



HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

*ELLCOTT CITY HISTORIC DISTRICT ■ LAWYERS HILL HISTORIC DISTRICT*

3430 Court House Drive ■ Ellicott City, Maryland 21043

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*Administered by the Department of Planning and Zoning*

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## **2015 Minutes**

February

March

April

May

June

July

August

September

October

November

December



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*ELlicott City HISTORIC DISTRICT ■ LAWYERS HILL HISTORIC DISTRICT*  
3430 Courthouse Drive ■ Ellicott City, Maryland 21043

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## February Minutes

The first regular meeting for the year 2015 of the Historic Preservation Commission was held on Thursday, February 5, 2015 in the Banneker Room located at 3430 Court House Drive, Ellicott City, Maryland.

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

Members absent: None

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

Chairperson Tennor opened the meeting at 7:00 p.m. with a statement explaining the process and rules for the meeting. Before voting on the December minutes, Ms. Tennor and Ms. Holmes had some edits. Ms. Holmes stated she made a few edits, per the request of Lewis Taylor, by adding in some language regarding the old Roger Carter Center, and the comments which Mr. Bennett made stating the Center used to be cinderblock and used to be a police station in the 1950s, to clarify the age of the structure. Ms. Tennor stated that on page 7, she was quoted as asking if the house, which the applicant wanted to demolish, was occupied. Ms. Tennor corrected to say she was stating it was occupied. It was not a question, but an assertion that the house was occupied. On page 9, a suggestion by Ms. Tennor was made to Mr. Carbo that perhaps a community garden could be implemented on the vacant lot as no construction can currently be done, and Ms. Tennor would like this suggestion to be included in the record. With these additions and corrections, Mr. Shad moved to Approve the December 4, 2014 minutes. Mr. Roth seconded. The motion was unanimously approved.

### **PLANS FOR APPROVAL**

1. 14-55c – 8000 Main Street, Ellicott City
2. 14-63c – 8210-8212 Main Street, Ellicott City
3. 14-67c – 8390 Main Street, Ellicott City
4. 14-43c and 14-71c – 8293 Main Street, Ellicott City
5. 15-01 - 8086 Main Street, Ellicott City
6. 12-47c – 8098 Main Street, Ellicott City
7. 15-02 – 8086 Main Street, Ellicott City

### **CONSENT AGENDA**

**14-55c – 8000 Main Street, Ellicott City**

Final tax credit approval.

Applicant: Kay Sandler

**Background & Scope of Work:** On August 7, 2014 the Applicant was pre-approved to paint the exterior of the building, excluding the modern rear staircase, for tax credits. The application states that \$650.00 was spent on eligible, pre-approved work. The Applicant seeks \$162.50 in final tax credits.

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

**Staff Recommendation:** Staff recommends Approval of final tax credit as submitted.

**Testimony:** There was no testimony.

**Motion:** Mr. Roth moved to Approve the final tax credit. Mr. Hauser seconded. The motion was unanimously approved.

**14-63c – 8210-8212 Main Street, Ellicott City**

Final tax credit approval.

Applicant: 33<sup>rd</sup> Degree/Charles Alexander

**Background & Scope of Work:** On September 4, 2014 the Applicant was pre-approved to paint the exterior of the building for tax credits. The application states that \$11,450.00 was spent on eligible, pre-approved work. The Applicant seeks \$2,862.50 in final tax credits.

**Staff Comments:** The work complies with that pre-approved and the receipts and canceled 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 final tax credit. Mr. Hauser seconded. The motion was unanimously approved.

**14-67c – 8390 Main Street, Ellicott City**

Final tax credit approval.

Applicant: Dave Carney

**Background & Scope of Work:** On September 4, 2014 the Applicant was approved to paint the first floor of the building for tax credit pre-approval. The application states that \$820.00 was spent on eligible, pre-approved work. The Applicant seeks \$205.00 in final tax credits.

