exterior light/lantern located by a doorway should be appropriate as the Guidelines recommend, "choose and locate 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." A spec sheet and confirmation of the location of installation is needed.

The reconfiguration of the deck reduces the width of the deck from being the full width of the house, similar to a porch, to only half the size. By reducing the size of the deck, the symmetry on the rear of the house is lost, as is the similarity to a porch. Chapter 7.B recommends that decks "should be substantial in appearance, having more of the character of a porch."

The proposed patio will be made with a local quarried flagstone approximately 225 square feet in size. The proposed flagstone will complement the historic granite foundation on this house and 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 design to look like indigenous stone."



Figure 12 - Proposed flagstone

Staff Recommendation: Staff recommends Approval as submitted with the following contingencies:

- 1) The siding should be changed to a smooth textured HardiePlank.
- 2) The windows have external simulated divided lites.
- 3) The 12-lite door be used for all doors on the addition.
- 4) A spec sheet and location plan needs to be submitted and reviewed for the exterior lights.
- 5) The deck remains the full width of the house.

Testimony: Mr. Shad swore in Jennifer Lyon and Eddie Glawe. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Ms. Lyon explained that the existing full deck obstructs views of the surrounding woods and makes the interior of the house dark. Ms. Lyon proposes to reduce the deck size and reconfigure the exit staircase from the rear second floor allowing more light into the house. Ms. Lyon said she is open to suggestions about the designs of exterior lighting fixtures. Regarding the siding material, she felt the existing wood siding is textured, but she is open to siding options. Ms. Lyon said the second-floor windows are not symmetrical, but the proposed windows and doors on the first floor will be symmetrical. She prefers not to have muntins on the doors due to additional costs and feels they are not a necessary feature, since the area is not in public view. However, she is willing to comply with the Commission's recommendations.

Mr. Reich asked if the rear balcony will feature an exit from the second floor. Ms. Lyon said yes, there is a staircase exiting to the yard. Mr. Reich asked if the deck was original or a late addition. Ms. Burgess said the deck seemed modern. Ms. Lyon said the contractor may need to remove the entire deck for safety before reusing the materials to reconfigure it.

Mr. Reich asked if the siding is original. Ms. Lyon said some is, but prior to her ownership a tree fell on the house and that required reconstruction of the house. As a result, there are two different types of siding on the house now. The narrower siding does not seem to be original. Ms. Tennor asked if the siding is cedar. Ms. Lyon said she did not know since the two sidings have different dimensions and were painted over.

Ms. Tennor asked if the Commission should make a recommendation on the siding type. Mr. Taylor said the Commission can decide whether to maintain a consistent look or for the modern addition to have its own look.

Ms. Holmes asked which siding Ms. Lyon preferred. Ms. Lyon said she liked the textured siding to make the smooth window/door trim stand out.

Mr. Reich asked about the divided lite on the two doors. Ms. Lyon said the back doors on the house are not consistent with the rest of the house. The kitchen door is modern since it was replaced after the tree fell on the house. Mr. Reich asked if the doors on the sides will be painted white like the windows. Ms. Lyon said yes.

Ms. Zoren said the Applicant should consider the side elevation as if she were to stand in the room and what her viewpoint would be like. There will be 12 lite doors on the sides and full panel glass doors in the same room that may throw off the uniformity internally. Ms. Lyon said without the grills, it allows the original stone foundation to be more visible looking from outside.

Ms. Tennor asked about the Applicant's intention with the ground area underneath the deck. Ms. Lyon said she would like to use flagstone to finish the area but had no final plans yet.

Ms. Zoren said the proportion of the four by five windows are very horizontal compared to vertical windows on the rest of the house. She suggested that the Applicant add three more vertical windows in the space where the two windows are, which would result in better symmetry. Ms. Lyon said there are structural columns there, preventing a different window arrangement.

Motion: Mr. Reich moved to approve the application as submitted allowing the Applicant to use: either smooth or textured HardiePlank siding; either divided or undivided lite for the rear windows; and the twelve lite divided doors on the exposed end walls. The location of the exterior lights to be approved as submitted. The deck is approved as submitted as an exit from the second floor. Ms. Tennor seconded. The motion was unanimously approved.

HPC-17-64 – 8133 Main Street, Ellicott City

Certificate of Approval to install sign.

Applicant: Trae Reuwer

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1900. The Applicant seeks approval to install a double sided MDO wood

projecting sign on an existing black metal bracket, which is located above the first-floor cornice. The sign will be 24 inches high by 24 inches wide for a total of 4 square feet. The background of the sign will be black and the text will be white. The text will read on two lines:

COMICS, APPAREL & MORE
CULTURE LAB

There will be a large graphic below the text of a figure with a blue circle behind it. The figure contains many colors, such as black, several shades of yellow, maroon, red, blue, and orange.

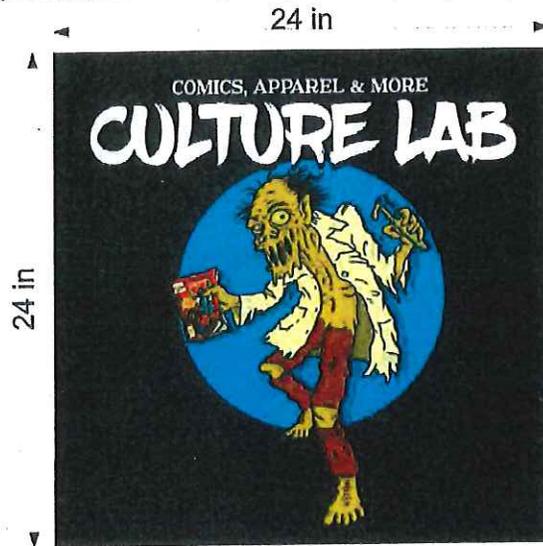


Figure 13 - Proposed sign

Staff Comments: The application does not comply with the recommendations in the Guidelines, which state, "use a minimum number of colors, generally no more than three." There are approximately 7 to 8 different colors and shades within this sign.

While the application states, "the size and style is very similar to other Main Street businesses and has no more color or variation than existing signage on the street," Staff is unable to find other comparable signs that the Commission has approved. The majority of the signs on Main Street are limited to the business name, with a small graphic detail. Aside from the color, the size of the sign complies with Chapter 11.B recommendations, "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."

Chapter 11.A of the Guidelines recommends, "keep letters to a minimum and the message brief and to the point. In many cases, symbols or illustrations that communicate the nature of the business can be used" and "emphasize the identification of the establishment rather than an advertising message on the face of the sign." The proposed sign does have a small tagline of "comics, apparel and more" which is brief and to the point and is a minimal advertising message. However, Staff recommends moving that tagline below the business name, so that the business name remains the most prominent item on the sign.

The application states that signs reflect the company logo, which “is very important to be displayed from a branding perspective.” The font used for the business name is unique though, and from a branding point of view, would be identifiable to relate it to the business without a graphic. Most branding schemes contain variations of the primary logo for use on different styles of printed and digital media. A mock up of a potential sign with the just business name and tagline moved below the business name is shown below:



Figure 14 – Suggested sign arrangement

The use of the existing metal bracket complies with Chapter 11.A recommendations, “use historically appropriate materials such as wood or iron for signs and supporting hardware. Select hardware that blends with the style of the sign and is neither flimsy nor excessively bulky.”

Staff Recommendation: Staff recommends Approval of a sign to consist of the business name and tagline, using the existing metal hardware. A border should be added around any approved sign.

Testimony: Mr. Shad swore in Trae Reuwer and Mitch Stringer. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. Stringer is the tenant and he said he is opening a comic store on Main Street around September 15. Mr. Stringer took photos of other signs on Main Street to use as inspiration for his own sign design. He said the logo on his proposed sign resembles the “Scooby Doo” cartoon which is smaller than the leaf design on the Manor Hill Tavern sign.

Ms. Holmes said many of the signs in the photos he provided have not been approved by the HPC. Staff is currently working to bring the signs to compliance and obtain HPC approval.

Ms. Zoren said the Guidelines state a maximum of two or three colors should be used per sign. She recommends the proposed logo have a simplified color pallet and that a border be added to the sign.

Mr. Taylor referenced the Guidelines that state a sign should have maximum of two to three colors, and use a simple logo instead of text. Mr. Stringer asked if black and white count as colors. Ms. Zoren said yes, and added that the sign could be black, white and blue for example. Mr. Taylor said the Manor Hill sign is a good example of a sign that fits within the Guidelines. Mr. Taylor said one recommendation is to use simple legible words and graphics, which Ms. Tennor said the Applicant has done.

Mr. Stringer asked if the figure in the logo is green, and the background is white and black, would that be acceptable. Ms. Zoren said yes. Mr. Stringer said the figure in the proposed logo is holding a comic book with several colors and he may remove it to meet the maximum number of colors allowed while still maintaining the integrity of the sign. Ms. Tennor recommended Mr. Stringer start with a black and white version of the logo, then add colors to determine what would be best. Mr. Taylor said it is possible to have one color at different levels of intensity.

Mr. Reich said the logo design is good, but the color pallet needs to be simplified and finalized by the Applicant. Once this is done, the Applicant can use the Minor Alterations process for approval.

Mr. Shad asked the Applicant if he was willing to withdraw the application and revise it based on the Commission's input. Mr. Stringer said yes.

Motion: There was no motion. The Applicant withdrew the application.

HPC-17-65 – East side of Ellicott Mills Drive above 8398 Main Street, Ellicott City

Certificate of approval to install sign.

Applicant: Ed Lilley, Howard County Historical Society

Background & Scope of Work: This site is located in the Ellicott City Historic District, but does not contain a historic structure.

The Applicant proposes to install a freestanding sign along the sidewalk on Ellicott Mills Drive. The sign will be angled and will be 46 inches high at the highest point and 32 inches high at the lowest point in the front. The overall size of the sign will be 35 inches wide by 22.5 inches high. The application states that "the panels are made of 2 mil vinyl mounted to the back of 1/8" non-glare acrylic with optically clear adhesive, back covered with 4 mil block-out vinyl with exterior custom high pressure laminate and the pedestals are made of powder-coated aluminum." The sign will match the existing Civil War Trail and Historic National Road signs. The sign will contain historical information on the Fells Lane Community, which was demolished in 1970 (see Figure 15). The sign will also contain the logos for all partners on the sign, as shown in Figure 17.

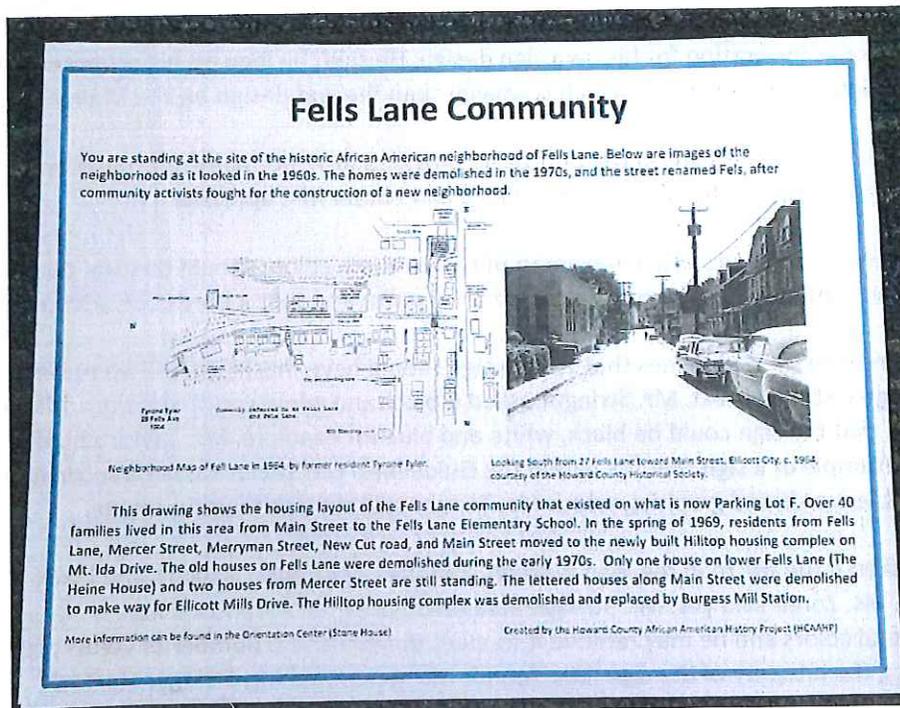


Figure 15 - Proposed interpretive signage



Figure 16 - Proposed location

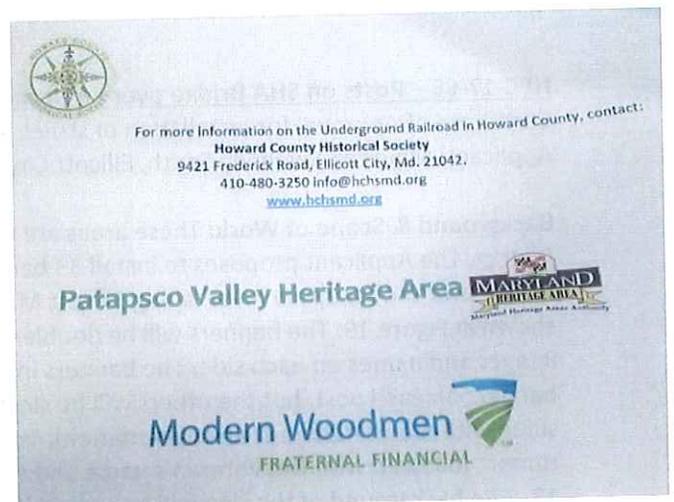


Figure 17 - Proposed partner logos

Staff Comments: As mentioned last month when the Applicant filed a similar application, Staff has requested that a new interpretative sign pedestal mount/base be identified for use throughout town through the Ellicott City Master Plan process. However, at this time, the proposed interpretive sign 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” and “improve consistency in design throughout the historic district for items such as street lights, traffic signals, trash receptacles and other street furniture.” The Guidelines also state, “carefully evaluate the need for placing additional street furniture on narrow historic district streets and sidewalks.” The sign will be placed along Ellicott Mills Drive, so additional streetscape items are not being added to crowded Main Street sidewalks. The sign will not block views of the historic structures (the original Courthouse and the Thomas Isaac Log Cabin), but will overlook them from a slight distance and different elevation.

The layout of the sign is clear, easy to read and uncluttered. However, the addition of a neutral colored background color may make the graphics more prominent.

Staff Recommendation: Staff recommends Approval as submitted, with the contingency that the sign hardware/holder be replaced when a new standard for town is identified through the master plan process.

Testimony: Mr. Shad swore in Ed Lilley. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. Lilley said he did not bring a sample sign incorporating the sponsors’ logos. However, the design will follow the format of previously approved signs like the Underground Railroad Network sign and Civil War Trails signs that feature sponsors’ logos on the right side of the sign, if one was facing the sign.

Ms. Tennor asked if the proportions of the sign will increase to include the sponsors’ logos. Mr. Lilley said yes, the sign will be wider, matching the existing Civil War Trails sign. Ms. Tennor said the title of “Fells Lane Community” should be larger to fill the sign space.

Motion: Ms. Tennor moved to approve the application with the inclusion of the partner logos as described by the Applicant. Mr. Reich seconded. The motion was unanimously approved.

Staff Comments: The application generally complies with Chapter 10.C recommendations, "improve consistency in design throughout the historic district for items such as street lights, traffic signals, trash receptacles and other street furniture." The design of the proposed banners as shown in the application will all match, while only the photograph and name of the individual veteran and sponsor will change, so the design will be consistent throughout the district. The design of the submitted banner complies with Chapter 11 recommendations, "use a minimum number of colors, generally no more than three." The sign will contain three colors; red, white and blue; which is similar to the existing Ellicott City Partnership banners, and complies with the Guidelines.

Staff requested additional information from the Applicant on the text and banner design, who stated, "We do not have text for banners but they will be similar to the samples submitted. Each banner will have a picture, name of service person, branch of service and probably their years of service in the military. We may put Ellicott City Hometown Heroes on banner." Staff has requested the Applicant confirm the final banner design, as the template submitted does not show 'Ellicott City Hometown Heroes' and instead reads, 'We Proudly Honor.'

Staff Recommendation: Staff requires confirmation of the exact plans for these signs.

Testimony: Mr. Shad swore in Maureen Sweeney Smith. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Ms. Smith said no.

Ms. Tennor asked about the difference between a pair of banners and a single banner. Ms. Smith said all banners are double sided. There will be two banners on each pole in Parking Lot D and one banner on each pole over the SHA bridge and along Ellicott Mills Drive.

Mr. Roth asked about the process for selecting the veterans to be on the banners. Ms. Smith said the cost is \$500.00 to feature a veteran on the banner. The funds would go towards the banner production and installation, and would raise money for the Veteran's Day Parade in November. However, due to time constraints, the banners may not be ready in time for this year's Veteran's Day Parade but will be ready by the 2018 parade. Ms. Smith asked if annual approval is needed for the banners. Mr. Shad said a new approval would be required if the design on the banner changes.

Ms. Tennor asked if there are existing brackets on the light poles. Ms. Smith said yes, there are brackets on the poles on the SHA bridge and on Ellicott Mills Driver. Eighteen new brackets will be installed (2 on each pole) in Parking Lot D. Ms. Burgess said the current "Ellicott City Partnership" banner would come down and only the veteran's banner would be on display around Veteran's Day, then it would be removed after 30 days.

Mr. Taylor said the if the design of the banner does not change in future years, then annual approvals are not needed. The Decision & Order can include language to display the banners within a certain date range and stipulate that the banners should be removed after 30 days.

Motion: Ms. Tennor moved to approve the application to install banners in the locations indicated for a period of 30 days around Veteran's Day, with the understanding that the banners will come down and the banners may be installed in a regular yearly cycle. Mr. Reich seconded. The motion was unanimously approved.

HPC-17-67 – 3508 West Gate Drive, Ellicott City, HO-142

Tax credit pre-approval for repairs.

Applicant: Vadim Shapiro

Background & Scope of Work: This property is listed on the Historic Sites Inventory as HO-142, the Old St. John's Rectory. According to SDAT the house dates to 1819. This property is not located in a historic district. The Applicant proposes to make the following repairs/alterations and seeks tax credit pre-approval for the work, as stated in the application:

1. Structural/masonry repair – The east and west exterior walls have bowed out more than 8 inches. A large vertical wall crack exists on the west and north elevation. The mortar of the exterior walls has deteriorated and needs to be repointed. The estimate from the contractor shows the following scope of work:
 - a. Tuck point the gable end stone on the road side.
 - b. 50% spot pointing on the gable end of the house facing the neighbor's house and the rear of the building above the roof.
 - c. Remove all vines and necessary trees to access the building.
 - d. Structural engineer consultation and architectural drawings.
 - e. Manlift and scaffolding rental for the completion of the project
 - f. Demo and rebuild the area on the east and west elevations per discussion. Install ties as discussed. Core filled block will be used in the rear. These areas are small sections of each elevation and are depicted on the elevation drawing in the application.
 - g. Rebuild chimney closest to the neighbor's house.
 - h. Interior floor protection with tarp and plywood.
 - i. Repair and paint all interior walls necessary due to the structural repair of the stone walls.
 - j. Dumpster rental, stone and construction debris disposal.
 - k. Permit application.
 - l. Install blocks between floor joist and install 30 structural stars.

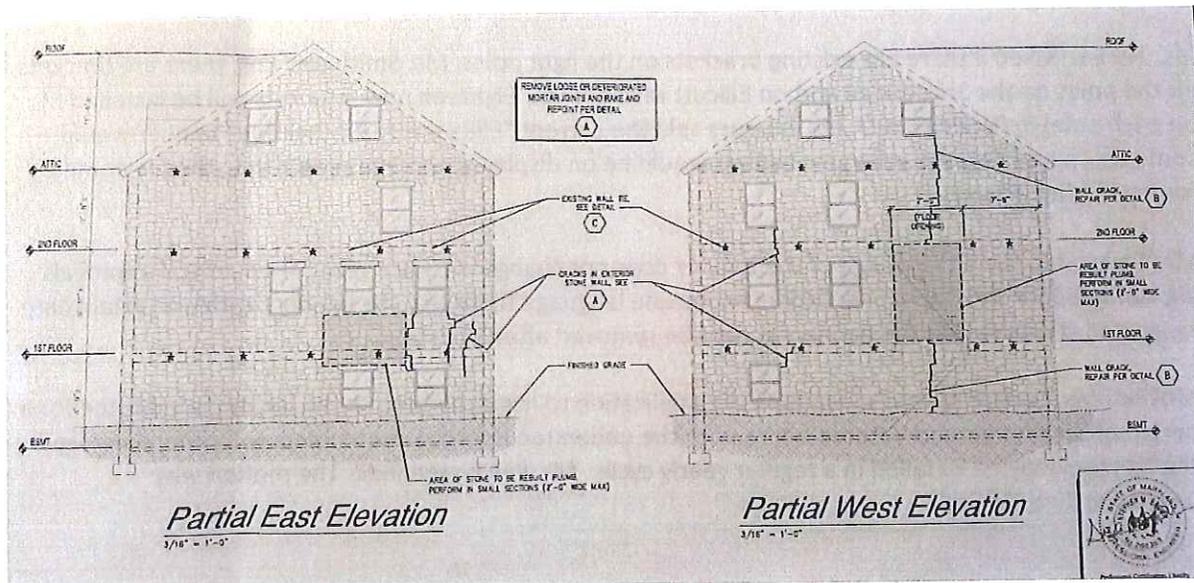


Figure 20 - Elevations showing repair work

2. Roof maintenance – seal all loose shingles as needed, seal skylight and repair/replace flashing and weather-stripping as needed, replace vent pipe boots and gaskets, repair nail heads, secure and seal ridge vent system, clean all gutters and downspouts, remove all debris from roof, secure and seal chimney flashing as needed, install end plugs inside ridge vent and install starter course on dormer eave.

3. Install HVAC system using a combination of minisplit units and traditional ductwork in the house, due to the difficulty of laying ductwork through the stone wall of the house. The mini split will be wall hung and not interfere with any historic details. Minisplit units will be located in the kitchen and rear bedroom above the kitchen, which are both in the addition. The living room and master bedroom are in the original part of the house and minisplit units will be installed. The traditional ductwork system will originate on the 3rd floor in a closet and will go into the attic space to condition the 3rd level. The ductwork will then go down to the first floor into one room. This is the only room at the first floor that will have ducts. The second-floor hallway ceiling will be dropped 10-12 inches and ducts will be installed to supply air to the rooms not supplied by the minisplit units. The hallway has no historic details or features other than door trim which will not be disturbed. The basement will have a separate forced air ducted system to keep the stone foundation dry over the summer. The basement has no original historic details.

Staff Comments: Generally the proposed work complies with Section 20.112 of the County Code, “the repair or replacement of exterior features of the structure; work that is necessary to maintain the physical integrity of the structure with regard to safety, durability or weatherproofing; and maintenance of the exterior of the structure.”

The maintenance of the roof is routine maintenance that is required to maintain the physical integrity of the structure.

Staff requested additional information on the structural star system, and the Applicant stated they were recommended by the structural engineer, provided a photo of the stars and provided elevations showing the area the stars will be added and the area where the walls will be rebuilt. Staff would like more information on how the structural star system will be installed in the house and what the system will do. The metal rod system associated with the structural stars is somewhat shown in the drawings provided, but a more a detailed explanation of how this system works is needed.

The masonry work is also work that is necessary to maintain the physical integrity of the structure, but Staff finds items H, I and K are not eligible as they are interior finish work and one is a county permit. For the reconstruction of the walls, Staff recommends the Applicant document the existing conditions through photographs in order to properly reconstruct the walls. Each stone should be carefully marked so that the reconstruction looks as though it never took place. It is also very important for the color of the mortar to be properly matched to the existing mortar or the area of reconstruction will be very evident.

The HVAC work could be considered an eligible expense to maintain the physical integrity of the structure in regards to durability of the structure by assisting with temperature control. The proposed system appears to be minimally invasive and will not disturb historic interior features with the installation of ductwork or the minisplit units.

Staff Recommendation: Staff recommends tax credit pre-approval for the work and recommends the Commission determine if the HVAC work is eligible. Items H, I, and K from the proposed work are not eligible for tax credits.

Testimony: Mr. Shad swore in Vadim Shapiro and Richard Bishop. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. Shapiro said the smaller sized star was better to attach to the stone exterior rather than the larger star. The larger star would not sit completely level against the stone. The contractor will drill holes that are level into the stone based on the floor joist that go in different direction. The basement will have a threaded rod to go all the way from the east to west of the house so the stars will match the same direction as the floor joists. Ms. Tennor asked about the diameter of the rod. Mr. Shapiro said it was about one inch.

The floor joists on the level above the basement run north to south, and the stars will be attached to the joists. The floor joists on the next level up run east to west, the same as in the basement. Only shorter rods will be installed, since the entire rod cannot extend all the way from east to west on the second level. The shorter rods will be installed very close to a structural joist, along with a metal 'L' shaped bracket, which is the place where the stars will be attached. The structural engineer told the Applicant that there are not many places where the stars can be attached securely to the stone.

Mr. Reich said the interior ceilings and finishing must be removed in order to install the rods. Ms. Holmes said the Code states finish work is not eligible for tax credits. Mr. Taylor clarified that it is the 20.112 credit not 20.113 tax credit being considered and asked about the removal of the wood floor to get to the area for the structural work. Mr. Taylor said since the work seems to be directly related to the structure and painting may be related if the walls are damaged, but finish work is not eligible.

Ms. Tennor asked about the materials in the cracked stone wall. Mr. Shapiro said it is mortar but the previous owner repaired the walls with cement, which is not appropriate. The Applicant's mason said if water seeps in and freezes, the material would pop out because there is no space for expansion. Mr. Shapiro said he planned on doing 50% repoint, but with the installation of stars, it seems 100% repoint may be needed.

Mr. Shapiro asked about marking the stone and the location of the particular stones. He said some stones are baseball size while others are larger, which is hard to mark. Mr. Shapiro said helical wall ties are needed to fully secure the joists. Mr. Reich asked if there are any original joints exposed. Mr. Shapiro said it is difficult to say, since they have been painted over many times. The front of the house is in the best shape, since it has the most uniform stone shape throughout.

Ms. Holmes said that the application stated there would be a 50% repoint. Mr. Shapiro said yes, but after further evaluation, he would like to do a 100% repoint. Ms. Holmes said the application will need to be amended to reflect the 100% repoint work for the tax credit pre-approval.

The Applicant and Ms. Holmes discussed the cost of the work. Ms. Holmes said the Applicant may now be eligible for the assessment tax credit. Ms. Holmes asked if the application can be amended to include the assessment tax credit. Mr. Taylor said the Applicant can amend the application and asked Mr. Shapiro if he would like to proceed. Mr. Shapiro said yes. Ms. Holmes said to save all itemized receipts for documentation and licensed contractors are required in order to claim labor. Ms. Holmes referenced the tax credit Code 20.112, which makes the structural engineer and architect fees eligible for a tax credit. Mr. Shapiro said he will keep invoices, credit card receipts, cancelled checks and other necessary documents.

Ms. Zoren referred to Item H, interior floor protection with tarp and plywood,) and said if the floor is a tongue and groove floor, it is considered structural. Mr. Shapiro said the flooring is tongue and groove and believes it is the original floor. Ms. Zoren asked if there is another layer between the floor boards and the joists. Mr. Shapiro said no, the floor boards are right on the joists. Mr. Taylor said that work would be eligible.

Mr. Taylor said Item I could be questionable, since the code states eligible work does not include interior finish work that is not necessary to maintain the structure integrity of the building. In this case, interior walls need to be damaged or removed to do the necessary structural work, so Item I should not be an issue for the tax credit. Mr. Shapiro asked about the HVAC system and Mr. Reich agreed HVAC is needed for structure integrity. Ms. Tennor said the HVAC will minimize the mold and dampness. Ms. Burgess told the Applicant not to change his ductwork installation method, as the minimal disturbance to the historic structure is a reason why the HVAC can be approved. Mr. Taylor advised the Applicant that once construction begins if he encounters other issues, please contact Staff to discuss the issues in order not to forfeit tax credit eligibility.

Mr. Reich asked if the cored filled block wall will be on the outside. Mr. Shapiro said the material will be installed in areas that are rebuilt to reinforce the structural integrity, then faced with stones, so the core filled block will not be visible.

Motion: Mr. Roth moved to approve the application as submitted, except item B is amended to be 100% spot pointing, Item K for the permit application is denied, and adding the Section 20.113 assessment tax credit. Mr. Reich seconded. The motion was unanimously approved.

HPC-17-53 – 8267 Main Street, Ellicott City (continued from August) - Withdrawn

Certificate of Approval for exterior alterations.

Applicant: Bridget Graham, Howard County Tourism

Background & Scope of Work: This property is located in the Ellicott City Historic District and is listed on the Historic Sites Inventory as HO-752. The building dates to 1940 and was constructed as a Post Office. The Applicant came before the Commission in May 2017 in case HPC-17-28 to remove the large spruce tree in the front yard and level out the soil that was left behind from the flood. An update to that application is that the spruce tree will be transplanted to Centennial Park, where it will be used for the Recreation and Parks annual tree lighting event. The Applicant has been working on a master plan for the property at 8267 Main Street and now has a plan to present to the Commission and seeks approval for the work.

The Applicant seeks approval for the following work:

- 1) The installation of two rain gardens in front of the building, one on each side of the front walkway.
- 2) The installation of the 2017 ArtSite artwork.
- 3) New interpretive signs for the rain gardens.

The rain gardens would be located in front of the historic building, one on each side of the front walkway. The Applicant worked with Howard EcoWorks, through the Howard County Office of Community Sustainability, on the design of the rain gardens. The rain gardens were designed to qualify for MS4 credit (which is a State mandate to treat impervious surfaces). The garden will contain phlox,

erigeron, iris, tiarella, penstemon, rudbeckia, dwarf liatris, lobelia, ilex, aster alert, eurybia, solidago, carex, panicum, polystichum and sedum. The garden will also have an irregular flagstone path that will lead to the proposed location for the 2017 ArtSite artwork on the right side and on the left side will lead to the flagpole. It does not appear the flagstone path will allow someone to walk through the garden.

The Applicant has provided the following supplementary information on the proposed rain gardens, "The rain garden will be approximately 2 feet deep at its deepest. The plants in question were specifically chosen because they're dwarf varieties. The Aster "Alert" will get 12" tall, and the Solidago "Golden Fleece" will be approx. 12-18". These dwarf varieties were chosen specifically for this location so as not to get in the way. The overall height of the plants will also cut down on maintenance over the years as they fill in and cut down on mulching and weeding costs."

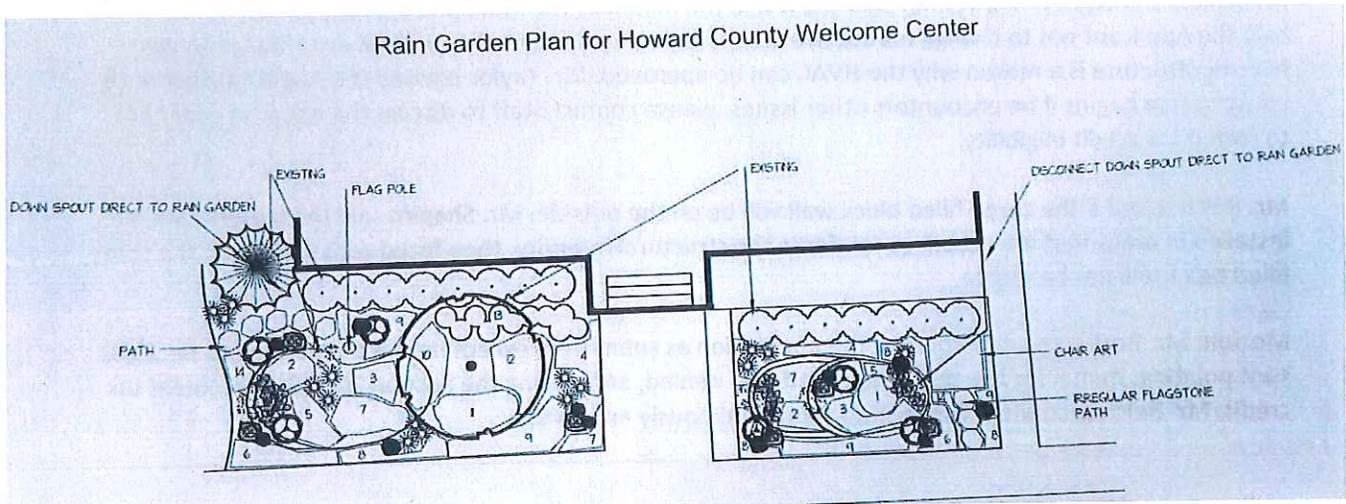


Figure 21 - Proposed rain gardens

A location is shown in the landscape plan above for the 2017 ArtSite artwork and for future ArtSites or artwork, on the right side of the yard, in front of the existing shrubs (which are to remain). The artwork is a three dimensional piece that is stained and painted wood that is 5 feet wide by 10 feet high by 5 feet long, as shown in Figure 24.

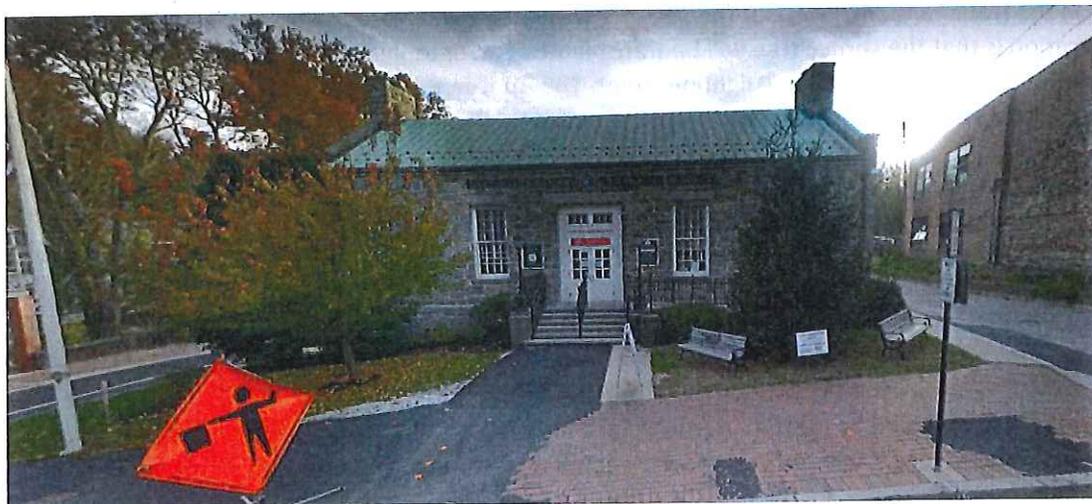


Figure 22 - Front of Visitor's Center

Interpretive signs are proposed for inclusion within the rain garden area in order to provide an education opportunity for the community and visitors. The proposed style will match the existing Civil War Trail sign on site, as shown in Figure 23.

At the time that Staff reports were finalized for the September meeting, Staff had not received any additional information from the Applicant.

Staff Comments: Rain gardens are a good idea where they can be utilized for the practical purpose of absorbing rain water and for providing educational opportunities. The Tourism building (historic Post Office) is an effective location for educating the community since there are many visitors. The Post Office was constructed in the Georgian revival style, in a time when civic and Federal buildings were still being constructed in the classical revival styles and designed to be landmark buildings. The proposed use of perennials in an informal manner is inconsistent with the formal setting of the building. Chapter 9.B of the Guidelines explains, "Landscape plantings in Ellicott City are generally informal with an abundance of trees, shrubs and gardens where land is available. Large open lawns and formal repetitive planting patterns are not typical." This building is one of the rare cases where formal plantings and an open lawn would be typical and in-keeping with the architecture and historical style of the building. Chapter 9.B recommends, "retain landscaping patterns that reflect the historic development of the property. Use historic photographs or landscaping plans if these are available." If it is possible to construct the rain garden in a more formal manner, using plants that are more common to a formal setting, while still compatible with the functionality of the rain garden, that would be ideal and would better comply with the Guidelines.



Figure 23 - Proposed sign style

Initially Staff was concerned at the potential height of the plantings as aster and solidago exceed 3 feet, if not 4 feet, in height when mature, but the Applicant has confirmed that dwarf varieties were chosen. The Applicant has also indicated they are flexible with the proposed plantings. Staff was also concerned about the ability to access the downspout by the ADA ramp, but the Applicant has confirmed a contractor stated they will be able to access this downspout for the rain garden, without disrupting use of the ramp.

Chapter 9.B states, "locate, drain and maintain landscape planters to minimize moisture retention that could damage the siding and foundation of adjacent buildings." While the rain garden should not affect the foundation of this building, Staff recommends the contractor confirm that the proposed rain garden would not have a detrimental effect on the structural integrity of the building.

The rain garden would contain an area for the proposed artwork and future art work to be displayed. The art currently rotates on a yearly basis and is not permanently in place. Staff recommends that any art chosen not block views of the historic building and finds the current proposal is quite tall at 10 feet high. Possibly relocating the art site to the east garden location would lessen the impact on the historic structure as the topography drops off on the east side of the property, but would still provide a strong visibility to Main Street patrons and the community.



Figure 24 - Proposed art work

The Applicant has also proposed installing interpretative displays. Staff is currently in the process of trying to identify a new standard display for use in the Historic District through the Master Plan process. If possible, Staff requests this item be delayed until a new style has been chosen. Additionally, Staff would require more information on the displays, such as location and mockup of the graphics.

The Ellicott City Master plan process is currently underway. The potential use of the back-parking lot of the Post Office is currently underutilized and could be explored for better uses, such as a pedestrian pocket park that could have a large rain garden and art displays, which would be a more appropriate location, than the front of a formal building.

Staff Recommendation: Staff recommends Approval of the rain garden, but recommends a more formal planting scheme be identified in order to protect the historic and architectural integrity of the structure and that the plantings not exceed three feet in mature height. Staff recommends approval of the current art, but recommends the location be moved to the east garden location. Staff recommends the interpretative displays be resubmitted at a later date after Staff has been able to identify a new standard style for use throughout town.

Testimony: There was no testimony. The Applicant withdrew the application.

Motion: There was no motion. The Applicant withdrew the application.

HPC-17-57 – 3744 Old Columbia Pike (3731 Hamilton Street), Ellicott City (continued from August)

Certificate of Approval for new patio and retroactive approval for existing patio.

Applicant: Jeni Porter

Background & Scope of Work: This property is located in the Ellicott City Historic District. The building dates approximately to the 1840s-1850s. The Applicant proposes to construct a deck in the yard along Hamilton Street/Parking Lot D. The Applicant came before the Commission in May 2017 in case HPC-17-30, in which a cedar deck was proposed and approved. The Applicant now has a different proposal for the same space and seeks retroactive approval for the installation of small patio.

Instead of constructing the approved cedar deck, the Applicant seeks approval to construct a brick and bluestone patio. The brick would replace the wood currently retaining the soil to level, shown in Figure 25 below. The brick would be 3.5"x7.5"x2.25". Bluestone slate would be set on top of the soil currently in place. No sand will be used. The bluestone slabs come in 23.5"x36"x1.5" sizes. The patio will have a front rise of 7 inches in the brick. The back border will be built into the existing berm.

The Applicant seeks retroactive approval for the small patio, shown in Figure 26, below. The small patio uses the same brick and bluestone that is proposed for the large patio. The size of the patio is 10 feet long by 4 feet deep, with rounded corners. The max height of the patio is 10 inches as it was built into a small hillside. The small patio is located diagonally across the courtyard from the proposed location of the large patio.

This application is being continued from the August 2017 meeting, as the Applicant was unable to attend and the Commission required more information. At the time that Staff reports were finalized for the September meeting, Staff had not received any additional information from the Applicant.



Figure 25 - Proposed location for patio



Figure 26 - Smaller patio that is already constructed

Staff Comments: Chapter 9.D of the Guidelines 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 brick that was used on the small patio and that was proposed for the large patio does not match the brick walkways that are on site. This is a prime reason why it is important not to do work without approval; if the Applicant had submitted this spec prior to the construction, Staff would have recommend using a different brick. There is a mix of hardscaping materials in this courtyard vicinity and not all of them have been approved over the years. That is an issue in and of itself, but should not be furthered by adding an additional mix of materials. The choice of brick and bluestone generally comply with the Guidelines, although the same brick should be used to match the existing walkway or the walkway should be replaced to match the patio retaining wall.



Figure 27 - Previously constructed patio without approval that was destroyed in flood

It is unclear why polymeric sand will not be used on the patios. There are rather visible joints on the small patio that was already constructed and polymeric sand will assist in filling the joints and stabilizing the patio. Staff is also concerned at the proposed installation method for the proposed patio, which does not seem to consist of creating the appropriate foundation. If the foundation of the patio is not constructed properly with crushed stone, tamping, and leveling, the patio will crack and break. This was the case with the patio that was constructed without approval last summer and was destroyed in the July 30, 2016 flood (see Figure 27). Prior to the flood, after being installed for only a few months, the patio was settling, cracking and breaking apart.



Figure 28 - Site alterations

The wood planter retaining wall, gate and chain fence have also been installed without approval, but appear to be from the neighboring property, see Figure 28. This issue will be addressed separately.

Overall the proposal for the brick and flagstone patios are more appropriate and in-keeping with the character of the area than the cedar deck. However, it is important to use the correct materials to avoid a cluttered look that detracts from the architectural integrity of the historic structures that form Tonge Row.

Staff Recommendation: Staff recommends Approval of the patios, contingent upon using a brick that matches the existing walkway and a professional installation to ensure longevity to the patios.

Testimony: Mr. Shad swore in Jeni Porter. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Ms. Porter said she was unable to bring a sample of the bluestones, but they have already been in use in the courtyard for several years. Ms. Porter said before she assumed the business, the area marked 'slate' on the plan had bluestone pavers.

Ms. Burgess said the area marked 'large patio' on the plan was where the previous deck was approved to be installed in the spring. Now a large patio of slate and brick is proposed for the same area. The

Applicant is seeking retroactive approval for the small patio. Ms. Holmes said Staff recommends approval of the patios contingent upon using a brick that matches the existing walkway and with professional installation to ensure longevity to the patios.

Mr. Reich asked if the small patio will be covered with bluestone. Ms. Porter said yes. Mr. Roth asked what the small patio is made of. Ms. Porter said it was constructed with the bluestone. Mr. Reich asked what the plan is for the large patio. Ms. Porter said she would like to use brick and bluestone instead of the cedar deck, because the cedar deck did not complement the existing elements in the courtyard. Mr. Reich asked if the large patio will match the small patio, with a brick border and slate in the middle. Ms. Porter said yes, the two slate areas on the plan were already existing when she took over the business, and she intends to use the same stones. Ms. Porter said the wooden 2x4s framing the large patio would be replaced with brick, then stones added on top to be no more than six inches in height

Ms. Tennor asked about the angled sides on the large patio. Ms. Porter said the angles blend better into the existing landscaping. Ms. Tennor asked if the brick will be edged with the berm. Ms. Porter said yes, there will be access points on both sides at ground level allowing ADA access. The only step up would be along the lawn edge. Ms. Zoren asked why the large patio area has the angles instead of a straight line on the shorter sides to be more of a rectangular shape. Ms. Porter said she can build the rectangular patio, but she prefers for the patio edge to blend better into the existing landscape.

Ms. Tennor asked why the small patio is for retroactive approval. Ms. Porter said the business owners of the property attached to her courtyard built a big planter. She explained that the small patio is surrounded by dirt that eroded onto the sidewalks. Ms. Porter had to build up the small patio to stabilize the erosion. She thought since brick and stone were already existing in the courtyard, no approval was needed, but she now understands.

Motion: Mr. Reich moved to approve the application as submitted with the provision that the Applicant provide a good sand base for the new patio. Mr. Roth seconded. The motion was unanimously approved.

Mr. Roth moved to adjourn. Ms. Tennor seconded. The motion was unanimously approved and the meeting was adjourned at 9:27 p.m.

*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 5, 2017; 7:00 p.m.

The ninth meeting of the Historic Preservation Commission was held on Thursday, October 5, 2017 in the C. Vernon Gray room located at 3430 Court House Drive, Ellicott City, MD 21043. Ms. Tennor moved to approve the September minutes. Mr. Roth seconded. The motion was unanimously approved.

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

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

PLANS FOR APPROVAL

Consent Agenda

1. HPC-17-68c – 8080 Main Street, Ellicott City
2. MA-17-31c – 3845 Ross Road, Ellicott City

Regular Agenda

3. HPC-17-69 – 8141 Main Street, Ellicott City
4. HPC-17-70 – 4659 Montgomery Road, Ellicott City, HO-31
5. HPC-17-71 – 8386 Court Avenue, Ellicott City
6. HPC-17-72 – 6162 Lawyers Hill Road, Elkridge
7. HPC-17-73 – 8411 Main Street, Ellicott City
8. HPC-17-74 – 8180 Main Street, Ellicott City

CONSENT AGENDA

HPC-17-68c – 8080 Main Street, Ellicott City

Final assessment tax credit 20.113 approval

Applicant: Donna Sanger

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1890. The building was damaged by the July 30, 2016 flood and the assessment on the structure was lowered to \$1,000.00. Upon completion of the repairs, the building has been re-assessed at \$343,200.00. The difference in the assessment that is eligible for the tax credit is \$342,200.00. The Applicant has submitted documentation that a total of \$56,733.95 was spent on restoring the building.

Staff Comments: Staff has reviewed the materials submitted and finds the restoration complies with the Secretary of the Interior Standards for Rehabilitation, per 20.113 code requirements, and that the property was essentially restored to its pre-flood condition. The estimated potential tax credit this property could qualify for, based on the current assessment and the current tax rate, is \$34,699.08. As a result, Staff will only review the expenses needed to max out the tax credit and confirms that there are \$47,152.58 in qualified expenses for restoration work that includes architectural and structural drawings/services, interior repairs, electrical and plumbing work, new flooring and hot water heater replacement.

The work did not require pre-approval per Section 20.113 of the Code, which states, "In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work requiring the certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures." The application has been filed within the required timeframe of being submitted within a year of being re-assessed.

Staff Recommendation: Staff recommends Approval as submitted for the final tax credit for 20.113, the assessment tax credit.

Testimony: Mr. Shad asked if anyone in the audience wished to present testimony. There was no one in the audience who wanted to testify.

Motion: Mr. Reich moved to approve the application as submitted for the final assessment tax credit. Ms. Tennor seconded. The motion was unanimously approved.

MA-17-31c – 3845 Ross Road, Ellicott City

Final tax credit claim.

Applicant: Ellena McCarthy

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the structure dates to 1945. The Applicant has submitted documentation that \$11,620.00 was spent on eligible, pre-approved work to paint the exterior of the house. The Applicant seeks \$2,905.00 in final tax credits.

Staff Comments: The invoices and the canceled checks add up to the requested amount and the work complies with that pre-approved.

Staff Recommendation: Staff recommends Approval as submitted for a final tax credit of \$2,905.00.

Testimony: Mr. Shad asked if anyone in the audience wished to present testimony. There was no one in the audience who wanted to testify.

Motion: Mr. Reich moved to approve the application as submitted for the final assessment tax credit. Ms. Tennor seconded. The motion was unanimously approved.

REGULAR AGENDA

HPC-17-69 – 8141 Main Street, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Angelina Brannigan

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1987, and as such, is not historic. The Applicant seeks approval to hang two flags from pre-existing flag poles on the front of the building. The first flag is the Maryland flag, which will be hung on the left side of the building and the second flag is a 'Welcome' flag that will be hung on the right side of the building by the entry door. The Applicant said that the flags are 38 inches x 26 inches, which is 6.86 square feet each. There is a pre-existing sign board across the top of this building, painted brown to match the trim. The Applicant does not have a sign in this location, but has two white windows signs with the business name 'A Divaz Boutique' on the main storefront window and on the door.

Staff Comments: The Guidelines provide recommendations for 'Banners and Flags' under Chapter 11 for Signs. Chapter 11.B.6 explains, "Flags that identify a product or the name or function of a business are considered signs and require a Certificate of Approval from the Historic Preservation Commission." United States or Maryland flags are not signs and, if they are temporary in nature and utilize minimal hardware, do not require a Certificate of Approval.



Figure 1 - Street view of building

The hardware on this building was pre-existing and not installed by the Applicant. Due to the condition of the hardware, it has clearly been on this building for some time.

The proposed 'Welcome' flag identifies a function of the business, by indicating when the business is open, and will be evaluated as a sign. The 'Welcome' flag contains an illustration of flowers and uses several colors and shades: white, black, yellow, green, yellow and pink.

The window and door signs, which also need to be approved by the HPC, are white. Staff recommends the Applicant amend this application to request retroactive approval of the window and door signs, as the Commission should not be approving the current request while other items remain unapproved. The sign on the window reads on one line, "A Divaz Boutique" in a script font and white lettering. The sign on the door contains the same text, in a different font of a smaller size, and contains a small graphic above and below the text. The text is white on the door as well. The signs comply with Chapter 11 recommendations, "use simple, legible words and graphics" and "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." The signs contain different fonts, which does not comply with Chapter 11.B recommendations, "if more than one sign is used to identify a building's tenants, use signs that are similar in scale, harmonious in style and color and located symmetrically or uniformly on the building." The Guidelines also recommend against, "two signs where one is sufficient to provide an easily visible identification of the business" and no more than "two signs per business per façade." Given that the 'Welcome' flag is being treated as a sign, the sign from the door should be removed, as the flag is located next to the door and will be sufficient to guide traffic to the door of the business. If the door sign is removed, then the building will only contain two signs. The exact size of the window decal sign is unknown at this time, but the window sign fits across the width of the window and the door sign is a small sign in the middle of the door. Most likely the signs comply with Chapter 11.B 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."

Chapter 11.A of the Guidelines recommends that signs, "use simple, legible words and graphics" and "keep letters to a minimum and the message brief and to the point. In many cases, symbols or illustrations that communicate the nature of the business can be used." Chapter 11.A also recommends, "use a minimum number of colors, generally no more than three." The existing 'Welcome' flag does keep the message brief and to the point, but the illustration of flowers on the sign does not directly relate to the business and contains more colors than recommended. Staff understands the Applicant's desire to have the existing 'Welcome' flag, which is only displayed while the business is open. However, due to the possibility that other buildings on the street would also want to display a 'welcome' or 'open' sign, Staff recommends these types of signs be smaller than the Maryland or United States flag, and that a standard for town be developed. Chapter 11.B of the Guidelines recommends "projecting or hanging signs of four to six square feet are appropriate for many of Ellicott City's small, attached, commercial buildings." Given that the 'Welcome' flag is a secondary sign that should be subordinate to the main business sign and the Maryland flag, Staff recommends the 'Welcome' flag be no larger than 4 square feet and be limited to two colors to comply with the Guidelines.

There is an unused black metal bracket on this building, which should be removed, since it is not in use and adds to visual clutter on the front façade.

Staff Recommendation: Staff recommends against approving the existing 'Welcome' flag. Staff recommends Approval of an 'Open' or 'Welcome' flag of a different design, to be reduced in size to be smaller than the Maryland flag, around 4 square feet and limited to two colors. Staff recommends this be approved by Staff or through the Minor Alterations process before being hung. If a standard welcome or open sign is identified for use in town, Staff recommends the flag be replaced at that time with the new standard.

Staff recommends retroactive approval of the window sign. Staff recommends the door sign be removed.

Testimony: Mr. Shad swore in Angelina Brannigan. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Ms. Brannigan said the flags are hung high on pre-existing flagpoles, not obstructing views. The flags were installed to enhance the appearance of Main Street and Ms. Brannigan was not aware the flags required approval. Ms. Brannigan said she thought the contractors she hired to install the “Divaz Boutique” store sign filed the required paperwork for approval but Ms. Brannigan is happy to submit the required documentation for approval. Ms. Brannigan is open to the Commission’s recommendations about the appropriate sign usage.

Mr. Reich asked if the Guidelines only allow a maximum of two signs per business. Mr. Taylor said the welcome flag is described in the Guidelines as a sign. Ms. Brannigan said the welcome flag was displayed last spring and the flags change according to seasons. The current flag features pumpkins for the fall and the flag is removed every evening, only the Maryland flag on the other side of the entrance is displayed at all times.