**Staff Comments:** The work complies with that pre-approved and the canceled check adds up to the requested amount.

**Staff Recommendation:** Staff recommends Approval of final tax credit as submitted.

**Testimony:** There was no testimony.

**Motion:** Mr. Roth moved to Approve the final tax credit. Mr. Hauser seconded. The motion was unanimously approved.

**14-43c and 14-71c – 8293 Main Street, Ellicott City**

Final tax credit approval.

Applicant: Angela and Michel Tersiguel

**Background & Scope of Work:** On July 3, 2014 the Applicant was approved to replace the membrane roof and other associated components for tax credit pre-approval. On September 4, 2014 the Applicant was approved to paint the exterior of the building and replace wood siding as needed for tax credit pre-approval.

**Staff Comments:** The Applicant could not locate their pre-approval document and could not remember if the recovering of the awnings was eligible for tax credits. The awnings are not eligible for tax credits, so if the cost of that item is removed, then \$14,524.00 was spent on eligible, pre-approved work, for a final tax credit of \$3,631.00. Otherwise, the work complies with that pre-approved and the receipts add up to the amended amount.

**Staff Recommendation:** Staff recommends Approval of \$3,631.00 in final tax credits.

**Testimony:** There was no testimony.

**Motion:** Mr. Roth moved to Approve the final tax credit. Mr. Hauser seconded. The motion was unanimously approved.

**15-01 – 8086 Main Street, Ellicott City**

Replace windows, tax credit pre-approval.

Applicant: Megan Reuwer

**Background & Scope of Work:** According to MDAT the building dates to 1890. The Applicant proposes to replace the second and third floor windows with new wooden windows. The application states that the current windows are separated from the sills, drafty and broken. The current windows are wood 1:1 and the Applicant will replace them in-kind to match, with wood 1:1 windows. The windows will be painted cream to match the existing color.

**Staff Comments:** Staff reviewed the file, but was unable to determine if the windows are original. The storefront design and windows have been completely changed two times and are not original, so it is possible the other windows were replaced at some point as well. Regardless the windows are very plain and do not have any particular unique features. Therefore, Staff has no objection to the replacement of the windows with wood to match the existing. The replacement complies with Chapter 6.H recommendations, “when repair is not possible, replace original windows, frames and related details with features that fit the original openings and are of the same style, material, finish and window pane configuration. If possible, reproduce frame size and profile and muntin detailing.” The window frames will remain in place, only the sashes will be replaced.

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

work.

**Testimony:** There was no testimony.

**Motion:** Mr. Roth moved to Approve the tax credit pre-approval. Mr. Hauser seconded. The motion was unanimously approved.

## **REGULAR AGENDA**

### **12-47c – 8098 Main Street, Ellicott City**

Final tax credit approval.

Applicant: Jackie Everett

**Background & Scope of Work:** On December 6, 2012 the Applicant was pre-approved to repair roof leaks and to make the following roof repairs, to include:

- 1) In-kind replacement of roof shingles, to be Certain Teed Landmark in the color Colonial Slate.
- 2) In-kind replacement of plumbing pipe collars to match the existing.
- 3) In-kind replacement of counter flashing at roof wall junction.
- 4) Repair/replacement of EPDM on flat roof.
- 5) Repair/replacement of coping and drip edge.

The application states that \$18,280.00 was spent on work and the Applicant seeks \$4,570.00 in final tax credits.

**Staff Comments:** The tax credit application is also claiming an expense for front gutter repair. However, the Applicant sent a detailed scope of work to staff in April 2013 and Staff outlined the work that was pre-approved, and indicated at that time that gutter repair was not pre-approved and not eligible unless pre-approved at a future Commission meeting. The Applicant was also pre-approved for tax credits in 2012, when the rate was 10%. Per Council Bill 36-2013, only applications approved after June 30, 2014 are eligible for the 25% rate. Therefore Staff recommends the expense of \$1,540.00 be removed from the total, and the rate calculated at 10% (instead of the 25% that was applied for), which adjusts the total spent to \$16,740.00 for a final tax credit of \$1,674.00.