Mr. Reich asked if sandwich signs are permitted on Main Street. Ms. Holmes said sandwich signs are not permitted per the Sign Code. Mr. Reich asked about the racks and other merchandise displayed on the storefronts. Ms. Holmes said Staff is working to address the issues.

Ms. Tennor said she understands the Applicant’s desire to have symmetry on the building by hanging a flag on each side. Ms. Tennor asked if the Commission allowed Ms. Brannigan to use the two flags, could she remove the vinyl decal sign on the entrance door. Ms. Brannigan said yes, she can remove the vinyl sign on the door. Currently, there is also an open/close sign hanging inside the door to encourage shoppers to come in since the front stays closed during business hours to keep the shop clean from road construction debris.

Ms. Tennor asked about the color constraints on the flag. Ms. Brannigan said the welcome flag colors were neutral but the current flag has seasonal fall colors like orange and brown.

Mr. Reich said the Applicant can remove the vinyl sign on the door and work with staff for the flag colors and design to be in compliance with the Guidelines.

Motion: Mr. Reich moved to approve the application with the amendment to include the sign on the main storefront window but the vinyl sign on the door to be removed. The Applicant can work with Staff for suitable flag colors. Ms. Tennor seconded. The motion was unanimously approved.

HPC-17-70 – 4659 Montgomery Road, Ellicott City, HO-31

Tax credit pre-approval for exterior repairs.

Applicant: Judith A. Draper

Background & Scope of Work: This property is not located in a historic district, but is listed on the Historic Sites Inventory as HO-31, Spring Hill. SDAT dates the structure to 1899, but the Historic Sites Inventory form indicates the structure may date to 1804. The Applicant seeks tax credit pre-approval to replace the wood cedar shake roof on the main historic structure with asphalt GAF Timberline Ultra Architectural Shingles in the color weathered wood. The application explains that this will be the second

roof replacement since the Applicant purchased the property in 1978. The application also states that the roof was repaired when a tree fell through the roof due to Hurricane Isabel in 2003. The application states that the roof is now leaking and comprising the original lath and plaster walls and that the shakes are loose and occasionally blowing off.

Staff Comments: Staff finds this application does not qualify for tax credits as it proposes to replace a historic building material with a modern building material. If the wood shingle roof is replaced at this time with asphalt, it is unlikely to ever revert back to its historic state. The proposal does not comply with the Secretary of the Interior Standards for Rehabilitation, Standard #2, which states, "The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property shall be avoided" and Standard #5, "distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved."

The Standards also state, per Standard #6, "deteriorated historic features shall be repaired, rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence." Documentary evidence from the Inventory file and physical evidence from the existing structure show that the property has had a wood shingle roof. The proposed asphalt shingle roof, in the color weathered wood, will not match the cedar shake shingles in design, color, texture or visual quality.



Figure 2 - Photograph from 1976 inventory form

Staff understands the cost and maintenance of cedar is more expensive than the asphalt shingle. Staff has reached out to the Applicant to look for another possible option to defray the cost using State tax credits, which are administered by the Maryland Historical Trust (MHT), in addition to the County 25% Historic Property Tax Credit. The State tax credit is a 20% income tax credit based on the qualified rehabilitation expenses. The property does not currently qualify for the State tax credit program, as it is not listed on the National Register of Historic Places, or located in a local historic district and known to be eligible for inclusion on the National Register. The County Architectural Historian is unsure if the property would qualify for the National Register, as there are some modern additions and because he has not seen the interior of the house. However, if the Applicant is interested in pursuing this option, Staff is available to conduct a site visit to evaluate the property and determine if it is eligible for the National Register.

This property is not located in a historic district, and as such, the Applicant is allowed to replace the wood shingle roof with asphalt shingles without the approval of the Commission. In this case, the Applicant is requesting tax credits for the alteration, so the alteration does require the Commission's

approval. However, if the Commission were to deny the tax credit, the Applicant would be allowed to proceed with the alteration, but the County would not contribute tax credits to the project.

Staff Recommendation: Staff recommends Denial of tax credit pre-approval for the replacement of the wood roof with an asphalt shingle roof.

Testimony: Mr. Shad swore in Judith Draper. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Ms. Draper said she lived in the house for 40 years and started replacing the roof in 2009. The new roof is about 80% completed with GAF Timberline Ultra Architectural Shingles in weathered wood color. The last remaining section of the roof that still needs to be replaced is above the front door and another section about 18 feet x 17 feet located at the back at the house. Ms. Draper said converting the roof back to cedar shingles would not match the rest of the existing shingles. She said the GAF Timberline Ultra Architectural Shingles weathered wood color has the look and feel of cedar shingles. Mr. Draper said the existing cedar shingles were not original to the house and cost more to maintain and less durable than the GAF Timberline Ultra Architectural Shingles. Ms. Draper said the GAF Timberline Ultra Architectural Shingles reduce heat loss that contributes to less energy consumption.

Ms. Holmes asked for clarification on which areas of the house the proposed replacement was located on the photo. Ms. Draper referenced the photos then Ms. Holmes showed the photos of the house to the Commission.

Ms. Holmes said the 1976 Inventory form contains a photo of the house with a wood shingle roof, which was from before Ms. Draper took ownership. It was clarified that while the existing shingles are not historic, the house has historically had a wood shingle roof. Mr. Roth asked if the previous roof was cedar shingles. Ms. Draper said yes. Mr. Roth asked if tax credits were used. Ms. Draper said no, she did not apply for a tax credit.

Ms. Tennor said the Commission would not like to see the appearance changed by the modern roofing materials especially since the roof is a significant feature of the house.

Ms. Zoren asked if synthetic shakes were an option. Ms. Draper said she did not know of such product when she started to replace the roof and now it is 80% done, installing synthetic shakes now would be inconsistent with the rest of the roof.

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

HPC-17-71 – 8386 Court Avenue, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Analisa Archer

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the house dates to 1870. The Applicant recently purchased the property and seeks approval for the following alterations:

- 1) Install additional white picket fencing and gate on the southwest side of the house behind the driveway.
- 2) Install a metal gate on east side of house.
- 3) Install a wooden shed in rear yard in the northwest corner.
- 4) Construct an addition on the southwest side of the house.



Figure 3 - Front facade of house

Fence and Gates

The picket fence and gate will be located behind the driveway and will connect from the house to the existing fence on the side yard, enclosing the yard. Figure 4 shows the proposed fence in blue and the existing fence in yellow. The same style of wood picket fence, painted white, will be used.

On the other side of the house, as indicated by the red dot in Figure 4, the Applicant proposes to add a 3-foot-tall wrought iron gate in a black matte finish. The gate will be 37 inches from post to post. The application explains that while no gate currently exists, a post hole and wrought iron anchor are visible from a possible previous gate.



Figure 4 - Site plan showing location of picket fence, iron gate and wooden shed

Shed

The Applicant proposes to install a shed, which will be located in the northeast corner of the yard, as shown by the green star in Figure 4 . The proposed shed will be a wood shed, shown in Figure 5, painted to match the existing color scheme of the house: blue siding, white trim, black doors and charcoal asphalt shingles. The shed will sit on a treated wood foundation.



Figure 5 - Proposed shed

Building Addition

The proposed addition will be a two-story addition and will be 6 feet 2 inches deep by 10 feet wide. The addition will be located on the southwest side of the home, which is the left side of the house if looking at the front of the house.



Figure 6- Existing conditions



Figure 7 - Proposed addition

The application states that all existing windows will be preserved, and the shutters will be removed from the two existing side windows on either side of the addition, so that there are no windows with half shutters.



Figure 8 - Rear of house looking toward street



Figure 9 - Proposed addition

Addition Windows and Doors

The application states that the new windows on the addition will be wood Jeld-Wen 2:2 windows to match those used in the rest of the house. The windows will have a 7/8" simulated divided light. There

will be 7 windows on the addition. The new door on the addition is proposed to be a metal full light Therma-Tru door.

Addition Foundation, Siding and Roof

The proposed foundation for the addition is Glen-Gerry brick in the color Gunston. The application also states that the owner is open to facing the foundation with a rough block to match the look of the existing historic house.

The proposed siding on the addition is GAF fiber cement shingles, to match the asbestos siding on the house.

The proposed roof material on the addition is CertainTeed Landmark fiberglass shingles in the color Cobblestone Gray. The application states that the Applicant is also open to matching the metal roof on the historic house.

Staff Comments:

Fence and Gate

The continuation of the existing white wood picket fence and gate, and the addition of the wrought iron gate complies with Chapter 9.D 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" and "install open fencing, generally not more than five feet high, of wood or dark metal."

Shed

The proposed wooden shed, painted to match the colors on the existing building and located in a corner of the back yard, 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 visible from a public way to be compatible in scale, form and detailing with historic structures and outbuildings in the neighborhood." The existing house has a cross gable roof, and the shed mimics this pattern with a front gable roof.

New Addition

The proposed addition is being shown located in the 100-year floodplain. Staff has recommended the Applicant meet with the Department of Inspections, Licenses and Permits (DILP) to determine if this addition can be built in the floodplain or if alterations to the design will need to be made, prior to submitting an application to the Commission. Plan reviewers in DILP have told Staff that based on the GIS mapping of the floodplain, the proposed addition cannot be constructed. There could be discrepancies in the exact location of the mapped floodplain, but the owner would need to obtain a flood elevation certificate in order to dispute this. Therefore, Staff finds the addition should not be evaluated until it can be proven that the addition is allowed to be constructed.

Addition Scale and Location

Overall the addition appears to comply with Chapter 7 recommendations, "design and fit additions to avoid damaging or obscuring key architectural features of a historic building" and "attach additions to the side or rear of a historic building to avoid altering the primary façade. Consider the impact of the addition on the side, rear and rooftop views of the building from public ways." This addition will be highly visible from the public way. Various views of the addition were submitted from the side, which is

the most visible side. However, a rendering was not provided showing what the addition will look like when looking at the front façade of the building and Staff finds this rendering should be provided.

Addition Foundation, Siding and Roof

Foundation - The rendering shows the new brick foundation as a red color, but the spec sheet indicates it will contain more brown tones. The proposed brick looks reminiscent of 1980s construction and is not an appropriate choice for this addition. The foundation line is shown hitting the lintel of the window and historically would not be that high. Staff recommends the foundation line be lowered to an appropriate area, as determined by the Commission. The existing granite foundation was painted without approval by the previous owner and the paint should be removed to highlight the granite foundation. The addition would look more appropriate with a granite foundation to match the historic house. However, if new granite cannot be identified to blend with the historic granite foundation, then a painted rough block foundation may be appropriate as well.

Siding - A spec sheet was not provided for the siding, but the application states the GAF fiber cement shingles will match the asbestos shingles on the building, so the GAF product is most likely the GAF Weatherside Purity Wavy. While the use of this siding will match the existing siding, the existing siding is not historically appropriate and the Guidelines recommend its removal when possible. While repairing the existing asbestos siding with this product would be acceptable, the proposed use of it on a new addition should be avoided. If the asbestos siding was ever to be removed from the historic house in the future and the wood siding restored or replaced, this addition would also need to be altered, so it should be built with appropriate siding from the start.

Chapter 7 of the Guidelines recommends, "design additions in a manner that makes clear what is historic and what is new. Additions may be contemporary in design or may reference design motifs from the historic building, but should not directly imitate the historic building." Chapter 7.B also recommends "on any building, use exterior materials and colors (including roof, walls and foundations) similar to or compatible with the texture and color of those on the existing building. Avoid exact replication that would make an addition appear to be an original part of a historic building." While the first Guideline provided is not strictly about materials, but about style as well, these two Guidelines are in partial conflict when applied to this application, because the historic building has a non-historic siding material. Chapter 6.D recommends, "remove asbestos shingles, aluminum siding or other coverings from historic buildings and repair or restore the original wall material" and recommends against, "using vinyl, artificial stone, artificial brick or other substitute materials on historic buildings or additions to historic buildings, or on non-historic buildings in locations visible from a public way." Based on these Guidelines, which recommend against using substitute materials and recommend asbestos shingle removal from existing historic buildings, Staff recommends an alternate siding material be identified for use on the addition.

Roof – The Applicant proposes to use fiberglass shingles on the new shed style roof, but has also stated they are open to using a standing seam metal roof to match the existing house. Chapter 7 of the Guidelines recommends, "...use a roof design that echoes or complements the original roof line. Gable and shed roofs are common for additions in Ellicott City." The proposed shed roof on the addition complies with the Guidelines. However, the roof connection between the existing structure and the new

addition is unclear from the renderings submitted, shown in Figure 10, but it appears the new shed style roof may tie into the existing roof. Regarding materials, the Guidelines recommend “on any building, use exterior materials and colors similar to or compatible with the texture and color of those on the existing building.” The proposed asphalt roof is not similar in color or texture with the existing white metal roof. Without having a full understanding of how the old and new roof will connect and, based on the recommendations for materials, Staff recommends the standing seam metal roof be used on the addition.



Figure 10 – Roof connection on addition

Addition Windows and Doors

The renderings of the proposed addition (see Figures 11 and 12 below) show that a new door would line up with the middle of an existing window on the basement level. It appears that grading may be needed to lower the foundation of the addition in order for a new full height door to hit the side window at that height. Also the existing second story window on the left side of the addition is a double hung window, but appears to be a smaller window in the proposed renderings, so Staff needs clarification if this item is proposed to be altered or if the renderings are not to scale.



Figure 11 - Red circle shows existing second story double hung window. Yellow line shows how existing basement door and window line up.



Figure 12 - Red circle shows existing second story double-hung window now a different size. Yellow line shows how new door sits lower than existing basement window.

The design of the new windows complies with Chapter 7 recommendations, “design windows to be similar in size, proportion and arrangement to the existing windows. On historic buildings, or any building visible from a public way, windows should have true divided lights rather than interior or sandwiched muntins. A possible alternative is windows that do not have divided lights, but have permanent exterior grilles, appropriately detailed to be compatible with historic wood windows.” The

proposed windows have will have an external simulated divided light. When the house was being renovated by the previous owner, the Commission approved the in-kind replacement of wood windows in the house, which were true divided light historic windows. The current application for the addition states the new windows will match those used on the rest of the house, which were supposed to be in-kind replacement, true divided light 2:2 wood windows, but may in fact be a simulated divided light.

The proposed door is a metal door, which typically is not approved for use on highly visible facades. However, the style of the full view door is appropriate. Chapter 7 recommends, "use doors and simple entrance designs that are compatible with those on the existing building or similar buildings nearby." The existing building has a wood door with a half light over 1 panel and the full view door will complement the style of the historic door by being simpler in design. However, the material should be wood, which better complies with Chapter 7 recommendations to "use exterior materials similar to or compatible with the texture and color of those on the existing building." A metal door does not have the same texture as a wood door.

Staff Recommendation: Staff recommends:

- 1) Approval of the picket fence extension and gate.
- 2) Approval of the black wrought iron gate installation.
- 3) Approval of the installation of the shed as proposed.
- 4) Approval of the addition as proposed with the following contingencies:
 - a. A granite stone be used on the foundation. If an appropriate granite spec cannot be found then a painted rough cast block foundation be used on the addition and the paint be removed from the historic granite foundation of the main house.
 - b. The foundation line be lowered to be more historically appropriate.
 - c. A more appropriate siding material be identified and presented to the Commission for approval.
 - d. A standing seam metal roof be used.
 - e. A wood door be used in place of metal.

Staff recommends that any items left by the Commission to Staff approval, or any items that need to return to the Commission for approval, are not approved until the Applicant has submitted evidence to HPC Staff that the Department of Inspections, Licenses and Permits has stated the addition can be constructed as presented herein to the Commission.

Testimony: Ms. Holmes updated the Commission that the Applicant has withdrawn the building addition due to the floodplain issues and that the only items for approval before the Commission are the picket fence and gate, iron gate and shed. Mr. Taylor confirmed that everything listed in Item #4 from the Staff Report was being withdrawn by the Applicant at this time. Ms. Holmes said that was correct. Mr. Shad swore in Analisa Archer and David Archer. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Ms. Archer said they did not have any comments, but appreciate the Staff comments and will take them into account when the resubmit the withdrawn portion of the application.

Ms. Zoren said she agreed with Staff recommendations about the fence, gate and shed. Ms. Zoren was concerned about the proposed addition, but it is no longer an issue since the Applicant has withdrawn the addition from the application.

Motion: Ms. Tennor moved to approve the application as submitted for the picket fence extension and gate; the black wrought iron gate installation and shed installation, with the exception of item 4 concerning the addition. Mr. Reich seconded. The motion was unanimously approved.

HPC-17-72 – 6162 Lawyers Hill Road, Elkridge, HO-446

Certificate of Approval for exterior alterations and tax credit pre-approval for repairs.

Applicant: Dan Engebretsen

Background & Scope of Work: This property is located in the Lawyers Hill Historic District. According to SDAT and the Historic Sites Inventory form, the structure dates to 1851. The Applicant proposes to make the following repairs/alterations:

- 1) Repair three chimneys – repair work to include repointing brick, cleaning brick, replacement of chimney caps and liners, and installation of chimney flues. The application states that bricks and mortar will be matched, but also states that bricks will not be replaced.
- 2) Installation of eight exterior storm windows – the application states that the storm windows will be custom made and match the window design of the original windows. The application shows a spec for a WeatherStar white aluminum storm window.
- 3) Repair/refinish the front door and repair the existing historic lock.
- 4) Replace the kitchen roof – the existing roof is a galvanized metal roof. The Applicant proposes to remove the existing roof, replace the roof decking as needed and install one inch foam board, install three skylights and appropriate flashing. An in-kind metal roof, Delta Rib, would be put back on.
- 5) Fill in old cistern – the cistern is located to the rear of the house and is in danger of collapse and needs to be filled in. The Applicant proposes to fill in the hole, level the yard and plant grass.



Figure 13 - Front view of house, showing French doors under porch

Staff Comments:

Chimneys

There are three chimneys that need to be repaired, and the proposed repairs comply With Chapter 6.D, which states, "The numerous corbelled or straight brick chimneys...are highly visible and characteristic

features of Lawyers Hill's historic buildings and should be preserved." The application states that "bricks and mortar will be matched", but also states that "bricks will not be replaced." It is unclear if bricks will need to be replaced, so Staff recommends including replacement brick in the scope of work for tax credit pre-approval in the event that the mason determines any bricks need to be replaced. The application states that new brick and mortar will match, which is recommended in Chapter 6.D, "maintain or restore original brick, stone or concrete block construction. Make repairs with materials that match the original as closely as possible" and "use mortar mixes that are compatible with early brick and stone."

Storm Windows

The description of the storm windows was confusing, as it stated the windows would match the design of the window pane configuration of the historic windows. This was confusing to Staff because matching the windows in this manner would hide the historic details and because some of the windows function as doors opening onto the porch. The Applicant provided the following explanation via email:

The storm windows will be custom made and will have a small aluminum profile with a muntin support in the middle if the window is to open. They will be 1:1 compensation. The side and top aluminum (Hopefully painted white frame) will fit into the corner of the trim and will not cover up the original windows. Each window has a lip trim where storm windows can be attached. Some storm window designs allow attachment of frame along side the window, but attaching to the house. Yes, you are correct regarding the window in the office. They are doors but we will not use them and will just design a full-length storm window. Our application states the new storm windows will match, meaning any paroles will line up with the same of the historical window's design or muntin.

There is still some information not clear in whether or not the storm windows would hide any of the trim or fit within the trim. Chapter 6.I of the Guidelines recommends, "consider installing interior rather than exterior storm windows, especially if the windows are significant contributors to the building's architectural character" and recommends against "installing storm windows with vertical or horizontal divisions that conflict with sash divisions, or with borders wider than the frame of the primary window sash." The existing storm windows, put on by a previous owner, are 1:1 but are placed over double casement windows so that the sash of the storm windows creates a horizontal division on a window that is otherwise characteristic in its vertical lines. The existing storm windows do not comply with the Guidelines. Staff recommends that new storm windows do not mimic the existing storm windows. Figure 14 shows how the appearance of the double casement window is altered by the existing storm window. A full light storm window would be acceptable on the porch doors, shown in Figure 16, as there should not be any sashes that would hide the muntins on the doors.



Figure 14 - Existing casement windows covered by a storm window

Chapter 6.I recommends against, "installing storm windows that have mill finish aluminum frames or are finished in a color incompatible with the inner window sash and frame." The windows are a maroon/brown color and a white storm window would alter the exterior appearance of the windows, by placing a white sash over part of the window, creating a horizontal division that does not exist now. It is also unclear if the 1:1 storm window sash would meet where the existing window sashes meet, as shown in Figure 15, or if the window will more-so resemble the spec provided, where the sashes meet in the middle of the window.



Figure 15 - Window proposed for a storm window. The yellow arrows indicates where Staff finds the sash on the storm window should be located.



Figure 16 - Front view of house, showing French doors under porch.

Front Door Repair

The front door on this house is a pair of wood full light doors with a small panel at the bottom. The application states that the front door and the historic hardware will be repaired, which complies with Chapter 6.K recommendations on entrances, "Maintain and repair original doors, door frames, sidelights and transoms." The Applicant also stated via email that the door may need to be replaced pending the opinion of the tradesman. The possible replacement of the door does need to be approved or it will not be eligible for tax credits. Chapter 6.K of the Guidelines considers the replacement of the doors and related features with materials to exactly match the original as Routine Maintenance.



Figure 17 - Front door

Kitchen Roofing

Chapter 6.H of the Guidelines explains that, "original roof materials in Lawyers Hill include slate, standing seam metal, and wood shingles." This house originally had wood shingles on the roof for the main portion of the house, but at some point in recent history, asphalt shingles were put on by a previous owner without HPC approval. The porch roof shows up as a black material in 2005, but changes to brown by 2006-2007. The addition on the rear of the house next to the kitchen addition appears to be a metal roof in 2006-2007, but becomes a brown roof by 2016-2017. Many of the roofs on this house have been altered over the years without approval.

The Applicant proposes to replace the kitchen roof, which is separate from the roof on the remainder of the house. The kitchen is located on the rear of the house, on the northwest corner of the house. When

initially looking at the exterior of the kitchen, Staff thought it was a modern addition. The Applicant then explained via email the following regarding the kitchen:

“It is part of the historic building and was built in 1897 as the corner marker on the foundation says. The foundation is the same under the whole house. The kitchen has several historic features like old original windows, large brick cooking fire place and couple of original built in hutches. Half the walls in the kitchen are still the old tongue and groove plank wood 2" slats.”

The Applicant provided interior photos of the kitchen, which do show older features. Based on these, it appears to the Architectural Historian that the 1890s kitchen was enlarged, probably c. 1915-1935, by enclosing an 1890s porch and removing the original wall between the two. Thus, the existing kitchen should be considered an historic feature of the house. The current roofing material is a galvanized ribbed metal roof. This metal roof does not appear to be historic and appears to be an unapproved alteration by the previous owner. The installation method was incorrect and there are nail holes every few inches that have been tarred over, as shown in Figure 19. The spec sheet provided by the Applicant is for an in-kind replacement from an agricultural supply store. Staff finds the proposed ribbed metal roof is not historically appropriate for the historic kitchen addition.



Figure 18- Kitchen addition on rear of house

Initially Staff thought the kitchen was in a modern addition and recommended the Applicant consider an EPDM roof for the slightly sloped /flat roof. However, since the addition is in fact historic, Staff recommends either a proper standing seam metal roof, or a similar flat seam metal roof, be used for the replacement. The roof may be too flat a pitch for standing seam, and this determination



Figure 19 - Existing kitchen roof

should be made by a qualified roofing contractor. The Commission has had several applications for standing seam metal roofs this year and has held all applicants to a high standard for a historically accurate standing seam roof with proper panel width, seam height and color. Chapter 6.H of the Guidelines recommends, “when original roofing must be replaced, use material similar to the original or characteristic of the building’s period and style, particularly if the roof is visible from a public street or is a key element of the building’s style or character. Replacement with modern materials such as composition shingles may be approved if historically accurate roofing cannot reasonably be required for economic or other reasons.”

Staff finds the replacement of the existing roof with a standing seam metal or flat seam metal roof would qualify for tax credits, but finds the proposed material would not qualify for tax credits as it is not historically accurate. Additionally, the Applicant also proposes to install three skylights in this roof, which is a modern alteration. Chapter 6.H of the Guidelines recommends against “installing skylights on a primary elevation or in a location visible from a public road.” This elevation is not visible from a public

road or located on a primary elevation, so it is an appropriate location. However, the skylights are a modern feature and are not eligible for tax credits.

Cistern

The application stated that the old plumbing used an approximately 20,000 gallon cistern in the back of the house and that the cistern is now in danger of collapse and needs to be filled in. The application states that filling in the hole will stabilize the foundation of the house. The Applicant emailed a photo to Staff, as shown in Figure 20 that shows the hole is located next to the rear foundation. This area can also be seen in Figure 21.



Figure 20 - Location of cistern



Figure 21 - Aerial view of rear of house showing location of cistern

Staff Recommendation: Staff recommends Approval of the following:

- 1) Repair of the chimneys and tax credit pre-approval for the work.
- 2) Installation of eight exterior storm windows, contingent upon the windows not covering historic window features and tax credit pre-approval for the work.
- 3) Repair and refinishing of the front door and lock, and tax credit pre-approval for the work. If the door cannot be repaired, approval of a custom-made replacement wood door built to match the existing historic door in material and detail.
- 4) Replacement of the kitchen roof with a standing seam metal or flat seam metal roof and tax credit pre-approval for the work.
- 5) Installation of skylights in the kitchen roof, but denial of tax credits as this work is new construction.
- 6) Approval to fill in old cistern and tax credit pre-approval for the work.

Testimony: Mr. Shad swore in Dan Engebretsen and Debbie Engebretsen. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. Engebretsen agreed with the Staff recommendations and said a mason examined the roof and recommended some chimney bricks need replacement. Mr. Engebretsen said they want to keep the historic value of the house, which is why they bought it. He explained it is important for the windows to be energy efficient, while preserving the

historic integrity of the house. He said they had an \$800 gas bill last winter, even with the mild months, so they need to keep the house energy efficient and balance historic preservation. Mr. Engebretsen said they are fine with Staff recommendations for the windows and recently came across interior storm windows instead of exterior storm windows, which will allow the view to be kept the same, but get the insulation value up. He explained that they would like to try the interior storm windows with the 8 windows that have no storm windows, and if that solution works, then they would like to use them on the remaining windows that currently have exterior storm windows, which would allow them to remove the existing exterior storm windows.