**Staff Recommendation:** Staff recommends Approval of the adjusted amount, \$1,674.00, in final tax credits.

**Testimony:** The Applicant was not present. Ms. Holmes stated there was a misunderstanding regarding the meaning of 'gutter' on this building. Ms. Holmes explained that it is not the typical separate piece of metal applied to the building; it is actually a dip in the roof line along the cornice so it is built into the roof. Ms. Holmes stated if the Commission wishes the expense can be added back in as it is part of the roof. The Commission agreed there should be a tax credit. Ms. Holmes stated the final tax credits amended amount would be \$1,828.00.

**Motion:** Mr. Hauser moved to Approve with the adjusted amount for the gutter. Mr. Roth seconded. The motion was approved unanimously.

**15-02 – 8086 Main Street, Ellicott City**

Install sign.

Applicant: Genice C. Brown

**Background & Scope of Work:** According to MDAT the building dates to 1890. The Applicant is opening up a shop on the second floor of the building and plans to install a sign on the street facing door, which leads upstairs. The sign will be a decal applied to the exterior of the glass door. The sign will read on two lines:

The Massage Boutique  
443-463-6442

The lettering for 'The Massage Boutique' will be purple and pink, in a decorative font. The phone number will be white, in a standard san serif font. There is a small logo above the text, in colors to match the business name.

**Staff Comments:** The font sizes appear to be the same for both items. Staff recommends making the font for the business name larger than the phone number font and, expanding it to two lines (in order to fit across the glass) and adding a white outline to make the text more readable. Staff finds that the phone number stands out more noticeably than the business name due to the style and color of the font. Overall, Staff has no objection to the application as submitted, but finds with a few adjustments, the business name could be made more noticeable.

**Staff Recommendation:** Staff recommends Approval as submitted or Approval with Staff's recommendations.

**Testimony:** Ms. Tennor swore in Genice Brown. Mr. Tennor asked if there were any additions or corrections to the Staff comments. Ms. Brown stated she did take into consideration the Staff's recommendations and made a couple of changes. She said a white outline was added to make the business name stand out and the phone number was made smaller. Ms. Brown also said the actual phone number for the business has changed. Mr. Hauser said that the wording may still be hard to see even with the white outline as it is dark behind the glass, and suggested painting the back of the glass white which would help make the lettering stand out more. Ms. Tennor suggested that instead of painting the back white, coordinate the back with the door color to tie them both together. This would provide the contrast needed behind the letters. Ms. Burgess clarified that they were suggesting a rectangular blocking of color could be put on the back of the glass. Ms. Tennor stated white would work, but also coordinating with the door frame would look nice. Mr. Taylor asked if the Commission was asking the Applicant to change the application, or was making the suggestions as an alternative. Ms. Tennor asked if the white outline had already been added. Ms. Brown said it had been. Ms. Tennor stated that since the Applicant has already made a change per the Staff recommendations, the Commission could not reasonably ask for more. Mr. Hauser stated a test could be done to see how the back would look with white or another color by using a piece of paper and holding it behind the glass. Mr. Hauser told Ms. Brown that if she were to do the back in the same door color, she may want to think about also making the phone number the same color. Mr. Burgess asked if the sign has already been purchased or printed. Ms. Brown stated no, nothing has been finalized yet.

**Motion:** Ms. Tennor moved to Approve the implementation of any of the options that Staff has made, and that the Commission has made at this meeting. Mr. Hauser seconded. The motion was unanimously approved.

**Other Business**

Ms. Burgess stated that a local County architect, Bruno Reich, will be appointed to the Commission, making the total 5 members. Mr. Reich should be able to serve starting March 5.

Ms. Tennor moved to adjourn the meeting. Mr. Roth seconded. The meeting was adjourned at 7:19 p.m.

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

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Beth Burgess, Executive Secretary

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Eileen Tennor, Chairperson

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Carol Stirn, Recording Secretary



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## March Minutes

The second regular meeting for the year 2015 of the Historic Preservation Commission was held on Thursday, March 12, 2015 in the C. Vernon Gray Room located at 3430 Court House Drive, Ellicott City, Maryland. The meeting was originally scheduled for Thursday, March 5, but due to a winter storm, the meeting was rescheduled for March 12, 2015. County offices were closed on March 5.

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

Members absent: None

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

Chairperson Tennor opened the meeting at 7:00 p.m. with a statement explaining the process and rules of the meeting. Mr. Shad moved to Approve the February 5, 2015 minutes. Mr. Hauser seconded. The motion was unanimously approved. The consent agenda was approved by Ms. Tennor, Mr. Hauser and Mr. Shad. Mr. Roth arrived after the consent agenda was approved. Mr. Reich arrived in the middle of case HPC-15-06.

Ms. Holmes introduced Bruno Reich, a new Commission member.

### **PLANS FOR APPROVAL**

1. 14-31c – 8358 Main Street, Ellicott City
2. 15-03 – 8156 Main Street, Ellicott City
3. 15-04 – 3799 Church Road, Ellicott City, HO-55
4. 15-05 – 8267 Main Street, Ellicott City
5. 15-06 – 3421 Martha Bush Drive, Ellicott City
6. 15-07 – 8398 Main Street, Ellicott City
7. 15-08 – 1 Emory Lane, Ellicott City
8. 15-09 – 8360 Main Street, Ellicott City
9. 15-10 – 3884 Ellicott Mills Drive (formerly 8448 Main Street), Ellicott City
10. 15-11 – 3880 Ellicott Mills Drive (formerly 8448 Main Street), Ellicott City, HO-315

### **CONSENT AGENDA**

**14-31c – 8358 Main Street, Ellicott City**

Final tax credit claim.

Applicant: Kathleen P. Taylor

**Background & Scope of Work:** On June 5, 2014 the Applicant was pre-approved to paint the building in-kind to match the existing, replace the side porch roof, and replace flashing and caulk around the chimneys. The application states that \$7,030.00 was spent to paint the front and side of the building. The Applicant seeks \$1,757.50 in final tax credits.

**Staff Comments:** The application complies with the work pre-approved and the receipts add up to the requested amount.

**Staff Recommendation:** Staff recommends Approval of final tax credit as submitted.

**Testimony:** There was no testimony.

**Motion:** Ms. Tennor asked if the Commission was in favor of approving the application. The Commission unanimously approved the application.

**15-03 – 8156 Main Street, Ellicott City**

Exterior alterations.

Applicant: Alan Fishbein

**Background & Scope of Work:** According to MDAT the building dates to 1890. The Applicant proposes to install one skeleton terrace step railing. The proposed railing will be located on the three steps leading from the sidewalk to the side patio. The Applicant wants to install the railing for the safety of his tenants, who access the building from the side entrance. The railing will be solid steel, painted black. The railing will be about 36 inches high, with 1 inch square posts and a flat cap top rail.

**Staff Comments:** Railings are not specifically addressed by the Guidelines, but this type of railing is similar in style to fencing. Staff finds the application complies with Chapter 9.D of the Guidelines, which state, "install open fencing, generally not more than five feet high, of wood or dark metal." The railing will also be compatible with the black metal railing found on the ADA ramp to the entrance of the building.

**Staff Recommendation:** Staff recommends Approval as submitted.

**Testimony:** There was no testimony.

**Motion:** Ms. Tennor asked if the Commission was in favor of approving the application. The Commission unanimously approved the application.

**15-04 – 3799 Church Road, Ellicott City, HO-55**

Advisory Comments for exterior alterations.

Applicant: Richard Blood, trustee for Emory United Methodist Church

**Background & Scope of Work:** According to MDAT the church dates to 1900, although the Historic Sites Inventory form dates the building to 1837. The Applicant seeks pre-application advice for future exterior work to the church boiler room. The boiler room is a concrete block addition on the east side of the church, which was originally constructed to house an oil fired hot water radiator system when the church heating changed from a coal fired furnace. The Applicant found records that indicate the boiler room was approved for construction in April 1922. Eventually the church switched to an indoor gas HVAC system and the building was used for storage. Over the years the roof and building structure have deteriorated and the building is not usable. The Applicant would like to repair the building, making it a temperature controlled building for storage. A professional engineer has determined the building is sound and repairable and provided the following scope of work:

- 1) Parge and fill cracks on the concrete block walls.
- 2) Once the walls are stabilized, add additional concrete block to raise all exterior walls to the top of the north wall elevation.
- 3) Add a door on the east wall, with security lighting and a walkway and steps to bring it up to the north elevation grade.
- 4) Install roof rafters, sheathing and standing seam metal roofing similar to the existing roofing. The shed roof currently falls from north to south. The new roofline will fall from west to east. The gable ends will be sheathed and painted a medium gray to blend with the stone walls of the church.
- 5) Install electricity for lighting and heating.
- 6) Minor grading as required to provide a grade away from the structure to maintain storm drainage flow.
- 7) Install screening/landscaping/fencing as required.

There is also an existing trash storage shed next to the church that will be relocated to the eastern property line, which is at a lower elevation and will be screened with landscape so it will be less visible.

**Staff Comments:** The Applicant has noted that the new roof line will be below the window sills of the stained glass windows of the church and will not interfere with the architecture of the church. The Applicant is still researching where to find concrete block to match that on the existing boiler room. The Applicant would like to obtain the Commission's advice for other wall materials in the event that the Applicant cannot find additional block to match the existing. Additionally, the Applicant would like the Commission's advice on the project and materials in general, prior to formally submitting for a Certificate of Approval.

**Testimony:** Ms. Tennor swore in Richard Blood. Ms. Tennor asked if there were any additions or corrections to the Staff comments. Mr. Blood commented he has been searching online to attempt to find the 'split block' and cannot locate it anywhere. He said it has been a problem to find material that is low maintenance and would blend in with the surroundings without being an eyesore. Ms. Tennor clarified that not too much block is needed to add to the building to create the new roofline. Mr. Blood approximated it would probably be 3 to 4 courses higher. Ms. Tennor asked how much parging would be done and would this make the block texture a lesser issue. Mr. Blood stated it should, and will also help fill in some of the cut-block. He explained that there will be no height increase on the north elevation. He said there will be a height increase on the south elevation, which is not visible from Church Road, and not clearly visible from Main Street, as there is a huge tree in the line of sight. Ms. Holmes asked

how the Commission would feel about using Dryvit over the whole building so only the Dryvit stucco would show. Mr. Reich stated using Dryvit, stucco or parging is going to give the same appearance. The trick is to get a color that would almost exactly match the block. Mr. Reich commented that 'rusticated block' is the term of what should be researched for use, and is sure there is a source which could obtain it. Mr. Hauser asked if the block is found, would the outside just be repointed and parge the inside to leave the rusticated block look. Mr. Blood stated that some of the current block is painted and is peeling, so he is not really sure how the new and old would blend. The block could be repainted to one color. Mr. Blood said he needs direction from the Commission to see what can be done to make the building usable.

Mr. Reich stated if the choice was made to place the block with the stucco above, it may be better to stucco the entire area to make the building as unobtrusive as possible. Mr. Blood agreed that this may be quicker and easier than trying to locate the block. The gable ends would have needed to be treated differently than the block. Mr. Reich commented that even though the block is historic in itself, it would not really add anything to the church and no historic value would be lost by using stucco in a neutral color which blends into the background. Mr. Bennett stated the problem with the block is that with a thin coat of parging on it, the parging will not stay. If the block is not primed first, the parging will crack and start peeling off. Mr. Bennett said a couple of alternatives would be to put siding on or to use the Dryvit, but he is not in favor of parging.

Mr. Bennett asked if the building would be heated. Mr. Blood stated only minimal heat would be used to keep the dampness out, not an entire heating system. Mr. Reich commented that the Dryvit usually has an insulation backer so the insulation backer board would be attached to the block and the structure on top of it. The Dryvit is a very thin coat over top of a fiberglass mesh. If stucco is used, a metal lathe is attached to the outside of the block and also to the outside of whatever will be built on top, then traditional stucco is done. Either choice would be acceptable. Mr. Reich agreed with Mr. Bennett that the parging would not stick to the rusticated block. Ms. Tennor stated that if the Dryvit is chosen, it can also be used on the gable ends, making the structure unified. Mr. Reich asked if there were any other materials on the outside of the church besides the granite. Mr. Blood said the north face has wood siding, shingle siding, and a stained glass window where the front entrance is located. The south side has remnants of the back door entrance to the church. The house to the east used to be the parsonage; it is now a private residence. Mr. Reich stated the choice would be to match the siding on the church front or use stucco. Stucco may be better if a color is chosen that would blend in.