Mr. Engebretsen said the foundation of the house was built in 1897. He explained that the house was built in two different time periods on the same foundation. Mr. Engebretsen said the metal kitchen roof is around 30 years old, is not original and is now leaking. The insulation underneath the roof will need to be added to reduce energy loss as this is the coldest room in the house. Mr. Roth asked if it was a problem to replace the roof with a standing seam roof. Mr. Engebretsen said they had some discussions on what to replace it with. He said the first intent was to replace the kitchen roof with a like kind material/metal roof. Then there was discussion on some other options and they researched raised seam/standing seam roofs that has a two-inch seam and is made for shallow roofs. He said those are expensive and his quotes came in around \$15,000 for a 20x30 foot roof. Mr. Engebretsen said the roof can't be seen standing on the ground, is on the back of the house and can only be seen from the air. He said they are still willing to install the raised two-inch standing seam roof.

Mr. Engebretsen spoke to the previous owners and learned that the cistern is a 20,000-gallon brick made hole and is located next to the foundation of the house. He said that needs to be filled in. Ms. Tennor asked that it will be made structurally sound when it is filled in. Mr. Engebretsen said it will be sound when filled in and there is currently standing water in there.

Ms. Zoren said she is glad to hear he is looking into interior storm windows because different window pane configurations are a unique characteristic of the house that should not be covered up. Mr. Engebretsen agreed that the windows are a great feature of the house and said the older windows have draft issues. Ms. Zoren said the draft issue stems from the weather stripping and the wall around the windows that can be fixed. The energy loss is not due so much through the single glass pane. Ms. Burgess said if the Applicant is restoring the windows, they would be eligible for tax credit.

Ms. Engebretsen said the issue with the floor to ceiling porch window is that they open up as a door. The door jamb is on the outside of the house, making it impossible to install an interior storm window without altering the original interior framework. Ms. Engebretsen plans to install a interior storm windows on the exterior of the house to see if that will work. She said they have been trying to figure out a solution for these doors.

Mr. Reich said there is a custom storm window product called "Indow Windows" made of plexiglass panel with flexible edges that snap into place. Mr. Engebretsen said that is the product they plan to use.

Ms. Zoren confirmed with the Applicant that they will be using the standing seam metal roof on the kitchen roof since there are not many other options due to the shallow pitch Mr. Engebretsen said they will be using the standing seam.

Ms. Holmes said the house is located in a National Register Historic District and qualifies for the state tax credit which is a 20% income tax credit in addition to the County tax credits as well. Mr. Engebretsen said he filed the required documentation with the State. Ms. Holmes said that if anything differs

between the State's approval and the HPC's approval, to let her know. Ms. Tennor said if there are any new issues that arise during construction, Staff should be contacted to discuss the approval process. Ms. Burgess said some in-kind repair/replacement could qualify for the Minor Alteration process that is quicker than the monthly meeting approvals.

Ms. Tennor asked the Applicant if he still intends to install the skylights on the standing seam metal roof, understanding that there are no tax credits for the skylights. Mr. Engebretsen said the skylights were drawn up with a different roof material in mind. He said that he is not sure if they still want to install skylights, but understands that is at his own cost. He was not sure of the mechanics of using this building material is as easy to put skylights in. Mr. Roth said the Commission can approve the installation of skylights, and the Applicant can choose to put them in if they want, but they do not qualify for tax credits because skylights are modern features and did not exist prior.

Mr. Roth clarified that Item 2, the installation of the eight exterior storm windows could be interior, or exterior to include the floor to ceiling French doors. Ms. Tennor asked if the French doors would be full view panels. Ms. Engebretsen said yes that she is also working with a contractor with different options for the French doors. Mr. Roth said the Commission does not need to approve an interior storm window because it is inside the structure. Ms. Holmes asked the Commission to discuss tax credits for the interior windows since they preserve the exterior aesthetics and weatherproofing. Ms. Burgess said the interior windows should qualify for tax credits because they preserve the historic integrity of the house and weatherproofing. Mr. Roth said the Staff recommendation should be amended to include installation of eight exterior or interior storm windows contingent upon not covering historic window features would be eligible for tax credits. Mr. Engebretsen asked if the scope can be expanded to cover the remaining windows in order to remove the inappropriate storm windows that are currently installed. Ms. Holmes said that was ok to include.

Motion: Mr. Roth moved to approve the application per Staff recommendations with the modification of Item 2 to allow installation of eight exterior or interior storm windows contingent upon the windows not covering historic window features and tax credit pre-approval for the work, as well as replacement of existing storm windows with interior or exterior storm windows contingent upon the windows not covering historic window features and tax credit pre-approval for the work. Ms. Tennor seconded. The motion was unanimously approved.

HPC-17-73 – 8411 Main Street, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Joan A. King, Pastor

Background & Scope of Work: This property is located in the Ellicott City Historic District. SDAT does not have a date of construction for this building, but the church website dates the structure to circa 1896 and the church appears on the 1899 Sanborn maps. The Applicant proposes to make the following repairs and alterations:

- 1) Paint the building white to match the existing color.
- 2) Replace broken asbestos siding shingles with GAF Weatherside Purity Wavy, a fiber cement shingle that looks like asbestos.
- 3) Replace the exterior doors, which are wood interior doors that have been used as exterior doors, with a steel or fiberglass exterior door with a brown oak wood grain.

Staff Comments: The painting of the siding the same color to match is considered Routine Maintenance, per Chapter 6.N, which states that Routine Maintenance is “painting previously painted surfaces using the same color as the existing paint.” The building is currently sided in asbestos shingle, which is a product that is no longer available. The GAF Weatherside shingle is a fiber cement product that matches the old asbestos shingles and the replacement of broken shingles with this product would be 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.”

Chapter 6.G of the Guidelines provides recommendations on entrances and doors 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 front door/main entrance of the building is located around the side and does not front Main Street. The side door is located along Main Street. The building is set back from the street, so the side door is not highly visible and the front door is minimally visible. Chapter 6.G of the Guidelines states, “when a new door is needed, it should reflect the character of the original door. Simple paneled doors of wood or wood and glass are usually best, but metal doors with an appropriate style and finish can convey a similar appearance. Painted or enameled metal doors are best; shiny or mill finish metal should be avoided.” A metal or fiberglass door with oak wood grain is unlikely to reflect the visual character, style and finish of an historically appropriate door. Staff finds a wood door on each entrance would be the most appropriate, since the side door faces Main Street and the door on the gable end of the church is actually the front door and main entrance for parishioners.

Staff Recommendation: Staff recommends Approval of replacing the exterior doors on the condition that paneled wood doors be used at both entrances.

Testimony: Ms. Holmes noted the Staff Recommendation in the Staff report left out a recommendation for Items 1 and 2 and amended the Staff recommendation to recommend approval of these items. Mr. Taylor said Items 1 and 2 are routine maintenance. Mr. Shad swore in Joan A. King, Pastor and Harry Hawkes, Trustee of the Church. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. Hawkes said the door color will be painted to match the existing door but he prefers a steel door because wooden doors warp, lack energy efficiency, and are less durable.

Ms. Tennor asked why the Staff report indicated the doors to be replaced are interior grade rather than exterior. Ms. Holmes said the application indicated interior grade doors were used as exterior doors. Ms. Tennor asked the Applicant why they feel an exterior grade wooden door would not be durable compared to the existing interior grade wood doors installed on the exterior. Mr. Hawkes said he has not experienced the durability of a wood exterior grade door compared to a steel door. Ms. Holmes said steel doors can shrink in the winter.

Mr. Hawkes said wooden doors can expand/shrink depending on seasonal weather even with weather stripping. Ms. Zoren said interior grade wooden doors are not solid wood. They are usually comprised of fillers and not made for the same durability and weather proofing. A solid wooden door will last a long time. There are many exterior wooden doors on Main Street that are a hundred years old. Mr. Reich said interior grade wood doors are not sealed the same compared to an exterior grade door, which is why the Applicant experienced shrinkage and expansion during different seasons. Mr. Reich said a maintained, solid wood commercial grade door will last a lifetime.

Mr. Reich said the church has a focal presence on Main Street with beautiful historic architecture. The Commission would like to see wood doors that look like they were part of the original construction. Mr.

Taylor said current state policy states the Applicant is not eligible for improvement grant funds because they are a religious institution. However, the policy is being challenged at the Supreme Court citing discrimination against churches is unlawful. Mr. Taylor said the policy is expected to change but he was unsure of the timeframe. Ms. Holmes said if the policy changes before 2019 or until the funds run out, the Applicant should contact Staff.

Ms. Tennor said she has wood exterior doors and they have lasted 35 years already. Ms. Zoren asked if Staff could consider approving salvaged doors from another church that can be used. Ms. Holmes said that could be possible. Mr. Reich said the Applicant can go to John S. Wilson Lumber Company, who can custom make doors that may be more cost effective.

Mr. Shad asked if anyone from the public would like to testify. Mr. Shad swore in Fred Dorsey. Mr. Dorsey, President of Preservation Howard County said he has been working with Pastor King for three years in search of funding to do the repair work. Ms. Tennor asked about the timeframe of the work. Mr. Hawkes wants to finish the work, especially the painting, before winter. Mr. Dorsey said the work may be phased to facilitate funding. For example, doing the doors first.

Mr. Reich asked if the Applicant is willing to amend the application to install wood exterior doors. Mr. Hawkes said yes. Ms. Holmes asked if the doors will be painted wood or stained wood. Ms. Tennor said the existing doors seem stained. Ms. Holmes asked if there are any historic photos of the door. Mr. Hawkes said no he does not have any historic photos showing the exterior doors. Ms. Holmes said when the Applicant is ready to paint the door, please contact Staff to discuss colors that are historically appropriate. Ms. Holmes can also help contacting the state about changes in policy of improvement grants for eligibility.

Motion: Mr. Roth moved to approve the application per Staff recommendations and Staff approval of the finished exterior wood doors. Ms. Tennor seconded. The motion was unanimously approved.

HPC-17-74 – 8180 Main Street, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Majd Alghatrif

Background & Scope of Work: This property is located in the Ellicott City Historic District. This property is also listed on the Historic Sites Inventory as HO-69 and the Inventory form dates the property to the 1790s. The Inventory form was written in 1977 and states, "one of the earliest buildings in this old mill town, and architecturally representative of the simple granite architecture with its fine proportions and scale which predominates here, it is of outstanding significance to Howard County and the state and should be considered for inclusion to the National Register and State Critical Areas Program."

The Applicant proposes to make the following exterior alterations to the front porch:

- 1) Increase the depth of the porch from 4 feet to 6 feet. As a result, the porch would cantilever out an additional two feet and the posts would remain in their existing location.
- 2) Concrete footings will be added underground for the posts to rest on.
- 3) The porch railing will need to be raised 6 inches, from 36 inches to 42 inches, in order to meet Code requirements, as the Applicant intends to use the porch for outdoor dining.
- 4) The extension of the porch on the underside (looking up from the sidewalk) will use bead board to match the existing.

- 5) The flooring will be pressure treated lumber, to match the materials currently used. The flooring will be refinished and sealed.

Staff Comments: Chapter 6.E of the Guidelines states, “Porches are important to a building’s sense of scale. Removing, enclosing or altering a porch can dramatically alter the appearance of a building.” Increasing the depth of this porch by two feet would change the appearance of the building. In Figure 22 below, the red line indicates an approximate 2-foot measurement for where the porch would extend over the sidewalk.

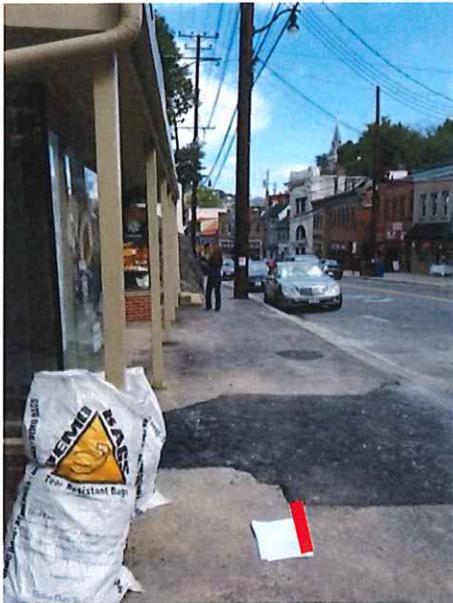


Figure 22 - View of porch looking down Main Street. The red line and paper indicate an approximate two-foot mark.

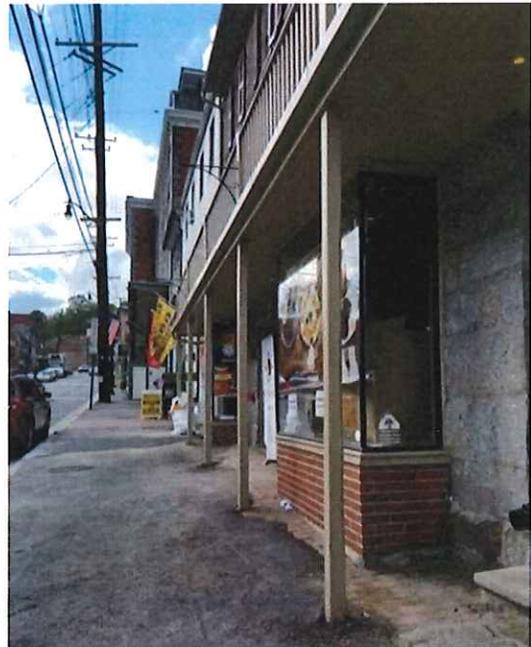


Figure 23 - View of porch looking up Main Street

The 1887 Sanborn map shows a narrow porch with a side staircase existed on this building at that time. This building was constructed as a double house, and the porch served more as a catwalk for people to enter the first floor of the house, because the ground level was the basement. Increasing the depth of this porch will alter the historic form of the building and intrude on the public right of way. Historically, the porch was always this size, and the historic precedent is for the porch to remain at its existing size. Standards 1 and 3 of the Secretary of the Interior Standards for Rehabilitation are most relevant to this project and state:

- Standard #1 – A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
- Standard #3 – Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties shall not be undertaken.

The porch and the second floor doors and windows are character defining elements of this building, as this was the primary entrance, so they are more architecturally elaborate than the basement/street level entrances. The Standards state that a property should be used as it was historically and any new uses should require minimal change to the building’s distinctive features and spatial relationships, and that changes that create a false sense of historical development should be avoided. While adding two

feet of depth to the porch may not seem like a large change, it will affect the building in several ways. It will be changing the distinctive features of the building and it will be creating a false sense of historical development. This porch was used as a passageway to the doors and was not used for dining. Regarding the changes to the distinctive features of the building, the proposed porch alteration will require a 6-inch increase in the height of the existing railing. The drawings provided in the application, shown in Figure 25, show that the railing would end at the lintel of the second-floor windows. If the drawing is accurate, this would be a perspective that would only be visible from a building across the street on the second floor. When the building is currently viewed from across the street, as shown in Figure 24, the existing railing appears to end just above the window lintel. If this railing is raised 6 inches in height, to 42 inches, and moved two feet further out, it will be blocking substantially more of the windows and doors. Additionally, the view of the second and third floors of the building from the sidewalk below will be blocked by the porch protruding an additional two feet in depth.

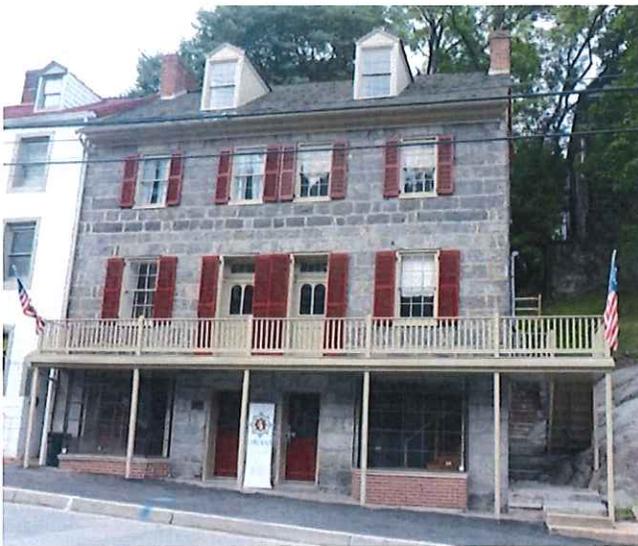


Figure 24 - Front facade of building

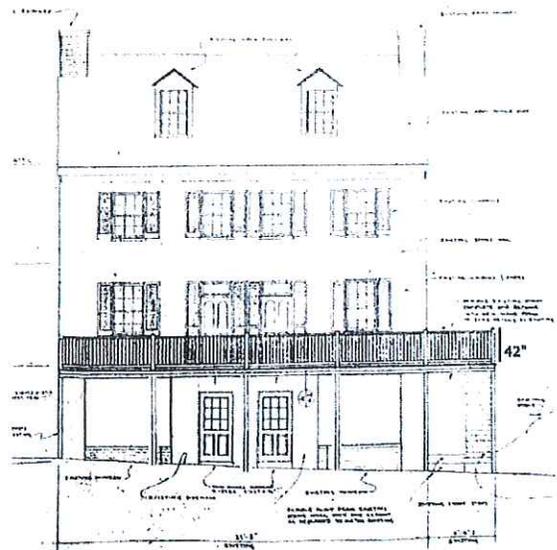


Figure 25 - Front elevation showing proposed alterations

Standard #1 states that a property shall be given a new use that requires minimal change to its distinctive features. This Standard exists because if a building was continuously changed for each tenant that resided in it over the years, it would eventually lose all historic integrity. The Applicant intends to put outdoor tables and chairs on the porch for dining purposes and historically the porch was not constructed for that purpose. Aside from the higher railing that is required, tables and chairs would also clutter the view of this historic building and there is always the possibility that the Applicant could add umbrellas, further altering the view.

Increasing the depth of the porch also affects the overall scale and proportions that exist on this building and this building's relationship to other buildings along the street. For example, the structure at 8202 Main Street, commonly known as the Howard House, has a large front porch along the front of the building that is 6.83 feet deep. The Howard House is a 5-story structure, with the first story being located several feet off ground level on a raised basement and overall is a substantially longer building. By comparison, the subject building is a 3.5 story building, if including the basement as the first floor. These buildings are drastically different in scale, massing and proportion, but this proposal would make the porches very similar in size, when nothing else on these buildings is similar in size. Additionally, they

had a very different function and were built in different periods, so one cannot be considered as a precedent for the other.

Chapter 7 provides recommendations on 'New Construction: Additions and Porches' and is relevant to this proposal since the Applicant proposes to add depth to the front porch. Chapter 7 recommends, "design and fit additions to avoid damaging or obscuring key architectural features of a historic building" and "attach additions to the side or rear of a historic building to avoid altering the primary façade." Staff finds the proposal would alter and obscure the key architectural features on the primary façade. Chapter 7 also states, "decks...should be substantial in appearance, having more of the character of a porch (avoid decks that appear to stand on toothpicks)." By adding to the depth of the existing narrow porch, the proposal will not comply with this Guideline and the increased scale and massing of the porch will appear to stand on toothpicks, as the posts on this building are tall and narrow.

For these reasons, Staff finds increasing the depth of the porch would adversely impact the historic character of this building. Staff recommends the Applicant consider adding an outdoor dining area in the rear yard, which is a more appropriate location for building additions as recommended by the Guidelines.

Staff Recommendation: Staff recommends Denial of front porch alterations as proposed. Staff recommends the Applicant consider dining opportunities in the rear yard, which is a more appropriate location for building additions.

Testimony: Mr. Shad swore in Majd Alghatrif. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. Alghatrif said the front porch offers a magnificent view of Main Street. He understands the concerns about the two feet extension in depth, but said that a structural engineer reviewed the design and said the proposed structure is safe. Mr. Alghatrif plans to have three to four tables (2'x2') with seating on the deck. Mr. Alghatrif said he will consider the recommendations of a rear deck in the future but currently, he wants to focus on the front porch that offers unique views on Main Street. Mr. Alghatrif said the current size of the porch is not sufficient for people to pass through with tables, but extending the depth of the porch by even one foot would satisfy the purpose to have the tables on the porch. He understands that two feet would be a concern, but does not think that anyone would notice an increase in one foot in depth.

Mr. Reich said the front porch is not original and the porch was probably cast iron like the Howard House building. Ms. Holmes said according to the architectural historian, Ken Short, the building was constructed much earlier than the Howard House so it would not have had iron railings in the front. Ms. Tennor said some of the porches were built as a continuous walkway from one building to another. Ms. Tennor said it is important to note the historical fact and not rebuild the porch as a place for people to sit. Mr. Alghatrif asked where the other walkways are. Ms. Tennor said not all survived which is why it is more important to preserve this walkway.

Mr. Reich said the current porch was built in the 1990s with 4x4 wooden posts that are not historic. There is no historic detail to what it looked like historically. Ms. Holmes said the HPC file on this building does not specify when, or if, the porch was rebuilt. She said that since it is not known what the original porch looked like, the Commission should take careful consideration what changes are permitted. Mr. Reich said if wrought iron details are installed with nice columns to match the 1790 era, it would be better than the proposed design.

Mr. Alghatrif said the existing porch is not structurally safe at this time. Due to the uneven ground, the deck bows. He plans to secure the posts with concrete footings. The existing railing height does not meet code making the entire deck unusable. Mr. Alghatrif wants to invest in turning the structure into usable space. Mr. Reich recommended the Applicant return with a design made of cast iron that looks like the Howard House. Ms. Burgess asked if Mr. Reich was asking for the posts to be iron or the entire porch. Mr. Reich said the entire porch and posts should be iron, like the Howard House porch.

Ms. Zoren said more research is needed to confirm the historic design. Ms. Holmes agreed with Ms. Zoren and read a comment from the Staff report prepared by Mr. Short regarding the Applicant's building and the Howard House: "they had a very different function and were built in different periods so one cannot be considered a precedent for the other." Mr. Alghatrif said the scale on his building was wrong to start out with. The additional extension will be a functional improvement with minimal visual alterations.

Mr. Reich said the railing may be able to get a historic variance. Mr. Taylor said not for dining/seating purposes. Ms. Zoren said the change in the depth of the deck alters the streetscape, hiding the entrance and making the entrance area darker with more shadows.

Mr. Roth asked if there are any property boundary issues with the proposed extension further into the street. Mr. Alghatrif said he spoke with DPW and there will not be issues since the posts are remaining in the same place. Only the deck flooring would extend further into the street. Mr. Roth said he does not think the proposed extension is a good idea because it is not appropriate to the scale of the building and the work lacks justification and evidence that such changes would make it more historically accurate.

Mr. Roth said the structure is a historic walkway and turning it into a deck with tables and seating is inappropriate. Ms. Zoren said it could be viewed as a fire escape. Mr. Alghatrif said the use of the building has changed through time. Mr. Reich said the Commission does not have an issue with adaptive reuse, but it must preserve the historic character. Mr. Reich said the Applicant needs to demonstrate to the Commission that the proposed work is an improvement. Mr. Roth said it is important to provide evidence that the proposed change is more historically accurate. Ms. Holmes recommended the Applicant contact Ken Short, the Staff architectural historian, and conduct research to find old historic photos of the building façade. Ms. Tennor asked the Applicant to return to the Commission with revised historic accurate plan showing the one foot deck extension in depth instead of the two foot.

Ms. Holmes said the sign on the building needs to be approved by the Commission. The application is available on the County's website. Mr. Alghatrif agreed.

Mr. Shad asked if the Applicant is willing to withdraw his application. Mr. Alghatrif said yes.

Motion: There was no motion. The application has been withdrawn.

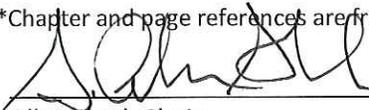
OTHER BUSINESS

Discussion of Ellicott City Design Guideline update.

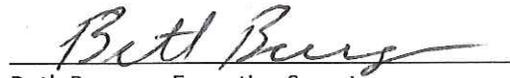
Ms. Novak presented the Ellicott City Historic District Design Guidelines draft version to the Commission. The commission members discussed their concerns and ideas to implement to the draft. Ms. Burgess said the next step is to hold meetings to gather public input for the guideline.

Mr. Roth moved to adjourn. Ms. Tennor seconded. The motion was unanimously approved and the meeting was adjourned at 10:00 p.m.

*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 2, 2017; 7:00 p.m.

The ninth meeting of the Historic Preservation Commission was held on Thursday, November 2, 2017 in the C. Vernon Gray room located at 3430 Court House Drive, Ellicott City, MD 21043. Ms. Tennor moved to approve the October minutes. Mr. Roth seconded. The motion was unanimously approved.

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

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

PLANS FOR APPROVAL

Consent Agenda

1. MA-17-44c – 4688 Beechwood Road, Ellicott City
2. HPC-16-36 – 3820 Church Road, Ellicott City
3. HPC-17-75 – 8125 Main Street, Ellicott City

Regular Agenda

4. HPC-17-76 – 3825 Old Columbia Pike, Ellicott City

OTHER BUSINESS

Ellicott City Design Guideline Update

CONSENT AGENDA

MA-17-44c – 4688 Beechwood Road, Ellicott City

Final tax credit approval.

Applicant: Allan Danoff

Background & Scope of Work: This property is listed on the Historic Sites Inventory as HO-455. According to SDAT the building dates to 1899. The Applicant was pre-approved in MA-17-44 to remove and replace cedar shingles and stain all shingles to match. The Applicant has submitted documentation that \$4,767.46 was spent on eligible, pre-approved work. The Applicant seeks \$1,191.86 in final tax credits.

Staff Comments: The work complies with that pre-approved and the cancelled checks add up to the requested amount and correspond to the proposals for work.

Staff Recommendation: Staff recommends Approval of final tax credit in the amount of \$1,191.86.

Testimony: Mr. Shad asked if anyone in the audience wished to present testimony. There was no one in the audience who wanted to testify.