Mr. Blood stated there is a standing seam roof that appears to have been green at some point but is now rusted through. The plan is to obtain either dark green or dark grey roofing. The side door is for access and they would like to use a steel security door painted to blend in, and some type of shielded light, as this door will be used for access from the kitchen for trash disposal. Mr. Hauser advised Mr. Blood that when he returns color samples need to be brought, making sure they are dark and muted, to present to the Commission. Mr. Hauser said that the building needs to disappear through the colors, as there are neighboring historic structures in visible sight of the building. Ms. Tennor suggested using the dark grey for the roof. The grades are also working in favor of making the structure invisible. Mr. Hauser asked about the chain-link fence. Mr. Blood stated the fence issue came up due to security. If there was no fence, kids might start to use the hill, especially in winter for a snow slide. It would be preferable to have a fence for security reasons, but the chain-link fence is not in good shape. Mr. Hauser suggested the option for a rustic wooden fence which could be painted, hide a portion of the structure, and protect the property from kids sledding and access to the windows.

Advisory Comments for possible art installation.

Applicant: Bridget Graham, Howard County Tourism and Promotion

**Background & Scope of Work:** The building dates to about 1940. The Applicant seeks Advisory Comments for the possible use of the front lawn as an ARTsite from the Howard County Arts Council. The art would be on display for 11 months and will be a large sculpture that will stand on the lawn. The Applicant has indicated two possible locations, on either side of the front lawn.

**Staff Comments:** While Chapter 9.F indicates that lawn ornaments are considered temporary structures, not requiring a Certificate of Approval, Staff finds that a large art sculpture falls outside those guidelines. The Howard County Welcome Center is a very visible building, as well as a contributing historic structure. One of the main concerns that Staff has would be the installation method. In the past some of the sites have been drilled into concrete pads. More information on how a sculpture would be installed and whether a concrete pad would need to be poured is necessary. If a concrete pad is poured, treatment of the site after the sculpture is removed would also need to be determined. The lawn is very accessible from Main Street and the sculpture would need to be very secure in the event that children try to play on the sculpture.

The sculpture also needs to be appropriate for the historic district, but that does not prevent it from being modern art. Staff finds that an Application for Certificate of Approval will need to be approved prior to the installation of any art, if this site is chosen.

**Testimony:** Ms. Tennor swore in Bridget Graham. Ms. Tennor asked if there were any additions or corrections to the Staff comments. Ms. Graham stated she has had several discussions with the Selection Committee and the Arts Council. She explained there are approximately 60 art pieces to choose from, and includes pieces that could be installed on a concrete pad and pieces to be installed directly into the ground. The goal is to have an art piece that is appropriate in the historic district, but does not create any permanent change to the land. An art piece which is installed directly into the ground would be the best choice. Regarding the Staff's concern about installation safety, proportional to each piece that is built determines how far into the ground the stakes are drilled to secure the piece in the event the piece gets bumped or climbed on, it will stay stable and will not fall. The Tourism building is insured, and the Arts Council insures every piece in the event something does happen. Ms. Graham stated she would like the decision on the art piece to be a group decision between her and the Commission. Ms. Graham received a package from the Selection Committee of every art piece they have accepted, and she would like to be able to present to the Commission which art pieces she feels would be the best for this location. Ms. Graham would return to the Selection Committee and advocate for the best ones. Mr. Reich asked if the retailers are involved or have made any comments. Ms. Graham stated the Ellicott City Partnership has assured her the retailers are in favor of the art work. Mr. Reich asked if the Commission would need to look at all 60 photos. Ms. Graham stated no, there will probably be around 10 photos to review. Ms. Graham stated the actual selection happens later in the month and the packages will be sent out the beginning of April.