Motion: Mr. Reich moved to approve the application as submitted for the final tax credit of \$1,191.86. Ms. Tennor seconded. The motion was unanimously approved.

HPC-16-36 – 3820 Church Road, Ellicott City

Final tax credit approval.

Applicant: Jodey Dance

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1900. The Applicant was pre-approved in case HPC-16-36 to make repairs to the front wall and steps. The Applicant has submitted documentation that \$20,850.00 was spent on eligible, pre-approved work. The Applicant seeks \$5,212.50 in final tax credits.

Staff Comments: The Applicant initially provided one cancelled check in the application and wrote that three payments were made. Staff requested the other two payments and has only received one additional cancelled check. The invoice is for \$20,850.00, but Staff has only received \$13,950.00 in cancelled checks and is waiting for the Applicant to send the final check in order to confirm the full amount. Otherwise the work does comply with that pre-approved.

Staff Recommendation: Staff recommends Approval of final tax credit in the amount of \$3,487.50 based on the checks totaling \$13,950.00, pending receipt of the final check. If the final check is received and verified, then staff recommends \$5,212.50 in final tax credits based on the checks totaling \$20,850.00.

Testimony: Mr. Shad asked if anyone in the audience wished to present testimony. There was no one in the audience who wanted to testify.

Motion: Mr. Reich moved to approve the application as submitted for the final tax credit of \$3,487.50. Ms. Tennor seconded. The motion was unanimously approved.

HPC-17-75 – 8125 Main Street, Ellicott City

Final assessment tax credit 20.113 approval

Applicant: Jared Spahn

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1900. The building was damaged by the July 30, 2016 flood and the assessment on the structure was lowered to \$1,000.00. Upon completion of the repairs, the building has been re-assessed at \$481,400. The difference in the assessment that is eligible for the tax credit is \$480,400.00 The Applicant has submitted documentation that a total of \$806,114.86 was spent on restoring the building.

Staff Comments: Staff has reviewed the materials submitted and finds the restoration complies with the Secretary of the Interior Standards for Rehabilitation, per 20.113 code requirements, and that the property was essentially restored to its pre-flood condition. The estimated potential tax credit this property could qualify for, based on the current assessment and the current tax rate, is \$48,712.56. As a result, Staff will only review the expenses needed to max out the tax credit and confirms that there are \$135,125.00 in qualified expenses for restoration work that includes shoring and stabilizing the structure, removing tree branches and other debris from building and constructing a new load bearing exterior wall.

The work did not require pre-approval per Section 20.113 of the Code, which states, "In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work requiring the certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures." The application has been filed within the required timeframe of being submitted within a year of being re-assessed.

Staff Recommendation: Staff recommends Approval as submitted for the final tax credit for 20.113, the assessment tax credit.

Testimony: Mr. Shad asked if anyone in the audience wished to present testimony. There was no one in the audience who wanted to testify. Mr. Reich asked about the tax rate calculation. Ms. Holmes said the structure was lowered to \$1,000.00 in assessment after the flood then reassessed at \$481,400.00. The difference in the assessment that is \$480,400.00 which is eligible for tax credit. The estimated potential tax credit this property could qualify for, based on the current assessment and the current tax rate, is \$48,712.56 because the tax credit is limited to ten years.

Motion: Mr. Reich moved to approve the application as submitted for final tax credit for 20.113. Ms. Tennor seconded. The motion was unanimously approved.

REGULAR AGENDA

HPC-17-76 – 3825 Old Columbia Pike, Ellicott City

Certificate of Approval for new construction.

Applicant: Joshua Anderson

Background & Scope of Work: This property is located in the Ellicott City Historic District, but does not contain a structure. The Applicant proposes to build a new single family house on the property. The

Applicant had to submit an application to the Hearing Examiner requesting a variance for the setback from the required 75 feet to a proposed 15 feet. However, the Hearing Examiner did not make a determination on the setback, but advised the Applicant to first seek approval from the HPC for the construction of the new home.

The following materials will be used for the new structure:

- 1) Roof – GAF Timberline Grey fiberglass shingle
- 2) Window – Wood double hung 6:6 painted white
- 3) Siding – El Dorado manufactured stone in the style Country Rubble, color Polermo. Rough-faced stones vary from 2" high to 18" high. Allora Fiber cement lap siding with a wood grain in the color Linen (a light brown).
- 4) Doors – Jeld-Wen 6 panel wood exterior doors painted white and the rear patio door will be a pair of 18 light clad wood French doors painted white.
- 5) Lighting – Hampton Bay Black aluminum fixtures located outside each door.
- 6) Landscaping – Barberry, junipers and cherry trees.
- 7) Patio – Irregular Pennsylvania bluestone set in sand.
- 8) Gutters – white aluminum K-style gutters
- 9) Side porch visible from front – shows a porch on Court Avenue for comparison, but will not be an exact match. Via email the Applicant said it will have a white railing and handrails made out of wood. A wood floor will be painted grey and it will have a shed roof.
- 10) Trim and soffits - Wood painted white.

The proposed house will be 20 feet wide by 33 feet long with the side of the house facing the street. There will be a side porch, which will be visible from the front, that will be the main entry to the house. The front façade (west elevation) of the house will contain 4 double hung 6:6 windows that are lined up vertically and horizontally. El Dorado stone will be used for the foundation line, which will be visible from the front façade. There will be a slight recess on the right side of the front façade, where the side of the building is visible.

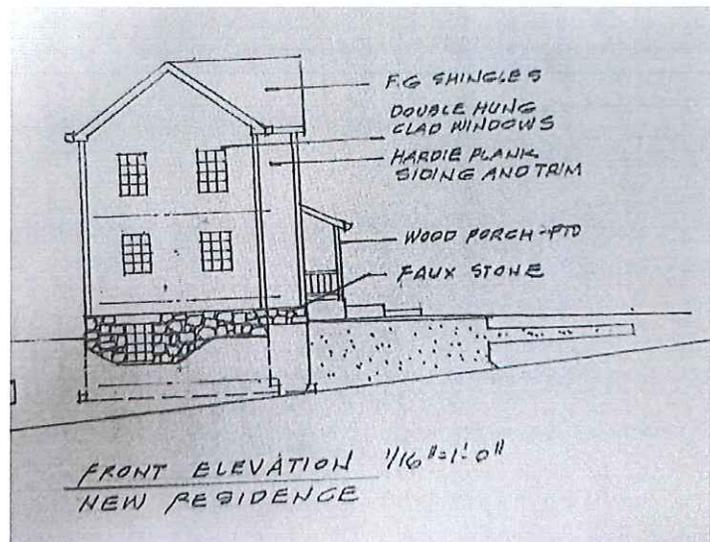


Figure 1 - Proposed front elevation



Figure 2 - Aerial view of property



Figure 3 - Proposed El Dorado stone

The right side (south) elevation will contain the main entrance to the house and will be highly visible from Old Columbia Pike. The left side (north) elevation contains three windows; two double hung on the second floor and a set of paired double hung on the first floor centered between the second story windows.

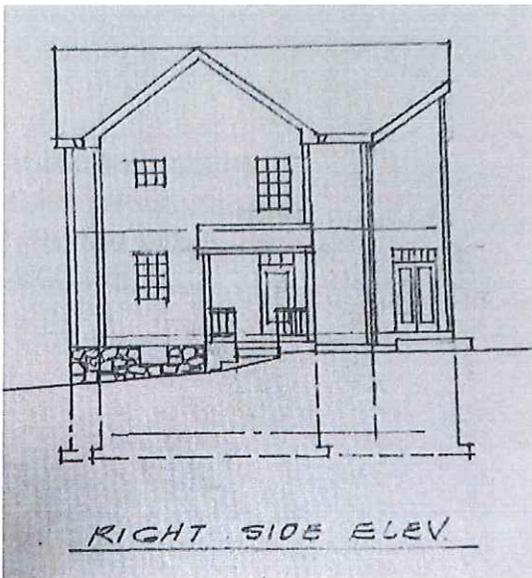


Figure 4 - Proposed right side elevation

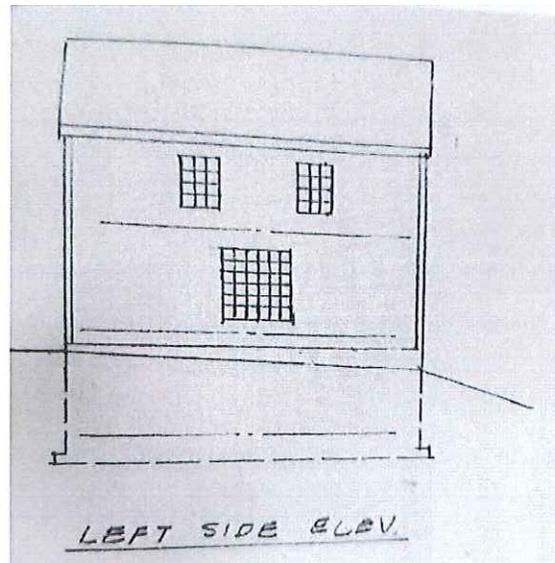


Figure 5 - Proposed left side elevation

The rear (east) elevation will not be visible from the public right of way. The elevation will contain a set of French doors with a transom above and a set of paired double hung windows on the first floor. The second floor will contain another set of paired double hung. The application explains the windows will be 6:6 wood windows painted white.

Staff Comments: The proposed 15-foot front setback will make this structure consistent with the siting of the historic structures along Old Columbia Pike. The historic structures along Old Columbia Pike are all located within a similar proximity to the street. Regarding new construction of principle structures, Chapter 8 of the Guidelines states, “compatibility with neighboring buildings in terms of form, proportion, scale and siting is the highest priority. If these are resolved, details such as colors, material or window design can be more easily dealt with” and “evaluate the appropriate front setback based on the pattern along the public street adjoining the property. Where existing buildings maintain a uniform setback, locate new building in accordance with the established setback.” Overall Staff finds the proposed design is compatible with the neighboring historic structures. The house will be narrower in width that the neighboring granite structures, which is common in Ellicott City. The new structure will be compatible in proportion, as it will not be larger than existing buildings. The new structure also appears to be similar in width the previously existing historic brick structure that once existed on the lot.

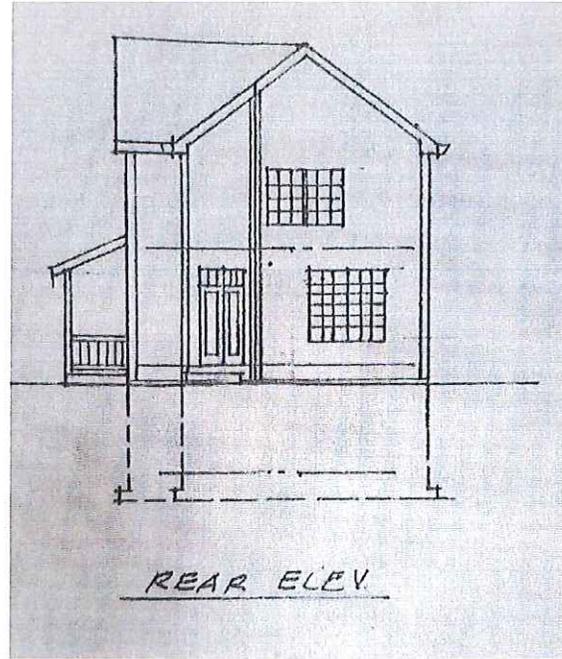


Figure 6 - Proposed rear elevation



Figure 7 - Surrounding historic structures



Figure 8 - Streetscape consisting of existing historic structure and empty lot for proposed house

Figure 9 - Lot for proposed house

Chapter 8.B recommends, “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 application would best comply with the Guidelines if the windows are lined up on the side elevations, but the design as submitted uses the windows minimally and could be acceptable. Based on the scale shown in the drawings provided the application also complies with Chapter 8.B, which states, “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 10 percent difference in height between a new building and neighboring buildings.” The new building will sit on slightly higher ground than the neighboring building, where the Applicant resides, and the roof pitch of the granite structure lines up with the eaves of the new structure. Dimensions were not included in the drawings, so these will be needed to confirm.

The new building is very modest in size at 20 feet wide, the windows will be wood 6:6 and line up as they historically would on the front façade. The stone foundation is in keeping with the neighboring

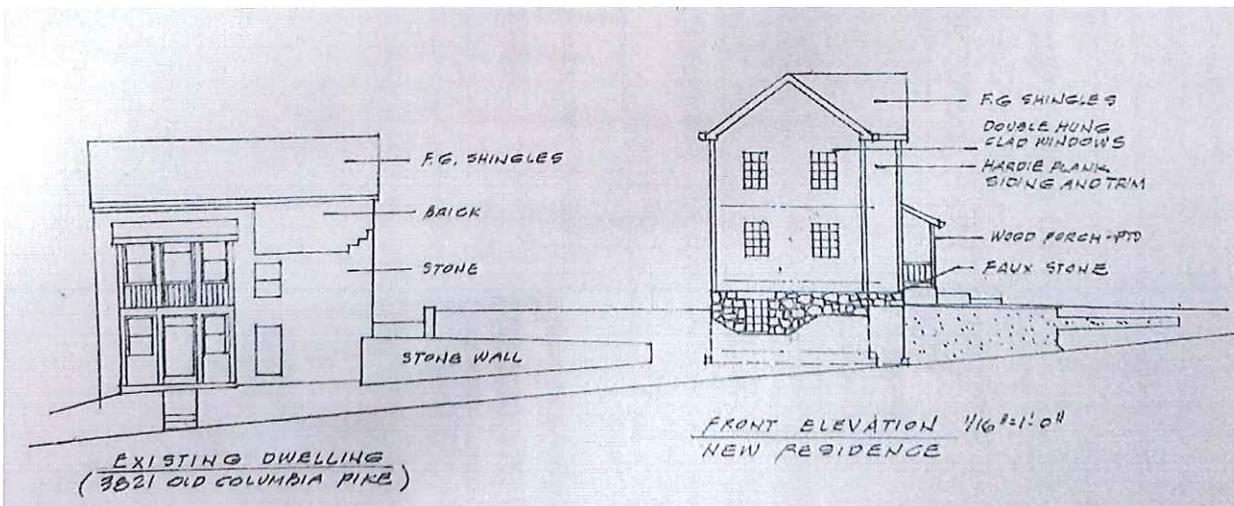


Figure 10 - Drawing shows proposed streetscape with existing and proposed house

granite structure and granite retaining wall, and the new porch will be painted wood. This complies with Chapter 8.B.3 recommendations for materials, “use materials common to the historic district, such as wood siding, wood shingles, brick, stone or stucco, and compatible with materials in the immediate vicinity.”

The Applicant proposes to use a wood grain fiber cement siding. Chapter 8.B.3 recommends, “where wood siding is used, use painted siding compatible with the forms of traditional siding found in the historic district. Substitute siding materials can be appropriate if they are similar in width, profile and texture to wood siding.” Staff finds the wood grain fiber cement siding is not similar in texture to wood siding and recommends a smooth fiber cement be used. Wood siding, especially siding that has been painted several times, does not contain such an exaggerated raised texture and is much smoother.

The Applicant proposes to use k-style gutters, but is more common to find half round gutters on historic houses and would be more appropriate to use in the historic district. The use of the white aluminum gutters complies with the Guideline recommendation in Chapter 6.E. The proposed black metal lighting located at doorways 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.” The proposed bluestone patio complies with Chapter 9.D recommendations, “construct new terraces or patios visible from a public way from brick, stone or concrete pavers designed to look like indigenous stone” 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 proposed fiberglass roof complies with Chapter 8 recommendations, “use roofing material compatible with materials used elsewhere in the historic district. Asphalt shingles should generally be flat, uniform in color and texture and of an unobtrusive color.” The roof shingles will be fiberglass, but are indistinguishable from asphalt and will match the modern roof materials found on surrounding historic structures.

Staff has asked for additional information on the size and materials for the driveway and recommends this be subject to a future application, which could possibly qualify for the minor alterations process.

The proposed landscaping will be in the front and side yard and the design appears complementary to the historic house. However, Chapter 9.B recommends, “include landscaping improvements as part of any construction project in locations visible from a public way. In most cases, use plant varieties native to the area.” The Barberry species has been removed from the Howard County Landscape Manual because of its invasive nature and its ability to host ticks. Staff requests a native plant palette be created in lieu of using Barberry.

Staff Recommendation: Staff recommends approval of design concept as submitted contingent upon the following:

- 1) Final construction drawings be submitted prior to the Decision and Order being released. The construction drawings must show the appropriate detail that is lacking from the current submittal.
- 2) Approval of the materials as submitted, with the expectation that the siding be a smooth fiber cement, rather than the wood grain and the gutters be half round, which is more historically appropriate.
- 3) The driveway be submitted for approval in a future application when the details and dimensions are determined.
- 4) A native plant palette be created in lieu of using Barberry.

Testimony: Mr. Shad swore in Craig Stewart, the architect and Joshua Anderson, the applicant and property owner. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. Anderson asked if the work is eligible for tax credits since he was building a house on the lot where a historic house once stood. Ms. Holmes said new construction is not eligible for tax credits. Mr. Anderson asked if his property is still subject to HPC review, even though it is not eligible for tax credits. Ms. Holmes said yes, because the property was located in the historic district. Mr. Anderson asked why the round aluminum gutters were recommended since another type of gutters was installed on two adjacent houses. Ms. Holmes asked if the product was approved on the other properties and said that case numbers were needed for further review in order for her to discuss those cases. She explained that half-round aluminum gutters are more historically appropriate. Mr. Taylor said the Applicant can return to the Commission for gutter approval, but it would be helpful to have the case numbers for the adjacent properties.

Mr. Taylor asked if Staff is satisfied with recommendation #1. Ms. Holmes said the Applicant provided additional details showing window trim and siding on the front elevation. Ms. Holmes said the Applicant also submitted details of the driveway which is 20 feet wide. Mr. Taylor asked for Staff recommendations for the driveway. Ms. Burgess said Staff needs time to review the driveway before making a recommendation.

Mr. Reich was concerned about approvals without construction drawings. Ms. Holmes said the original drawings in the Commissioner's packet lacked details, but the Applicant provided larger revised drawings with details that were presented to the Commission this evening. Mr. Reich said the revised drawings still do not have the details such as the dimensions of the soffits, front porch and railing details.

Mr. Taylor explained that the Applicant is applying for a setback variance, but the Hearing Examiner wants the Commission's approval first. Mr. Taylor said the Hearing Examiner may not be aware that HPC considers all the aesthetic details of the structure and the Hearing Examiner may be satisfied with conceptual approval. Mr. Taylor said the Commission could send a letter to the Hearing Examiner to approve the concept plan, but explain the project is not ready for HPC approval because the Applicant needs to submit all architectural details. Mr. Taylor said the application should be amended to Advisory Comments.

Mr. Anderson asked the Commission what specific details are needed. Ms. Tennor asked about the photo showing the deep mortar on the faux stones, and said that is not typical of historic structures. Mr. Anderson said the photo is only showing the color of the proposed stone, but the actual stones will have mortar typical of historic structures. Ms. Holmes asked if the windows will have simulated divided lite with exterior muntins. Mr. Anderson said they are Jeld-Wen brand windows and he submitted all spec sheets for every window, door and exterior feature for approval.

Ms. Zoren was concerned about the angled roof on the rear since it is not a traditional form. Ms. Zoren said the roof can be notched out to have a traditional roof design since the corner is visible from Old Columbia Pike. Mr. Stewart said the roofs of adjacent houses are not rectangular and the roof is made to conform to the shape of the house, often determined by the lot setback. Mr. Stewart referenced 3795 Old Columbia Pike as having a similar roof form.

Mr. Reich said final construction drawings should be submitted to the Commission to include all specific building details. Mr. Reich said the Commission should give conceptual approval, then the Applicant can

return to the Commission with final construction drawings. The final drawings should show the soffit overhang, porch and railing details.

Mr. Taylor asked if the setback for the house from the street as depicted is appropriate for the historic district. Mr. Reich said yes, the setback is based on the neighboring property. Mr. Taylor asked if the other Commissioners had an opinion. The Commission agreed the setback is appropriate. Ms. Zoren asked if the setback is exactly in line with the house in the photo. Mr. Anderson said it is very closely in line. Mr. Reich said the house fits nicely into the historic district with similar back yard and side yard. The Commissioners agreed.

Mr. Reich asked for color samples of the siding and trim. Ms. Holmes showed samples to the Commissioners. Ms. Holmes said the siding color will be linen and the Staff is recommending a smooth board for the siding because the wood grain sample is very exaggerated and unrealistic. Mr. Anderson is ok with the smooth board siding recommendation. Mr. Reich asked if the trim is white HardiePlank. Mr. Anderson said the trim and soffits will be white wood. Mr. Stewart said the soffits will have an eight-inch overhang.

Mr. Reich asked if the front foundation wall will be stone. Mr. Anderson said the stone will be below the siding on the front of the house, visible from the road and the back patio will be bluestone. Mr. Stewart said the eastern elevation only shows a little of the exposed concrete foundation. Ms. Tennor asked if the mortar color will match the siding color. Mr. Anderson said the mortar color will match the adjacent wall to tie in with the rest of the house.

Ms. Holmes said the proposed driveway does not comply with the Guidelines for narrow one lane driveways, but pointed out that there is no on street parking. Mr. Anderson said the spur of the driveway is made for safe turning. Mr. Reich said the Old Columbia Pike has limited sight distance with its many curves.

Mr. Anderson is ok with Staff's recommendation not to use Barberry trees. Mr. Roth said Barberry trees are invasive and hosts lime diseases and ticks. Mr. Reich said the Commission should approve the concept tonight then the Applicant can return with the final construction drawings for approval with color selections and the materials.

Ms. Tennor asked if the entrance to the driveway can be made narrower, to accommodate a single car entrance, but allow two cars to park in order to reduce the impact of the large asphalt driveway. Ms. Burgess said the proposed driveway is very large and the Commission has not approved similar proposals in the past. Ms. Holmes said another consideration for the driveway could be a permeable grass driveway, like Grasscrete, to reduce the asphalt size. Mr. Taylor said alternatives to mitigate the large driveway would be better to comply with the Guidelines. Ms. Holmes asked about storm water regulations. Mr. Anderson said it is not applicable because the disturbance is less than 3,000 square feet. Mr. Taylor said anything under 5,000 square feet is excluded from storm water regulations.

Mr. Anderson said he is open to the Commission's recommendations, but would like a letter from the Commission to the Hearing Examiner outlining the items discussed. Mr. Taylor said the Commission believes the lot is appropriate for construction the house as generally presented in the drawings. Mr. Taylor said the Commission believes the setback is fine and appropriate for the historic district for this lot in keeping with neighboring structures. Mr. Taylor said in general, the design of the house and the proposed architectural elements are good and in-keeping with the historic district's Guidelines, but the Commission wants final details not developed at this stage before issuing the Certificate of Approval.

The Commissioners said yes. Mr. Taylor said the Hearing Examiner requested minutes or a Decision and Order but the Commission is not in a position to grant the Applicant a Certificate of Approval at this point but the minutes will reflect what was discussed or the Commission can provide a letter to satisfy the Hearing Examiner's request. Mr. Taylor asked if there are setback issues with the driveway, not from the street but from adjacent property lines. Mr. Anderson said no setback issues with the driveway. Mr. Taylor asked for the permission of the Commission as its counsel to discuss any issues it may have not addressed with the Hearing Examiner. Mr. Shad agreed.

Ms. Burgess requested re-discussion of Ms. Zoren's concern about the roof shape. Mr. Reich said he is ok with the angle because it is in-line with the historic structure. Ms. Holmes asked if the Applicant can provide a 3D model of the east elevation roof form for better understanding. Mr. Taylor asked if the cut corner is visible from the public view. Ms. Zoren said yes. Mr. Roth said Ms. Zoren's solution to square off the roof line would make the design more historic. Ms. Zoren said it is not so much the shape of the building, but the roof form that goes up the angle asymmetrically without windows below for balance. Ms. Holmes said Mr. Anderson can provide alternative drawings that incorporates the Commission's comments to redesign the roof form or keep the existing roof form proposal with several examples of similar roof forms in the historic district.

Ms. Burgess asked about HVAC systems in the house and the location of the units. Mr. Stewart said the air conditioner units would be located on the back of the house. Mr. Anderson said the units will not be visible from Old Columbia Pike.

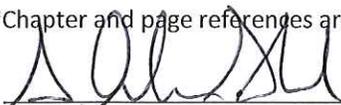
Motion: There was no motion. The application was amended to Advisory Comments.

OTHER BUSINESS

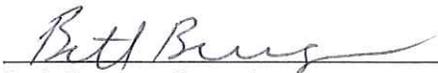
Discussion of Ellicott City Design Guideline update: Ms. Novak discussed the process and timeline with the Commission. The initial stake holder meeting will be at the end of November. The kick-off public meeting will be December 6, 2017 during the HPC meeting. The public is invited to share their feedback about the Ellicott City Design Guidelines. Ms. Novak asked the Commission to send her any comments to incorporate into the Guidelines as soon as possible.

Ms. Tennor moved to adjourn. Mr. Roth. seconded. The motion was unanimously approved and the meeting was adjourned at 8:35p.m.

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



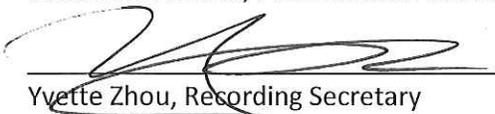
Allan Shad, Chair



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 7, 2017; 6:00 p.m.

The ninth meeting of the Historic Preservation Commission was held on Thursday, December 7, 2017 in the Columbia/Ellicott room located at 3430 Court House Drive, Ellicott City, MD 21043. Ms. Tennor moved to approve the November minutes. Mr. Roth seconded. The motion was unanimously approved.

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

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

OTHER BUSINESS

Ellicott City Historic District Design Guideline Kickoff

PLANS FOR APPROVAL

Consent Agenda

1. HPC-16-36c – 3820 Church Road, Ellicott City
2. HPC-17-77c – 8069 Main Street, Ellicott City
3. MA-17-40c – 3872 Old Columbia Pike, Ellicott City

Regular Agenda

4. HPC-17-78 – 3790 Old Columbia Pike, Ellicott City
5. MA-17-54 – 3711 Maryland Avenue, Ellicott City
6. HPC-17-76 – 3825 Old Columbia Pike, Ellicott City
7. HPC-17-79 – 6195 Lawyers Hill Road, Elkridge
8. HPC-17-80 – 6195 Lawyers Hill Road, Elkridge
9. HPC-17-81 – 8580 Guilford Road, HO-267
10. HPC-17-82 – 3741 Hamilton Street

OTHER BUSINESS

Discussion of Ellicott City Design Guideline Update Process

Ms. Burgess, Ms. Holmes and Ms. Novak explained their roles in the Guideline update process. Ms. Burgess said the Guidelines are 20 years old, and missing appropriate language. Ms. Novak said there are new preservation standards with new construction and compatible materials. In addition, the current Guidelines are missing flood mitigation and sustainability language. The goal is to make the updated Guideline more user friendly by incorporating photos and references.

Ms. Holmes said a website has been created to post news and announcements and the working document. Those interested can sign up to receive email updates through Constant Contact through the Howard County Government website (<https://www.howardcountymd.gov/ECdesignguidelines>). Questions and comments can be sent to: preservation@howardcountymd.gov.

Ms. Burgess said that any new information pertaining to the Guidelines will be posted on the website in advance of public meetings. The document will have track changes. She explained that this is not a rewrite of the existing Guidelines, just an update. Public input or questions will be discussed at the monthly HPC meetings. Copies of the final document will be available at the library, the Ellicott City Partnership and other local facilities. Ms. Burgess asked if there are any questions.

Mr. David Errera, a resident of Lawyers Hill, asked if the document would have track changes. Ms. Burgess said yes. Mr. Reich asked about the timeframe for the new Guideline launch. Ms. Burgess said the original estimate was one year but the process is taking longer. Hopefully, revisions can be discussed every few months during the HPC meeting. Ms. Novak said some sections will take longer than others. Ms. Kristin O'Connor, Chief of DCCP said once the Ellicott City Watershed Master Plan is more concrete, they will be presented to HPC as it may impact the Guidelines.

CONSENT AGENDA

HPC-16-36c – 3820 Church Road, Ellicott City

Final tax credit approval.
Applicant: Jodey Dance

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1900. The Applicant was pre-approved in case HPC-16-36 to make repairs to the front wall and steps. This case for the final tax credit claim was heard by the Commission last month and \$13,950.00 in expenses were verified and a tax credit of \$3,487.50 was approved. Staff was waiting to receive the final check at the time of the November 2017 meeting.

Staff Comments: Staff has since received the final cancelled check from the Applicant, in the amount of \$6,900.00. The Applicant has now submitted documentation that \$20,850.00 was spent on eligible, pre-approved work. The Applicant seeks the additional \$1,725.00 in tax credits, for an overall total of \$5,212.50 in final tax credits.

Staff Recommendation: Staff recommends Approval of the final tax credit in the amount of \$1,725.00, for an overall total of \$5,212.50 in final tax credits for this project.

Testimony: Mr. Shad asked if anyone in the audience wished to present testimony. There was no one in the audience who wanted to testify.

Motion: Mr. Roth moved to approve the application as submitted in the amount of \$1,725.00 final tax credits, for an overall total of \$5,212.50 in final tax credits Mr. Reich seconded. The motion was unanimously approved.

HPC-17-77c – 8069 Main Street, Ellicott City

Final assessment tax credit 20.113 approval

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. The building was damaged by the July 30, 2016 flood and the assessment on the structure was lowered to \$1,000.00. Upon completion of the repairs, the building has been re-assessed at \$283,000. The difference in the assessment that is eligible for the tax credit is \$282,000.00. The Applicant has submitted documentation that a total of \$40,110.00 was spent on restoring the building.

Staff Comments: Staff has reviewed the materials submitted and finds the restoration complies with the Secretary of the Interior Standards for Rehabilitation, per 20.113 code requirements, and that the property was essentially restored to its pre-flood condition. The estimated potential tax credit this property could qualify for, based on the current assessment and the current tax rate, is \$28,594.80. As a result, Staff will only review the expenses needed to max out the tax credit and confirms that there are \$40,110.00 in qualified expenses for restoration work that includes removing and replacing the electrical service panels and the construction of a new steel and concrete beam and floor system to span the river.

The work did not require pre-approval per Section 20.113 of the Code, which states, "In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work requiring the certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures." In this instance, the steel and concrete floor system was pre-approved by the Commission in case 16-104 in December 2016. The application has been filed within the required timeframe of being submitted within a year of being re-assessed.

Staff Recommendation: Staff recommends Approval as submitted for the final tax credit for 20.113, the assessment tax credit.

Testimony: Mr. Shad asked if anyone in the audience wished to present testimony. There was no one in the audience who wanted to testify.

Motion: Mr. Roth moved to approve the application as submitted for the final tax credit for 20.113. Mr. Reich seconded. The motion was unanimously approved.

MA-17-40c – 3872 Old Columbia Pike, Ellicott City

Final tax credit 20.112 claim.

Applicant: J. Edward Harrison

Background & Scope of Work: This property is listed on the Historic Sites Inventory as HO-635. According to SDAT the building dates to 1899. The Applicant was pre-approved in MA-17-40 to replace the asphalt shingles on the roof of the historic house. The Applicant has submitted documentation that \$15,000.00 was spent on eligible, pre-approved work. The Applicant seeks \$3,750.00 in final tax credits.

Staff Comments: The Applicant explained that they changed the color of the shingle from Pewterwood, a dark gray color, to Moire Black, a black color. As a result, the garage roof was also replaced so that all structures matched. This was not in their original scope of work, but that the cost of the garage roof was absorbed by the owners and not part of the proposal for the main house and not part of this tax credit. The work complies with that pre-approved and the cancelled checks add up to the requested amount and correspond to the proposals for work.

Staff Recommendation: Staff recommends Approval of final tax credit in the amount of \$3,750.00.

Testimony: Mr. Shad asked if anyone in the audience wished to present testimony. There was no one in the audience who wanted to testify.

Motion: Mr. Roth moved to approve the application as submitted for the final tax credit in the amount for \$3,750.00. Mr. Reich seconded. The motion was unanimously approved.

REGULAR AGENDA

HPC-17-78 – 3790 Old Columbia Pike, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Steven Messina

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1899. This property currently has a Zoning Violation (case CE-17-102) for work done without Historic Preservation Commission approval. Department of Planning and Zoning staff conducted a site visit to the Applicant's property to meet with the Applicant on this matter. The following items have been altered without Commission approval and the Applicant seeks retroactive approval for the work:

- 1) Application of tar or similar substance to exterior surfaces of the house, including, but not limited to, the front, side and rear façade; the side and shed doors and door frames; shutters and gutters.
- 2) Change of second story roof color from painted metal to bare metal.
- 3) Change of porch color from white to a beige/off-white color, addition of a porch gate, and coverage of pickets with horizontal boards.
- 4) The use of red paint on the side steps, walkways and attached shed.
- 5) Filling of gutters with yellow spray foam.
- 6) Re-pointing of masonry with modern materials.
- 7) Construction of rear fencing and red paint color.

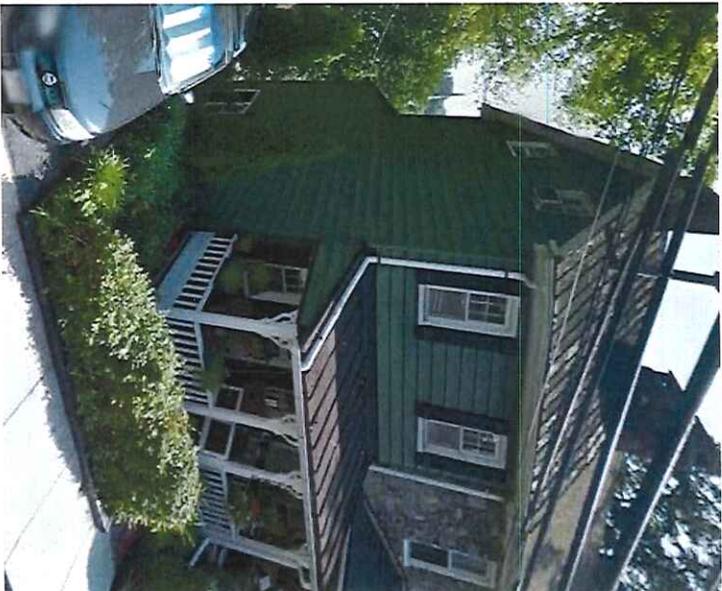


Figure 1 - 2011 Google Streetview

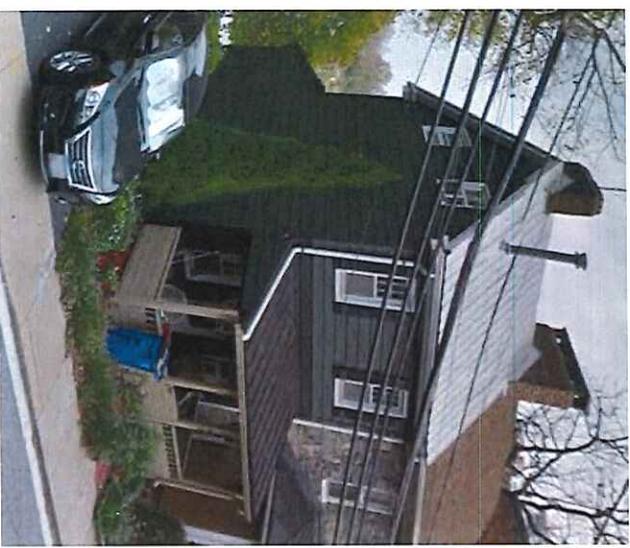


Figure 2 - 2016 Google Streetview

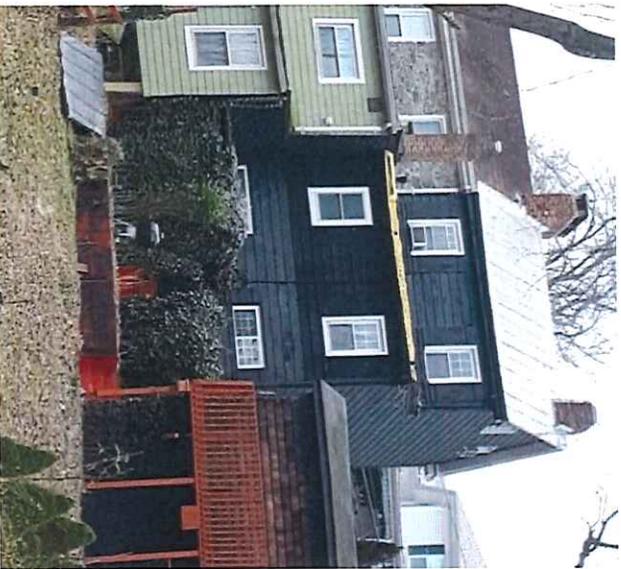


Figure 3 - Rear of house (current conditions)



Figure 4 - Storm door and siding covered in tar



Figure 5 - Front porch alterations - boards added and color changed



Figure 6 - Tar on building



Figure 7 - Brick stairs painted red



Figure 8 - Stairs painted red and masonry repointed with modern materials



Figure 9 - Color of attached shed changed

Staff Comments: The application of tar to the exterior surfaces of the house does not comply with the recommendations set forth in Chapter 6.D of the Guidelines. The tar also changed the color of the siding from green to black. Chapter 6.D recommends, “maintain, repair and protect (with paint or UV inhibitor if appropriate) wood siding, wood shingles or log construction” and “remove asbestos shingles, aluminum siding or other coverings from historic buildings and repair or restore the original wall material.” The application of the tar to the exterior surfaces does not comply with these recommendations to repair and restore the original material, but in fact has damaged the surface and most likely requires any surface covered in tar to be removed and replaced in order to bring the building back into compliance.

The second story metal roof was black in 2011, as seen from Google Streetview, but is now currently bare metal, as seen in Figures 1 and 2. This is a change in color to the roof, which needs to be approved. It is also a change in protective coating, so it needs to be verified that another coating is not needed in order to protect this roof.

Regarding the use of red paint on the side steps, walkways and attached shed, 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.” The red paint is a primary color and extremely bright, as seen in Figure 7. 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.” The Guidelines recommend using subdued, muted color and the red that was used does not qualify. Additionally, the red paint was applied to the brick walkway and the brick has now been damaged as a result.

The change of the porch color from white to a beige/off-white color does comply with the Guidelines as it is a calm, subdued color and is compatible with the attached neighboring structure. However, the addition of a porch gate shown in Figure 5, and coverage of pickets with horizontal boards is not an appropriate alteration to the porch and should be removed. Chapter 6.F recommends against, “adding or replacing porch features using materials not appropriate to the building’s style.”

The gutters were filled with yellow spray foam, as seen in Figure 3. Chapter 6.E recommend “use gutters and downspouts of painted metal or prefinished aluminum in a color consistent with the building’s exterior walls or trim.” The gutters now read as yellow, which is not a color consistent with the building’s exterior walls or trim. Staff recommends the gutters be removed. New gutters should be installed and could be a brown aluminum and painted a green color (which would need to be approved) to blend with the earth tones of the previous color scheme of the house. Google Streetview shows the corner trim on the house was always painted green and the roof was black so white gutters and downspouts would stand out starkly against these features.

The granite foundation appears to have been repointed in recent years with a modern material such as a cement caulk, which does not comply with the Guidelines (see Figure 8). Chapter 6.C recommends, “maintain or restore original brick, stone, concrete block or stucco. Make repairs with materials that match the original as closely as possible” and “use mortar mixes that are compatible with early stone and brick.” The modern material that was used is clearly not the proper mortar mix for a granite foundation. The National Park Service Preservation Brief on *Repointing Mortar Joints in Historic Masonry Buildings* states that if repointing is improperly done it can cause physical damage to the actual masonry units. This Preservation Brief explains:

“A mortar that is stronger in compressive strength than the masonry units will not “give,” thus causing stresses to be relieved through the masonry units—resulting in permanent damage to the masonry, such as cracking and spalling, that cannot be repaired easily...If the mortar does not permit moisture or moisture vapor to migrate out of the wall and evaporate, the result will be damage to the masonry units.”

The modern material should be removed and the granite wall should be properly repointed with the correct mortar mix.

Chapter 9.D of the Guidelines 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.” There is no clear precedent for closed board fences in this area, as all other fencing is black metal or split rail. However, given that this area contains a mixture of commercial and residential, it is understandable that a closed board fence would be desired by a resident at the edge of a large

public parking lot. The red color the fence has been painted is too bright; Staff recommends the fence be painted a more natural brown or darker green to blend into the natural setting of the back yard.



Figure 10 - Rear fence

Staff Recommendation: Staff recommends:

- 1) Retroactive Approval of the off-white color of the porch, contingent upon the boards being removed.
- 2) Retroactive approval of the wood fence and gate, contingent upon the fence being painted a more appropriate color, such as a muted brown or muted/dark green. The final color will need to be determined and approved.
- 3) Denial of all other work, which includes the application of black substance/tar to siding, shutters, doors and other exterior surfaces; red paint on brick walkway and rear shed wall; change of roof color/coating; modern caulking/cement in granite foundation; yellow spray foam in gutters.

Testimony: Mr. Shad swore in Steven Messina. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. Messina said when he purchased the property, the red fence was already there. Mr. Messina said the brick steps on the side of the house have always been painted red along with the shed when he purchased the house. The red paint deteriorated over time and Mr. Messina repainted in kind. Mr. Messina said he painted the front porch white three times but the color did not last since the house is very close to the street with heavy car traffic.

Mr. Messina said his next door neighbor tarred the kitchen roof and the siding black. He explained that because the house is a duplex, the black tar splattered on his siding and the roof of his shed. Mr. Messina tried to remove the tar but it would not scrape off. He added he had kitchen walls that were moist. Mr. Messina said he tarred the top of the shed to make it look uniform. Mr. Messina said his siding was deteriorating so he painted the siding a dark green. Mr. Messina said he was not aware of the historic society and pre-approval requirements. Ms. Burgess asked Mr. Messina if his reference to the historic society was the Historic Preservation Commission (HPC) because Mr. Messina's house is located in a historic district. Mr. Messina said yes, if he knew about HPC, he would have followed the requirements to submit applications for approval.

Mr. Messina said the gutters were installed without flashing and caused the area behind the gutter to rot. Mr. Messina said he sprayed foam around the gutter to prevent squirrels from coming in.

Mr. Messina said he hired contractors to repair his front porch because the white paint did not hold up and he preferred a light tan color with red trim. Mr. Messina thought the contractors obtained HPC approval for the work.

Mr. Reich said the roof is not bare metal but has an aluminum asphalt coating, which is typical of old roofs. Mr. Reich asked if the asphalt coat was used on the siding. Mr. Messina said the siding was painted but unsure what type of paint the contractor used but he has some leftover paint. Ms. Burgess said during a site visit, Staff noticed the siding appeared to be tarred. Mr. Messina said there are several siding pieces with tar stained that resulted from his neighbor work Mr. Messina said he also worked on the roof to bring it back to the original shiny state.

Mr. Taylor asked Mr. Messina if he is willing to remove the front porch boards upon retroactive approval of the off-white front porch color. Mr. Messina said he is willing but cannot do the work himself due to his disability. Mr. Taylor asked if he is willing to hire a contractor. Mr. Messina said he had a dog at the time and the boards allowed the dog to be enclosed, but he is willing to remove the boards. Ms. Tennor said the gate on the front porch was not original and should be removed as well. Ms. Burgess agreed. Mr. Messina said he preferred the gate but he is willing to remove the gate. Mr. Reich said the gate would be compatible if the design were in context with the rest of the historic porch railings. Ms. Tennor said a new gate should be made to be compatible with the railings.

Mr. Messina said Mr. Rolls, the County's Code Enforcement Officer, did not note the rear fence and gate until after several inspections later. Mr. Taylor said Mr. Rolls would not necessarily know the Historic District Guidelines. Mr. Taylor asked Mr. Messina if he is willing to repaint the fence to a more appropriate color like muted brown or dark green, if the rear fence is approved. Mr. Messina said he is unsure how well the new paint colors would cover the existing red color. Mr. Reich said brown and red are very compatible, although a few coats may be needed. Mr. Messina said painting over with green color may work better to cover the red. Mr. Reich said the brown would be easier than the green to cover the red. Mr. Messina said the rear fence is rotting. Ms. Tennor asked if Mr. Messina is willing to remove the rear fence entirely. Mr. Messina said the yard faces Parking Lot D and he experiences debris in his yard. Mr. Messina was unsure if removing the fence is a good idea. Ms. Tennor said she agreed with Staff recommendations for the option to paint the fence with an appropriate color. Ms. Holmes said rotten fence boards can be replaced with new boards. Mr. Shad asked if Mr. Messina is willing to paint the fence to a muted brown or green and the color need to be submitted to Staff for approval. Mr. Messina said the green would match the existing green color on the siding. Ms. Holmes said the entire back of the house is currently black. Mr. Messina said no, the black color is around the gutter area and the rest of the house is green. Ms. Burgess said Staff did not see green on the house during a recent site visit but Staff can work with Mr. Messina on a color that matches the green siding.

Mr. Taylor asked if the Commission is ok with the green color of the house as shown in Figure 1. Ms. Zoren said a forest green or dark green similar to the Staff recommendations would be ok. Mr. Messina asked if he can use the dark green to paint the fence the same color as the siding. Mr. Messina said the photos shown above makes the house look black but the house is currently green. Ms. Burgess showed Mr. Messina a color copy of the agenda with color photos of the existing house. Mr. Messina referred to Figure 5 as dark green. Mr. Shad asked if the Applicant had a sample of the green color on the siding. Mr. Messina said he has left over paint that can be provided to Staff for approval. Mr. Taylor said the

Decision and Order will state the green similar to the green that was originally on the house as an acceptable color. Mr. Shad said the back of the house looks all black. Mr. Messina said it is not, the back of the house is green. Mr. Taylor asked if Mr. Messina can bring the entire house color back to green to be consistent. Mr. Messina said yes. Mr. Taylor asked if Mr. Messina is ok with the green color on the house. Mr. Messina said yes, because green holds up better. Mr. Taylor said asked Mr. Messina is ok for the Commission to state the existing tarred black siding is not ok. Mr. Messina yes, he had no intentions of leaving the black tar as is.

Ms. Holmes said that in previous conversations Mr. Messina expressed concern about painting the siding green again due to the tar substance on the building. Mr. Messina said no, he had no intention of leaving the tar siding as is.

Mr. Taylor asked about the shutters. Mr. Messina said the shutters were black when he purchased the house. Ms. Burgess said the shutters are now tarred black, not painted black. Mr. Messina said the shutters were rotting and he was unsure of their age. Ms. Holmes said board and batten shutters are probably not too old. Ms. Burgess said the shutters can remain black color but the tar is of concern. Ms. Zoren agreed with Ms. Burgess and said the shutters may need to be sanded prior to being repainted to remove the tar first. Mr. Messina said the purpose of the tar was to save the wood from further damage.

Mr. Shad asked about the main door. Mr. Messina said the door was originally black. Ms. Burgess said Figure 4 shows the screen door that has been tarred and may need to be replaced entirely with an in-kind material. Mr. Messina said the screen door was tarred to prevent it from rotting and replacing the door would be difficult since it is a custom size door. Mr. Taylor asked if the Commission is ok with tar anywhere on the building. The Commission said no. Mr. Reich asked what size is the door. Mr. Messina said he did not know. Mr. Reich said lumber stores such as John S. Wilson Lumber and Reisterstown Lumber can customize door sizes. Mr. Reich said that an option is to have the screen door removed entirely. Mr. Messina said the he preferred to have the screen door.

The Commission discussed each item as outlined in the staff report:

Brick walkway and rear shed wall: Mr. Taylor asked the Commission about the red paint on the brick walkway and rear shed wall. Mr. Reich said the red paint is too bright. Ms. Holmes said if the Applicant selects a dark brown for the rear fence, it can also be used on for the brick walkway and rear shed. Ms. Tennor said the Applicant can work with Staff to select a color that is appropriate for the brick walkway and rear shed. Mr. Roth said the color of the red is not consistent with the Guidelines and should be changed to an appropriate color. Mr. Messina said he was unaware of the Guidelines at the time, but now understands. Ms. Zoren said the shed color should be the same color as the house siding.

Main roof: Mr. Reich said the roof is not bare metal but has an aluminum asphalt coating, which is typical of old roofs. Mr. Roth said the Commission is ok with the current roof.

Caulking and cement on the granite foundation: Mr. Roth said having modern cement and caulk in the stone wall is not acceptable to the Guidelines and must be replaced with proper materials. Mr. Messina said he was not informed about the Guidelines. Mr. Reich said a professional mason should be able to replace the mortar with one that is appropriate for the historic stone.

Yellow spray foam in gutter: Mr. Messina said the foam is temporary. Mr. Shad said the yellow spray foam in the gutters must be removed. Mr. Shad said if there is water damage behind the fascia boards,

they need to be replaced and painted with an appropriate color. Mr. Taylor asked if the Applicant is planning to replace the gutters. Mr. Messina said yes. Mr. Taylor said the Applicant should consult with Staff for the appropriate type of gutters for approval prior to replacement. Mr. Messina asked if he has to have gutters because they get clogged up with leaves. Ms. Holmes said gutters provide for proper water drainage away from the house. Mr. Taylor said if the Applicant decides to remove the existing gutters from the historic structure, approval is needed from the Commission.

Mr. Messina asked if there are application files before he purchased the house. Ms. Holmes said yes and showed Mr. Messina a photo from a 1986 case for rear yard work.

Mr. Taylor said the motions below reflect denial of approval of the black tar like substance on the structure, denial of approval of the existing red paint on the brick walkway and rear shed wall, denial of approval of the modern caulking and denial of approval of yellow spray foam.

Mr. Messina asked if he can remove the paint color from the brick walk way. Ms. Burgess said if the process does not further damage the bricks, removal of the paint entirely would be ok.

Mr. Messina said all the items below will take time to fix or replace and he is limited due to his disability. Mr. Taylor said those are issues that Mr. Messina should discuss with Code Enforcement.

Motion: Mr. Reich moved to approve the applications as follows:

1. Retroactive approval of the off-white color of the front porch contingent upon the removal of the horizontal boards. The gate must be removed or replaced with a gate that is architecturally compatible with the railing.
2. Retroactive approval of the wood fence and gate contingent upon the fence being painted with a more appropriate color either a dark brown or dark green. Actual color to be approved by Staff.
3. Retroactive approval of the existing roof color and coating.
4. Denial of the tar to remain on the house. Approval of recoating the black tar substances on the siding and shutters, recoating the shutters with a black paint and the siding to a dark green similar to the original green color on the siding before.
5. Approval of replacing or removal of the tarred screen door.
6. Approval of repainting the red painted brick walkway with a darker compatible color such as the dark brown fence color.
7. Approval of repainting the rear dark shed wall to dark green to match the approved house color of the siding.
8. Approval of the removal and repointing of the mortar joint in the granite foundation with a historically compatible mortar, color approved by Staff.
9. Denial of the spray foam to remain in the gutters. Approval of the removal of the spray foam in the gutters.
10. Approval of replacing the gutters with architecturally compatible details approved by Staff.

Mr. Roth seconded. The motion was unanimously approved.

MA-17-54 – 3711 Maryland Avenue, Ellicott City

Certificate of Approval for new flood marker.

Applicant: Maureen Sweeney Smith, Ellicott City Partnership

Background & Scope of Work: This site is located in the Ellicott City Historic District, near the railroad bridge and B&O Museum and Plaza. This case was posted on the Minor Alterations website, but was removed by an objection from a member of the public. The Applicant proposes to install a new flood gauge marking Ellicott City's historic floods. The original flood marker was lost in the July 30, 2016 flood. The new marker will be installed on County property in a different location, but near the original location, as CSX no longer has the catwalk on the train tracks and does not want the marker on their property. The proximity and accessibility of the flood marker to the public is important for historical education. The new marker will be painted steel in black and gold, to compliment the clock and black metal streetscape furniture in the B&O Plaza. The total height of the marker will be 23.9 feet tall. The highest flood marker will reach 21.5 feet high and the additional height is due to the design of the fan burst as the top of the marker, which is reminiscent of the original truss gauge. The marker will be installed on a new concrete pier, clad in stone, within the existing river wall that was rebuilt after the July 30th flood.

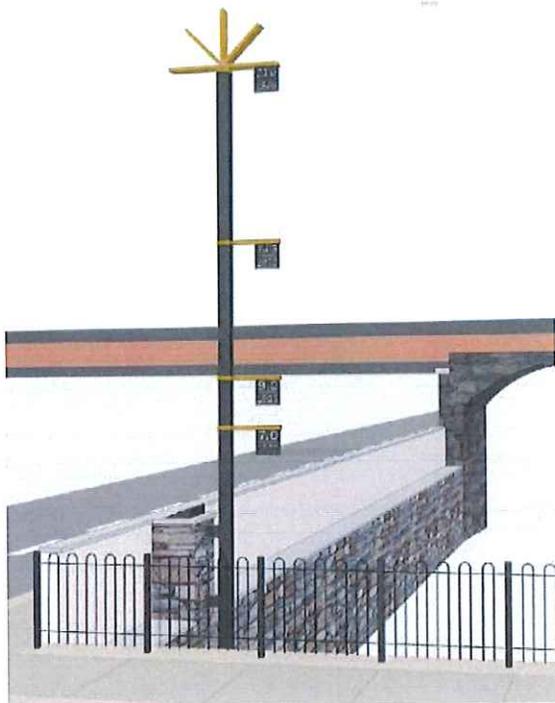


Figure 11 - Proposed flood gauge



Figure 12 - Previously existing flood gauge supported catwalk



Figure 13 - Proposed location of new gauge

Staff Comments: The application complies with Chapter 10 recommendations, “use street furniture that is simple in design and constructed of traditional materials such as wood and dark metal” and “improve consistency in design throughout the historic district for items such as street lights, traffic signals, public signage, trash receptacles and other street furniture.” The flood gauge will be black and gold, to compliment the nearby clock in the B&O Plaza. The clock is not historic, nor was the previously existing clock that was washed away in the July 2016 flood, but the proposed colors for the gauge will match the clock, so there will be a consistency in design with the street furniture items in this location. The black metal pole of the marker also compliments the B&O Plaza benches, tables and trashcans, giving a cohesive design in that area.

The location of the marker will be inside the stream wall, as close to the original flood marker location as possible and will not impede public space. The location complies with Chapter 10 recommendations, “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.”

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: Mr. Shad swore in Rob Brennan and Karen Besson from the Ellicott City Partnership. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. The Applicants said no. Ms. Zoren agreed with Staff’s recommendation. Ms. Burgess said the Ellicott City Master Plan recommends that the solid concrete wall be an open fence and Ms. Burgess has not consulted with DPW about traffic safety. However, Ms. Burgess said the marker can still be accommodated even if it is an open fence-like structure. Mr. Brennan said the piece was designed as a flood gauge and marker as a subtle reminder of Ellicott City’s regrowth after the flood. He said the starburst finial design is meant to symbolize being reborn along with complimenting the water wheels or railroad wheels historically found in this town.

Motion: Ms. Tennor moved to approved as recommended by Staff. Mr. Roth seconded. The motion was unanimously approved.

HPC-17-76 – 3825 Old Columbia Pike, Ellicott City (continued from November)

Certificate of Approval for new construction.

Applicant: Joshua Anderson

Background & Scope of Work: This property is located in the Ellicott City Historic District, but does not contain a structure. The Applicant proposes to build a new single family house on the property. The Applicant had to submit an application to the Hearing Examiner requesting a variance for the front setback from the required 75 feet from the road to a proposed 15 feet. However, the Hearing Examiner did not make a determination on the setback, but advised the Applicant to first seek approval from the HPC for the construction of the new home. This application was heard at the November 2, 2017 Historic Preservation Commission meeting and was continued to the December meeting because the Commission wanted to see construction drawings and an alternate scheme for the rear roofline. The Applicant has revised the submission to three design scheme, Scheme A, B and C. The materials will remain the same as originally proposed and outlined below. The design for Scheme C (Figure 20) is based off of two photos Staff sent to the Applicant to show a similar situation on a house, shown in Figures 16 and 17 below.

The following materials will be used for the new structure:

- 1) Roof – GAF Timberline Grey fiberglass shingle
- 2) Window – Wood double hung 6:6 painted white
- 3) Siding – El Dorado manufactured stone in the style Country Rubble, color Polermo. Rough-faced stones vary from 2” high to 18” high. Allora Fiber cement lap siding with a wood grain in the color Linen (a light brown).
- 4) Doors – Jeld-Wen 6 panel wood exterior doors painted white and the rear patio door will be a pair of 18 light clad wood French doors painted white.
- 5) Lighting – Hampton Bay Black aluminum fixtures located outside each door.
- 6) Landscaping – Barberry, junipers and cherry trees.
- 7) Patio – Irregular Pennsylvania bluestone set in sand.
- 8) Gutters – white aluminum K-style gutters
- 9) Side porch visible from front – shows a porch on Court Avenue for comparison, but will not be an exact match. Via email the Applicant said it will have a white railing and handrails made out of wood. A wood floor will be painted gray and it will have a shed roof.
- 10) Trim and soffits - Wood painted white.

The proposed house will be 20 feet wide by 33 feet long with the side of the house facing the street. There will be a side porch, which will be visible from the front, that will be the main entry to the house. The front façade (west elevation) of the house will contain 4 double hung 6:6 windows that are lined up vertically and horizontally. El Dorado stone will be used for the foundation line, which will be visible from the front façade. There will be a slight recess on the right side of the front façade, where the side of the building is visible. These items remain the same regardless of the design scheme.



Figure 14 - Aerial view of property



Figure 15 - Proposed El Dorado stone



Figure 16 - Roofline example from Staff



Figure 17 - Roofline example from Staff

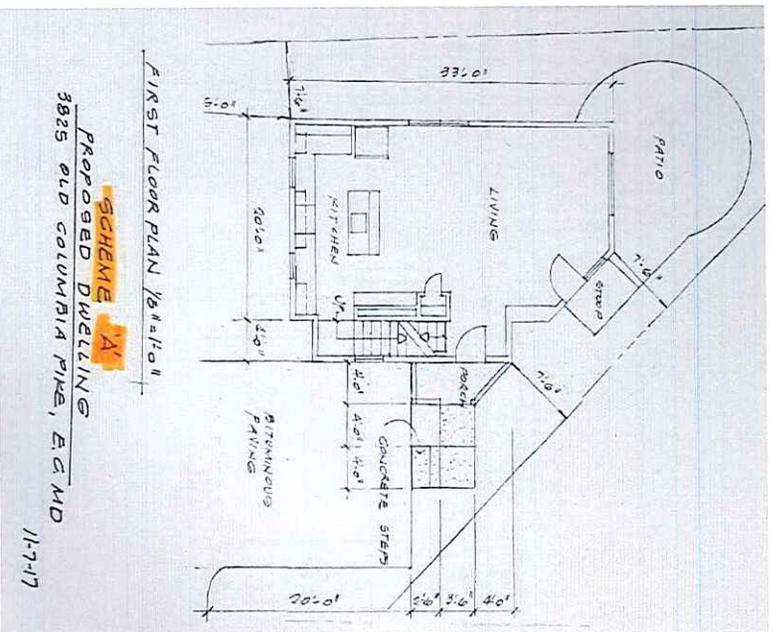


Figure 18 - Revised Scheme A with an angled porch

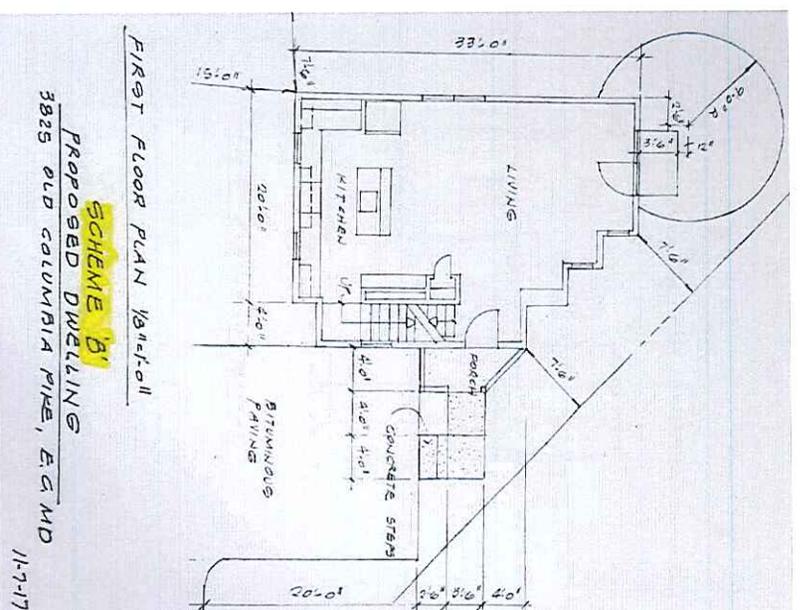


Figure 19 - Proposed Scheme B with an angled porch

Staff Comments: The three new design schemes are all slightly different from the original proposal, but all share a common feature, which is that the side porch is now angled, and the original design was not. The angled porch will be on a highly visible side of the building and does not comply with the Guidelines, “use elements such as porch shapes, window or door openings, dormer style and spacing and other characteristics that echo historic Ellicott City buildings.” Staff recommends the porch be squared off again, or removed from the design if this is not possible. Alternatively, the house could be condensed in width to more properly allow for these features. Staff finds Scheme B has over-exaggerated a suggestion to step in the building in order to fix the modern rear roofline. It is unclear why Scheme A, which otherwise resembles the original scheme, now has an angled porch.

Chapter 8 of the Guidelines explains that, “the County Code requires the Historic Preservation Commission to be lenient in its evaluation of new buildings “except where such plans would seriously impair the historic or architectural value of surrounding structures or the surrounding area.” Due to the siting of this house, the front and west side yard will be highly visible. The rear roofline issue that was discussed at the November meeting will be visible as a result of this siting. Chapter 8.B recommends, “use a roof shape and slope that echoes the roof forms of neighboring historic buildings.” The rear roofline in Scheme A does not comply with this Guideline. As result, Schemes B and C were developed. Staff inquired with the Applicant if he had considered requesting a variance from the Hearing Examiner for the 7.5 feet rear/side setback in order to create a more regular building shape and roofline and he said that did not think that he could prove hardship in the matter. The Applicant finds Scheme C to be more Victorian and not in-keeping with the surrounding houses, but Staff finds it is a more traditional building shape that is more appropriate to use than what was originally proposed.

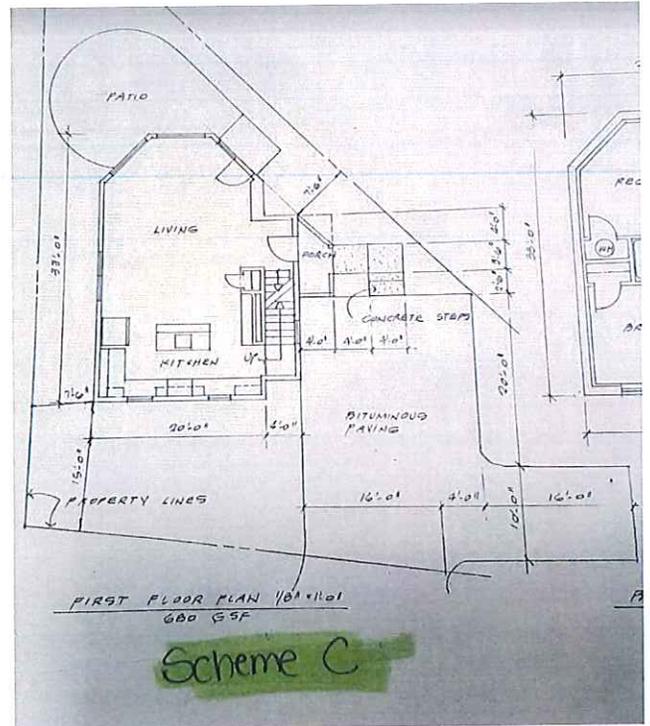


Figure 20 - Proposed Scheme C with an angled porch



Figure 21- Surrounding historic structures



Figure 22- Streetscape consisting of existing historic structure and empty lot for proposed house



Figure 23 - Lot for proposed house

The Commission had also requested more details drawings, to which the Applicant provided detailed drawings for the porch, eaves, rake and corner details and the basement windows.

The new large scale drawings for show a more detailed drawing of the driveway. The driveway entrance has been narrowed from the original proposed 20 feet in width to 16 feet in width. There will be still be a 10-foot-wide by 16-foot-deep turnaround pad. The regular driveway will be 20 feet wide by 20 feet deep. The driveway will lead to a set of concrete steps leading to the side porch. 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.” In this specific case, there is no possibility for off-street parking due to the curvature and narrowness of the road. The parking will be located in the side yard, but it will be highly visible. There is a driveway for the property behind this house that appears to be a shared driveway for some neighboring properties. If it is possible to create a parking area from this shared driveway, then that would eliminate the need for the 10’x16’ turnaround. The proposed driveway is currently over 760 square feet of impervious paving that is proposed for a 660-square foot house footprint. The large bituminous paving is not in keeping with the Guidelines and Staff recommends a more appropriate paving solution for this potential 3-car driveway. Staff finds that the turnaround and parking for one car would be appropriate due to the site constraints and comply with the Guidelines, but that any additional bituminous paved parking does not comply with the Guidelines and recommends an alternative paving scheme be identified. A few options could include: a drivable pervious paver patio, stained stamped concrete, TRUEGRID ECO grass, or concrete stripes with grass elements.

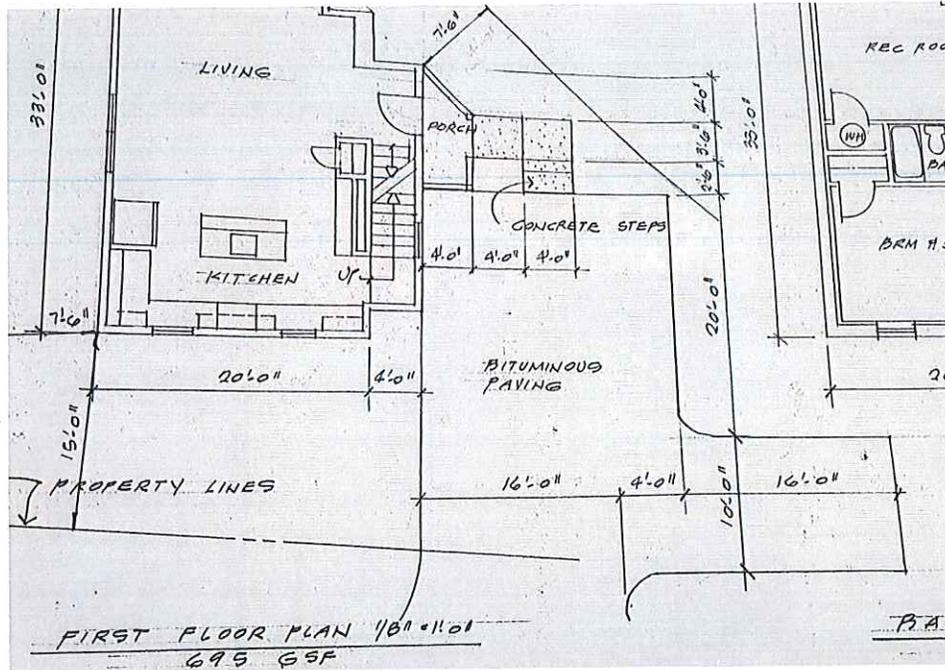


Figure 24 - Proposed driveway configuration

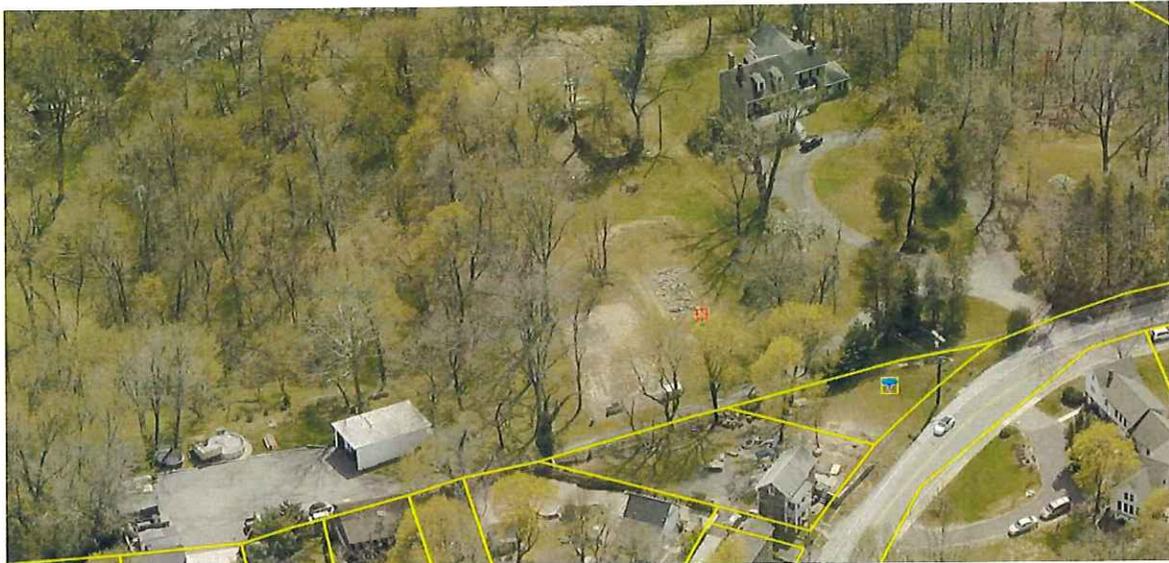


Figure 25 - Neighboring shared drive

Staff Recommendations: Staff recommends Approval of the following:

- 1) All materials as submitted.
- 2) Approval of Scheme C, contingent upon having the porch squared off and not angled or removed entirely.
- 3) Approval of a single parking pad with the turnaround. Staff recommends that any additional bituminous paving be removed and that an alternative paving scheme be used, which can be resubmitted for at a later date.

Testimony: Mr. Shad swore in Joshua Anderson, the owner and Craig Stewart, the architect. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. Anderson said the updates made since last month's meeting is the design of Scheme C (Figure 20), that was deemed acceptable by Staff. Mr. Anderson said the porch will be squared off. Ms. Zoren said she likes Scheme C, but was unsure if the setbacks will be acceptable since the angles are deep when the corner of the dormer is squared off. Mr. Stewart said the zoning ordinance allows for a three-foot projection of a roof overhang.

Mr. Reich said he does not have issues with Scheme A or C, since the back edge may be not very visible from the Old Columbia Pike. Mr. Roth said Scheme A or Scheme C was fine. Ms. Tennor said Scheme C is an improvement over A and B. Ms. Tennor said the cut on the edge of the roof may be more visible than Mr. Reich's estimate.

Ms. Burgess said the Staff was more concerned about the roof line rather than the building's footprint. Ms. Burgess agreed that Ellicott City does contain various types of architecture where it is not a rectangular building footprint.

Ms. Zoren asked if the porch will be squared off. Mr. Anderson said yes. Mr. Reich said the porch details fit with Ellicott City porch styles. Ms. Tennor asked about the driveway and if any considerations can be made to reduce the large impervious surface. Mr. Anderson said the Staff recommendation will not be viable due to the driveway grade and would cause a safety issue in the winter. The car needs to pull out in a front facing direction. Mr. Anderson did confirm the curb cut will be reduced. In addition, current zoning Guidelines require two parking spots per residence. Mr. Anderson said the Hearing Examiner may require the two parking spots with a viable turn around allowing front facing. Ms. Tennor asked about using other paving materials for the driveway. Mr. Anderson said he looked into grasscrete pavers but the material cannot be snow plowed or salted, making it unsafe.

Motion: Mr. Reich moved to approve the application as submitted with either Scheme A or Scheme C, at the discretion of the owner, contingent upon having the porch squared off. Ms. Tennor seconded. Ms. Zoren opposed. The motion was passed four to one.

HPC-17-79 – 6195 Lawyers Hill Road, Elkridge

Certificate of Approval for exterior repairs/alterations. Tax credit pre-approval.

Applicant: David Errera

Background & Scope of Work: This property is located in the Lawyers Hill Historic District. According to SDAT the building dates to 1932. The historic house is a Dutch Colonial Revival style home with an existing right wing addition. The National Register form for the Lawyers Hill Historic District indicates that the house is a historic structure dating to the modern era. The Inventory forms says that the house was probably a Sears catalogue house and that it nearly matches a model advertised in the 1927 Sears catalogue of Honor-Built Homes. The Applicant seeks approval and tax credit pre-approval to repair the brick front steps and install new wrought iron railings. The application explains that the bottom step of the front steps has settled and broken away from the other steps. The Applicant proposes the following work to repair the step:

1. Remove the bottom step and replace it with a new brick step. An additional step may be added and/or the grade of the lead walk will be modified slightly so that the rise of each step from the walkway to the bottom step will be the same rise as the other steps in order to reduce the

trip/fall hazard. The Applicant will attempt to match the size, color and finish of the replacement bricks and mortar to the existing bricks and mortar.

2. Adjust the grade of the walkway by pulling up the existing pavers and adding soil.
3. Add wrought iron railings to each side of the steps. The exact railing has not yet been identified, but a representative railing has been included in the application packet.

Staff had questions on the scope of work and the Applicant clarified with the following information:

Earl Wright Stone Contractor will perform the step repairs. He will remove and discard the bottom step that has broken away from the other steps. He will fabricate a new step using new bricks that have approximately the same color and texture as the existing steps. No changes will be made to the other steps. The grade of the walkway leading to the steps will be adjusted so that the bottom step has the same rise as the other steps. We anticipate that the change in grade will be less than 6 inches. We have an appointment with a railing contractor on 30 November to discuss possible railing styles. We will submit additional information on a proposed railing style after this meeting.



Figure 26- Existing condition of front steps



Figure 27 – Staff example of a plain railing style

Staff Comments: Chapter 6 of the Guidelines recommends, “Maintain or restore original brick, stone or concrete block construction. Make repairs with materials that match the original as closely as possible.” The application states that the brick and mortar will be matched to the original as close as possible. Chapter 6 of the Guidelines provides recommendations on porches and states, “Materials generally not appropriate for porches on historic building in Lawyers Hill include unpainted pressure-treated wood, wrought or cast iron, poured concrete, brick and stone.” However, this is not really a porch, so much as a set of front stairs and the construction is made of brick. Staff finds that this style of home is not the characteristic/stereotypical Lawyers Hill Victorian, to which the Guidelines most likely refer. Staff finds the sample railing provided is too ornate, but that a plainer wrought iron railing would be appropriate to line the brick steps, such as one found in Figure 27.

Staff Recommendation: Staff recommends Approval of the step repair and tax credit pre-approval for the work. Staff recommends Approval of an iron railing similar in style to the one seen in Figure 27, contingent upon the final railing being submitted for approval at the December 7 meeting. Staff finds the railing is a new element and not eligible for tax credits.

Testimony: Mr. Shad swore in David Errera and Patty Robey. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. Errera said he has a specific railing in mind that is less ornate after consulting with a contractor and he would like the Commission's feedback and passed out a photo of the railing. The Commission said the design was appropriate. Ms. Tennor asked if the railing will be replaced after the steps are repaired. Mr. Errera said yes, the stair repair and railings will be done by separate contractors. Mr. Bennett asked if the railing will be installed on the first step. Mr. Errera said the contractor recommended installing a footing below the step at grade where the railing will be attached so the railing will not go into the step.

Motion: Ms. Tennor moved to approve the step repair with tax credit pre-approval, and approval of the railing as submitted with a separate footing below the step. The new railing is not eligible for tax credit. Mr. Roth seconded. The motion was unanimously approved.

HPC-17-80 – 6195 Lawyers Hill Road, Elkridge

Advisory Comments for new addition.

Applicant: David Errera

Background & Scope of Work: This property is located in the Lawyers Hill Historic District. According to SDAT the building dates to 1932. The Applicant seeks Advisory Comments/Pre-Application Advice from the Commission for the construction of a side addition to the historic house. The historic house is a Dutch Colonial Revival style home with an existing right wing addition. The National Register form for the Lawyers Hill Historic District indicates that the house is a historic structure dating to the modern era. The Inventory forms says that the house was probably a Sears catalogue house and that it nearly matches a model advertised in the 1927 Sears catalogue of Honor-Built Homes.

The proposed new addition would have the same height, width and setback as the right-side wing, but the new left side wing would be longer in order to accommodate an expanded kitchen. The proposed left wing will use the same wood siding that is found on the rest of the house (other photos appear to be wood shingle) and will be painted white to match. The roofline on the proposed left wing addition will match the right wing and will use the same style of grey asphalt roof shingles. The windows in the addition will match those on the right wing of the house. The application explains that when looking at the front of the house, the left wing will be a mirror image of the right wing. The Applicant has not yet hired an architect and would like to receive feedback from the Commission prior to hiring someone.



Figure 28 - Front facade of house



Figure 29 - Right side wing



Figure 30 - Proposed location of addition

Staff Comments: Chapter 7 of the Design Guidelines recommend, “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.” The proposed addition would comply with this Guideline by being located on the side of the building and there are no key architectural features located on that side. The Guidelines also recommend, “design additions to be subordinate to the historic building in size, height, scale and detail and to allow the form of the original structure to be seen. Distinguish an addition from the original structure by using vertical trim or a setback or offset between the old section and the new” and “use details to provide a visual link between old and new by continuing a line of trim, or using similar forms in rooflines and other elements.” The application explains that the goal for the new addition is to mimic the right-wing addition, so there will be details creating a visual link between the old and new and the addition will be one story, as opposed to the historic structure being a two-story structure. It is very common to see this style of home with an addition on either side. Figure 31 is of a Sears Dutch Colonial

dating to 1924-1932 and may be similar to the plan referred to in the Inventory form. Figure 31 shows the house has a side addition on either side. An example of a Dutch Colonial house with matching wings is shown in Figure 32.



THE PURITAN is the most modern type of Dutch Colonial architecture. Painted pure white with contrasting green shutters and the red or green roof with Colonial red brick chimney. It is an architectural masterpiece. Where will you find a more inviting entrance than this quiet...
HOUSE PLAN
The Puritan
"Already Cut" and Fitted
 Finish with Two Rooms \$14,750.00
 Finish without Two Rooms \$12,100.00
What Our Prices Include
 At the prices quoted we will furnish all the material to build this house even down to...
 painting of
 kitchen sink
 chimney, hot water pipe, Red Cedar Shingles, Siding, 2" x 4" Joists or 2" x 6" Red Cedar, Brackets, Porch, Sillings, 4" x 4" Corners, Double 6" or 8" Built-in Coat Hangers.

Figure 31 - Sears Dutch Colonial



Figure 32 - Another example of a Dutch colonial with two wings

The foundation on the existing house and right wing is a rusticated block, so Staff recommend matching this foundation on the new addition so that the front façade of the house visually reads as one cohesive unit.

Staff recommends the application for Certificate of Approval contain:

- 1) Detailed architectural drawings showing the elevation of each side of the addition.
- 2) A detailed description of each product to be used, specifying material and color and dimension.
- 3) Clear, color photo of the existing historic structure taken from all perspectives.

Testimony: Mr. Errera and Ms. Robey were already sworn in during the previous case. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. Errera said looking from the front of the house, the width will be the same on the left and right side. Ms. Robey said the length of the house from the front to the back will be longer, but the setback width for the addition will be the same as the other addition. Mr. Errera said there is a septic system on the left side of the house and he will consult with an expert to avoid issues.

Ms. Tennor asked if the windows on the addition have different dividers and if they will all look alike. Ms. Robey said they will be casement windows that would be a mirror image of the windows on the original house. Mr. Errera asked for feedback on using casement windows on the side of the new addition. The Commission said the casement windows were on the original house and they should keep them to maintain integrity of the design. Ms. Zoren asked about the kitchen and how the windows would work with cabinetry. Ms. Robey said the front area will be a library and the kitchen will be moved further to the back, so there would not be any issues using the casement windows. Mr. Errera said the windows will not go all around in the kitchen. Ms. Robey explained that one set of windows from the existing side of the house will be coming out and they were thinking of using them on the kitchen addition on the back of the house. Mr. Roth agreed that it would be good to maintain the symmetry on the front casement windows.

Ms. Holmes asked if the Commission can advise if they needed any other kinds of colored drawings in the future application packet. Ms. Zoren said a plan showing the existing house and the proposed addition with elevation details and material specifications is needed.

Mr. Roth asked if access to the back of the house via the driveway will be blocked. Mr. Errera said no, the addition was not extending out into the driveway and the plans will be for a backdoor and not a side door.

Ms. Robey asked if the Commission can recommend architects who have experience in working in Lawyers Hill. Ms. Burgess asked the Applicant to contact their Lawyers Hill community for resources as there have been appropriate additions completed within the community. Ms. Holmes said the Ellicott City Partnership may also have resources.

Motion: There was no motion. The application was for Advisory Comments.

HPC-17-81 – 8580 Guilford Road, HO-267

Advisory Comments for subdivision and site development plan.

Applicant: H and H Rock Companies, Mark Levy

Background & Scope of Work: This property is not located in a historic district, but is listed on the Historic Sites Inventory as HO-267, Wildwood. According to SDAT the structure dates to 1850. The Applicant seeks Advisory Comments for the subdivision and site development plan for this property. The property consists of 4.96 acres and the Applicant proposes to create 24 buildable lots. The application form indicates that zero structures are being retained and that four structures are being demolished, but the description of work states that the main historic structure, Wildwood and a smokehouse are expected to remain on-site. Two existing sheds that are not believed by the Applicant to be historic will be removed, as will a garage and a third shed that is falling down.

The historic house will be in the center of the development and the new townhouses will be built around the historic house. The application states the historic house will receive some restoration and will be re-used as a Community Center for the development, which is an age restricted adult housing development. The new road that will be constructed for the development will be set at an elevation that will allow for an at-grade entrance to the existing historic house. Pathways and benches will be constructed to create pedestrian friendly access to the historic house.

The application explains that a portion of the historic house may be deeded to the Howard County Historical Society for preservation purposes and that the remaining portion will be renovated to maintain the character of the building and to serve as the Community Center. The cinderblock porch on the front of the house will be removed in order to provide an at grade entrance to the house and allow for view of the stone foundation.

This plan also requires a Conditional Use to be approved in order to create the 24-lot age-restricted adult housing development.

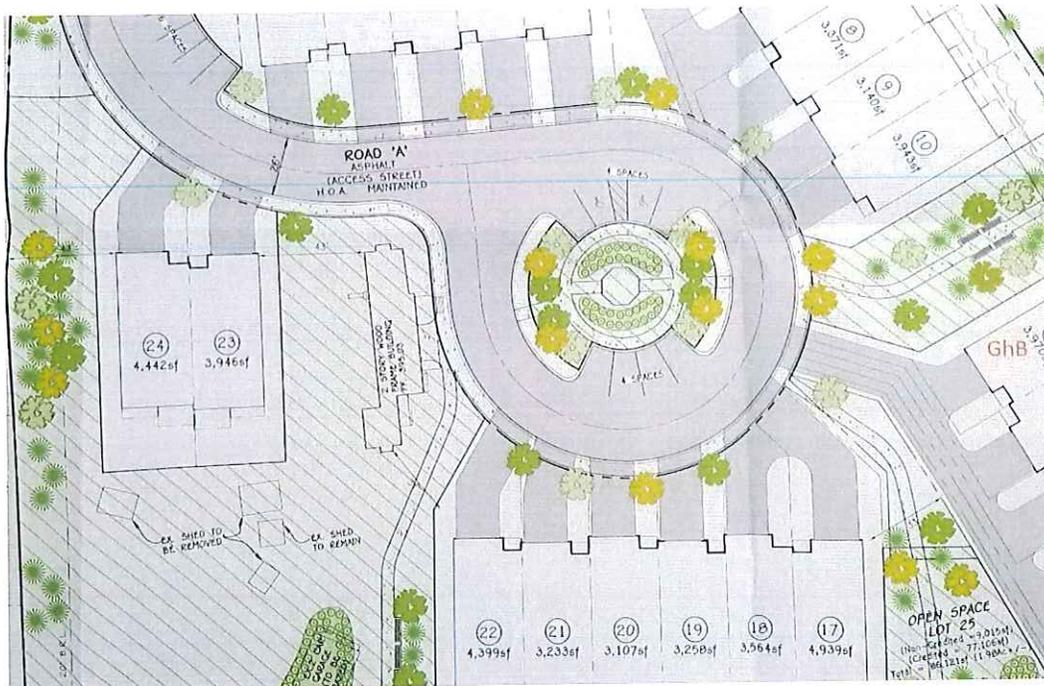


Figure 33 - Proposed site plan

Staff Comments: Section 16.118 of the Subdivision and Land Development Regulations provides Guidelines for improving project design on sites with structure listed on the Historic Sites Inventory. The proposed site plan complies with Guideline 16.118(b)(3), “access to the historic property should be via its existing driveway, wherever possible” and Guideline 16.118(b)(4), “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.” The historic house currently has a circular driveway, as shown from the 2013 aerial of the property in Figure 34. While the driveway will not remain in place, the configuration of the new road is similar in design to the existing driveway. The front façade of the house will also face the new road.

The majority of the lots are set back from the historic house, except for Lots 23 and 24, which have been placed in the rear yard of the historic house, rather close to the house. Guidelines 16.118(b)(1) and (6) state, “Historic buildings, structures and landscape features which are integral to the historic setting should be located on a lot of suitable size to ensure protection of the historic structure and setting” and “achieving the maximum possible density is not sufficient justification to allow adverse impacts on historic resources.” Staff recommends Lots 23 and 24 be removed or relocated in order to create a larger open space buffer around the house, in order to comply with the Guideline recommendations.



Figure 34 - Aerial from 2013 shows circular driveway

Testimony: Mr. Shad swore in Frank Manalansan and Tom Coale. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. Coale said the property is seeking a conditional use to utilize the age restricted adult housing regulations for this R-12 zoned property. The historic house will be retained, renovated, and conveyed to the Howard County Historical Society and part of the historic house will be used for the residents' amenity space. He explained that there is an adequate 40-foot buffer on the back of the historic house between Lots 23 and 24.

Ms. Burgess said there was a Staff recommendation of shifting or relocating Lots 23 and 24 to provide a more historic environmental setting to the historic house, but clarified that Staff was not recommending any lots be removed entirely to reduce the overall density. Ms. Zoren suggested Lots 23 and 24 be pushed back from the road, even if it is just 5 feet, to open the view from the road to the historic house, maintaining the prominence of the corner coming into the development. Ms. Zoren said the 40-foot buffer is adequate for the back, but more of a buffer is needed in the front of house where it only has a few feet from the road to the front door.

Ms. Zoren said Lot 1 is protruding and blocking the viewshed of the house and inquired if that could be tightened up. Ms. Zoren suggested minimizing frontloading garages and said a rear entry garage elevation is preferred to create a more walkable community, if possible. Mr. Coale responded the road in the front of the house is the actual driveway and retaining the existing driveway seemed appropriate. Ms. Zoren agreed and acknowledged the need for an appropriate turn radius but asked if the road could be narrowed 2 or 3 feet for the purpose of giving the historic structure's façade a few more feet of buffer.

Mr. Reich asked if a shopping center is located on the other side of the property. Mr. Coale said yes.

Ms. Tennor asked if the townhome elevations will be taller than the historic house. Mr. Manalansan said yes, they will be taller, but not significantly taller. Ms. Tennor acknowledged the site constraints with front loading garages, and asked if there is another color option other than white to make the garages less prominent and help them visually recede from the front. Mr. Manalansan said the Design Advisory Panel (DAP) recommended color options for the garages as well.

The Commission complimented the Applicant for saving the historic house. The Commission agreed that the historic house should remain along with the smoke house.

Mr. Shad asked if anyone in the audience wished to present testimony. Mr. Shad swore in Fred Dorsey, President of Preservation Howard County.

Mr. Dorsey said he is in support of the project. Mr. Dorsey said the DAP recommendation also indicated the need for more frontage for the historic house. He suggested the option to shrink the circle and relocate the gazebo, currently designed for the landscaped island of the cul de sac, to another location. Mr. Dorsey said this property has been on the Preservation Howard County Endangered List for several years and now the historic house will be preserved. Mr. Dorsey said he spoke to Shawn Gladden, Executive Director of the Howard County Historical Society, and he was not aware that the historic house may be deeded to them, but looks forward to working with the developer throughout the process.

Mr. Reich said the smoke house should remain and the Commission agreed.

Motion: There was no motion. The application was advisory comments and overall the Commission was glad to see the historic house remain as a focal point of the development. The recommendations that were made were to further make the house a focal point.

HPC-17-82 – 3756 Old Columbia Pike/3741 Hamilton Street, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Nathan Sowers

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1900. The Applicant seeks approval and retroactive approval for the following alterations to the property:

- 1) Add gray stone dust to flagstone patio (not retroactive)
- 2) Metal tables (retroactive)
- 3) Fence/barrier between adjoining property consisting of: black aluminum gate, 4x4 pressure treated posts, silver metal chain fencing and pressure treated wood planter box (retroactive)
 - a. The 4x4 posts and chains are proposed to be painted black (not retroactive)
- 4) Blue chip gravel installed on half of courtyard (retroactive)
- 5) Storage shed (retroactive)
- 6) Wood shed/bin (retroactive)

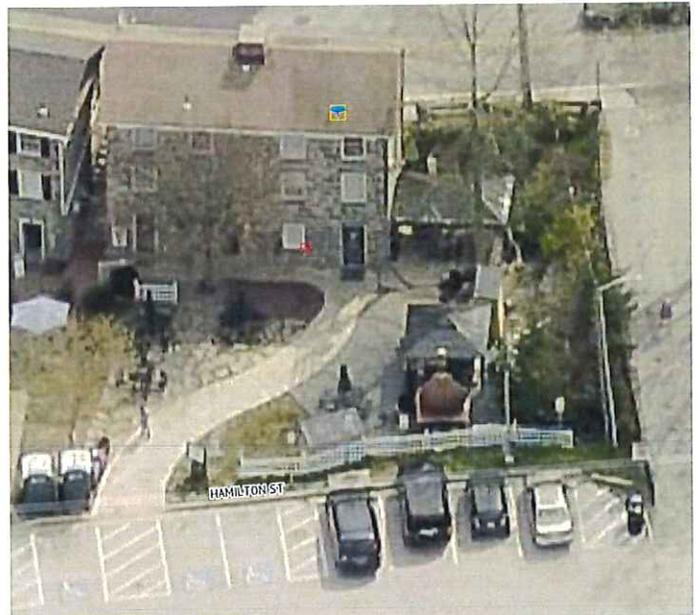


Figure 35 - Aerial view of property

The flagstone patio is full of silt from the July 30, 2016 flood. The Applicant proposes to remove the silt and fill the gap in with gray stone dust (see Figure 36).



Figure 36 - Flagstone patio requiring stone dust



Figure 37 - Outdoor tables

Outdoor seating has been provided with four black power coated tables with self-contained benches. Umbrellas are provided for customer use and vary in color, but are currently a lime green and forest green (see Figure 37).

The application explains that the landscaping barriers (Item 3/Figure 38) was installed to enclose the courtyard for Liquor Board requirements. The planter box was constructed of pressure treated wood and has been planted with evergreen and climbing annual plantings. The gate and fence consist of a black aluminum gate with 4x4 pressure treated wood posts and silver chain serving as a fence line. The Applicant proposes to paint the posts and chain black.

The business, River House Pizza Co., located in this building requires firewood for its operation. The Applicant seeks retroactive approval for the installation of a pressure treated wood shed with an aluminum raised seam roof and flashing. A separate storage shed, constructed of pressure treated wood with an aluminum seam roof and flashing, was installed in the courtyard. The roof, hinges and handles are black. The shed is located on a patio area of the Courtyard that is paved with bluestone gravel. The Applicant seeks retroactive approval for the shed and bluestone gravel (see Figure 39).



Figure 38 - Landscape barrier and fence/gate



Figure 39 - Location of storage shed and wood shed

Staff Comments: While this building is located on Old Columbia Pike, the business is located in the basement level and fronts Hamilton Street/Parking Lot D. This building has no rear yard as both sides of the building are equally used for different purposes and the building is visible from the public right of way on all sides.

The addition of the gray stone dust to the flagstone is an appropriate treatment for the maintenance of the flagstone. The flagstone also requires retroactive approval, as photographs in 2011 show that soil

existed on site (Figure 40 and 41) and the only approval for hardscaping was for a slate walkway in April 2011 (HPC-11-12). This walkway appears to have been enlarged and flagstone used in place of slate. The use of the flagstone complies with Chapter 9.D recommendations, “construct new terraces or patios visible from a public way from brick, stone or concrete pavers designed to look like indigenous stone.”

The tables are black powder coated metal tables and comply with Chapter 10.C recommendations, “use street furniture that is simple in design and constructed of traditional materials such as wood and dark metal” and “improve consistency in design throughout the historic district for items such as street lights, traffic signals, public signage, trash receptacles and other street furniture.” These tables are also similar to the tables recently approved and installed at the B&O Plaza. The planter box also complies with these recommendations and is a simple wooden planter box, that has been planted and well cared for over the summer. The planter is a natural wood color, but will weather and currently blends with the other wood outbuildings on site (to be discussed later in this report). The Guidelines do not offer recommendations on umbrellas, but the umbrellas are solid colors that blend in with the site landscaping and do not contain advertisements or signs.

The black metal gate 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 “install open fencing, generally not more than five feet high, of wood or dark metal.” However, the pressure treated posts and chain (whether silver or black), do not comply with these Guidelines. The Commission has approved several black metal fences on properties fronting Parking Lot D, but has been clear that a style different from those is not appropriate. Chapter 9.D recommends against using, “metal fences such as chain link, chicken wire, and expanded metal screening, except in connection with non-historic buildings in locations not visible from a public way.” Staff recommends the pressure treated post and chain be replaced with either a black metal fence in the same style as the gate or a white picket fence to match the existing.

The white picket fence also appears to be an alteration without approval. Photos from 2011 show the fence not existing and then existing in a different location, but the only record in the file for a picket fence was in 2002 where it used to divide the property at 3744 Old Columbia Pike from the neighboring property. The picket style of fencing is a type recommended by Chapter 9.D of the Guidelines.



Figure 40 – June 2011 photo of courtyard space

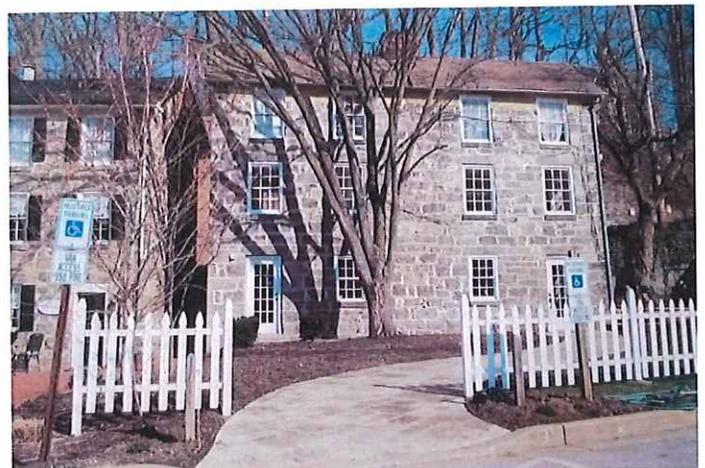


Figure 41 – April 2011 photo



Figure 42 - Sheds and blue gravel

There are two outbuildings the Applicant seeks approval for – the storage shed and the wood shed. The metal pavilion between the two sheds was approved retroactively in 2015 in case HPC-15-69. The sheds are constructed of unpainted wood and have metal roofs. The storage shed is located on the north side of the property, which if one is looking at the rear of the building, is located to the right. The shed is located as far back possible, as the grade gets higher in elevation (the ramp to exit Parking Lot D is located behind this area). The wood shed, visible in Figure 42 and 43, is located on the other side of the pavilion and fronts Parking Lot D. Chapter 7.C of the Guidelines explains “most outbuildings in Ellicott City are of frame construction with painted wood siding...Outbuildings should be located adjacent to a public street or in a front yard only in neighborhoods where there is historic precedent.” There is no clear precedent for storage sheds in this vicinity, but a neighboring structure does contain a larger outbuilding. However, Staff understands that the sheds are needed in order for the business to operate and recommends the wood shed be moved adjacent to the storage shed, so that it is not so highly visible from Parking Lot D.

The blue chip gravel introduces a third hardscaping material in this space (stamped concrete, flagstone, gravel). The Guidelines do not offer recommendations on the use of gravel, but recommend that new terraces or patios visible from a public way be constructed from “brick, stone or concrete pavers designed to look like indigenous stone” and also recommends “construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way.” Staff recommends the blue stone gravel be removed and flagstone be installed, in order to create on cohesive environment which is more compatible with the historic setting.



Figure 43 - Wood shed

There are two existing signs for River House Pizza and ScoopAHHdeedoo ice cream and River House Pizza Co. that have not been approved (see Figures 36 and 44). An application will need to be filed for these signs. There is a rain barrel holding the River House Pizza Co. sign and this rain barrel should be reinstalled in its approved location and connected to a gutter or removed. If it is to remain on-site in the current location as a sign holder, then an application will need to be submitted and approved.



Figure 44- River House Pizza sign

There are two outstanding items that were not included in this application; a tent adjacent to the building and the outdoor pizza oven. The Applicant has been working with the Health Department on a few items and is expected to submit an application to the Commission for approval of a more permanent structure, which is required by the Health Department. At this time, Staff finds the Commission should not make any approvals on the sheds until the more permanent structure is applied for. At the time of this future application, the pizza oven and any other structures, such as the tent, will need to be applied for as these are not considered temporary structures.

Staff Recommendation: Staff recommends Approval of the following items:

- 1) Approval of stone dust.
- 2) Retroactive approval of flagstone and approval to add flagstone in the area currently covered in gravel.
- 3) Retroactive approval of metal tables and umbrellas.
- 4) Approval of black metal gate and black metal fence to replace wood posts and chain.
- 5) Retroactive approval of white picket fence in the existing location.

Staff recommends Denial of:

- 1) Wood post and chain fence.
- 2) Denial of the blue-chip gravel.

Staff recommends withholding approval of the sheds until the remainder of the plan for new construction is brought in, so that the Commission is not piecemeal approving large alterations to this site. Staff recommends the Commission set a deadline for when the new construction should be submitted for approval and recommends the February meeting be the deadline.

Testimony: Mr. Shad swore in Kimberly Kepnes and Nathan Sowers. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Ms. Kepnes said the courtyard is a high foot traffic area, making it difficult to keep grass growing, so the area is very muddy. Ms. Kepnes said there is a stamped concrete walkway at River House Pizza before Ms. Kepnes opened her business. Ms. Kepnes said she added the flagstone patio with blue chip gravel to better manage the high foot traffic area but the flagstone is slick when wet. She said that the blue chip gravel has been the most successful ground material and is not very visible in the courtyard, as it is mostly hidden by the fence and parked cars from Parking Lot D. Ms. Kepnes brought gravel material samples to show to the Commission. Ms. Kepnes said the blue chip gravel is very common in the Historic District.

Ms. Kepnes said there are two sections of chain link barriers and she wants to paint them black to match the chain barriers that are connecting the bollards in Parking Lot E. She said the wood shed location is in front of the picket fence to hold all the wood for the oven and explained that the shed was placed strategically for accessibility.

Mr. Shad asked why are the Applicants seeking retroactive approval. Ms. Kepnes said she did not know the items required pre-approval, particularly landscaping and outdoor furnishing. Mr. Shad said the Applicant has come before the Commission many times and knows how to refer to the Guidelines.

Mr. Reich asked the Applicant if the flagstone, gravel, and the shed would remain as-is. Ms. Kepnes said yes, because all the items are natural materials already in use in the District and they enhance the environment. Mr. Reich said Ms. Kepnes said earlier that flagstone was not ideal for high traffic areas. Ms. Kepnes said she would like to remove the excess soil/silt in between the flagstones and replace it with stone dust as the mortar in order to reduce the muddy traction caused by high foot traffic. Ms. Kepnes prefers not to create an impervious surface because water passes through the stone dust.

Ms. Tennor asked if there is enough sunlight to grow grass in the area. Ms. Kepnes said the area is very sunny in the afternoon but it has been difficult to keep grass growing in the area because of the high foot traffic, not because of shade.

Ms. Zoren said she agreed with Staff's comments that the gravel seems unfinished in relation to the rest of the courtyard and presents too many materials. Mr. Reich said the gravel would look better than three different kinds of materials.

Ms. Holmes said the owner of the property did not sign the application which is required. Ms. Kepnes said she will obtain the owner's signature.

Mr. Reich asked about the fence. Ms. Kepnes said she would like to seek approval for the chain link fence and paint the wood posts black. Ms. Kepnes said the link fence is already in use in the Historic District. Ms. Tennor asked about the span in between the two posts. Mr. Sowers said about four to five feet. Ms. Kepnes said the chain link fence is better aesthetically than a gated fence.

Ms. Tennor said the proposed pressure treated lumber is out of character in the Historic District and would not look good even if painted black. Ms. Zoren said the black painted pressure treated lumber will never look like metal bollards, which are found in Parking Lot E, which Ms. Kepnes referred to. Ms. Kepnes asked if the Commission would consider caps for the posts. Ms. Burgess said the other fence in the District were submitted by the Department of Public Works who received approval from the Commission for the bollards, but the chains were not part of their application. Ms. Zoren said the Guidelines stated the chain links are not appropriate. Mr. Taylor said the chains and bollards in the parking lot have traffic safety issues that mitigates some of the Guideline recommendations. Ms. Kepnes asked if the Commission would consider powder coated post and chain or a fence that matches the gate. Mr. Taylor said the Commission has approved black metal fencing in surrounding areas for consistency. This is the option that is most in agreement with the Guidelines. The Commission agreed.

Ms. Zoren said the sheds look nice, but the view of them should be less prominent from the parking lot. Mr. Sowers said the issue is the building does not have a back yard and the existing shed location is the most ideal. Ms. Burgess said the existing wood shed location on the Hamilton Street side is the main entrance to the business. Mr. Roth asked if the view of the wood shed is preferred rather than the parking lot. Ms. Kepnes agreed and said most people on Tongue Row do not feel they are in a parking lot. Mr. Roth had no issues with the shed location.

Mr. Roth asked if a future application is coming. Ms. Kepnes said she will make an application for an addition. Ms. Holmes said in the past the Commission has expressed they do not want to approve items piece by piece, which is why Staff recommended the approval on the sheds wait until the addition is

brought in. Ms. Zoren agreed and said the Commission should review plan details that are cohesive overall and not by piece by piece approval.

Mr. Bruno said either white picket fence with wood posts or a black iron with black chain fence would be in line with the Guidelines. Ms. Holmes said Staff recommendations are consistent with prior approvals.

Ms. Kepnes said she would like to amend the application to remove the post and chain fencing in favor of metal fencing to match the existing gate. Ms. Shad said the details of the fencing should be submitted to Staff for review.

Mr. Roth said the proposed stone dust and bluestone will blend in with surroundings. Ms. Tennor said the color between the flagstones (mortar) will be the color of the fire pit area. Ms. Kepnes said yes and showed the Commission samples.

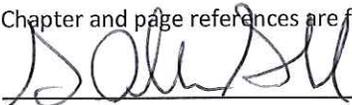
Ms. Kepnes said the Staff recommended the application for the addition to be submitted by February's meeting but she may not be able meet the timeframe. Mr. Taylor said the motion will address the issue.

Motion: Mr. Reich moved to approve the application per Staff recommendations with the following adjustments:

- 1) The gravel on the right side of the plan can remain.
- 2) The flagstone on the left side of the plan can remain with stone dust as the mortar.
- 3) Retroactive approval of the tables and umbrellas.
- 4) Approval of the black metal gate and posts, actual design to be approved by Staff.
- 5) Further application for the to be submitted at or about February meeting time for the sheds and additional structure on the side of the building. Mr. Roth seconded. The motion was unanimously approved.

Mr. Shad moved to adjourn. Mr. Roth seconded. The motion was unanimously approved and the meeting was adjourned at 9:33 pm.

*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