Mr. Hauser said that he finds it is not ok to approve an application for a future sculpture in front of a historic building. The building itself is already a sculpture and does not need any more added to it. He said that since the Commission has no idea of what the sculpture is, no decision could be made. If there is a sculpture with some historic importance or theme then Ms. Graham could send it to the Commission and explain why this sculpture would enhance or benefit the historic district, Mr. Hauser would be willing to listen, but will not agree to give 'carte blanche' for Ms. Graham to make that decision herself.

Mr. Shad asked if this piece would be temporary. Ms. Graham stated yes, it would be for 11 months. Mr. Reich asked if another item would continue on after the 11 months. Ms. Graham stated no. This is an 11

month commitment by the Arts Council. Ms. Holmes asked if there are plans to purchase the art. Ms. Graham stated no. Mr. Shad asked if this was the only location considered or have others been reviewed. Ms. Graham said that only the front lawn location has been considered, because of space and being level. She explained that the other open grass area is on a significant slant and there would be concern for the installation. Ms. Tennor commented there is already too much going on in front of the building. She said that the lawn area is so small and finds the area does not need more. The art examples shown are large pieces and they would be too much for this small space. Ms. Tennor would be very concerned about adding a sculpture. Mr. Reich asked what the purpose would be for the art piece. Ms. Graham stated it would be for promoting art, bringing out of town visitors to this location, strongly advocating for people to come and enjoy historic Ellicott City, and having local residents visit a part of the County they may not visit much.

Ms. Holmes asked if the site has an MHT easement on the exterior or just the interior. Ms. Graham thinks it is just the interior. Ms. Tennor asked how the easement would affect this. Ms. Holmes stated if there was an easement on the exterior, the MHT would also have to approve the work. Ms. Holmes is going to check to make sure of where the easement is located. Mr. Bennett said if ground supports are to be used, the Bureau of Facilities should be contacted first. There is a lot of wiring and utilities located underground. Mr. Roth agrees that preserving the 'no' option would be his comment.

#### Public Comment

Joe Rutter was already sworn in. Mr. Rutter commented that Land Design and Development, as well as all the affiliated companies and the partnership with Taylor Properties, is probably the largest owner on Main Street. Mr. Rutter does understand and appreciate the concerns regarding something looking inconsistent in the front yard of this attractive building. For the landlords and retailers on Main Street, the piece will have to really stand out, otherwise it will just look like a poor attempt of adding another item in the front yard. There is already a lot going on in the front yard, and the art piece is going to have to be very different to make people look at it and question what it is and want to know about it. The signage would have to describe it. Mr. Rutter recognizes that the Commission is not exactly favorable to the idea or the location, but asked that they keep an open mind. If there are any other ideas that would help attract people to Main Street and see something different, allow the Council to return and present it to the Commission. Perhaps an item with a historic theme, but this would be a decision by the artist.

Mr. Reich does agree with Mr. Rutter that the Main Street retailers need all the help they can get to attract visitors and shoppers. As long as the item is not obtrusive to the historic area, Mr. Reich thinks it would be a good idea to have something temporary to attract people.

Ms. Burgess wanted to comment about the concrete sidewalk which transitions from the brick of the sidewalk to the stone of the stairs of the building. The current sidewalk is not very appealing and this may be an opportunity in the future for Facilities to redo the concrete area that would open it up and give it a different vibe and be more welcoming than it is currently. If the entranceway were more open, the art piece may fit better in the center. Ms. Tennor commented about the large spruce tree which is starting to obscure the view of the building itself. She is not sure the tree should remain as it is getting much larger and will outgrow the space.

#### **15-06 – 3421 Martha Bush Drive, Ellicott City**

Linwood Center, Inc.

Applicant: Anne McArthur, Linwood Center, Inc.

**Background & Scope of Work:** The historic building is listed on the Historic Sites Inventory as HO-193, Linwood Children's Center and dates approximately to 1840. The new school at 3423 Martha Bush Drive

was constructed around 2011-2013. The Applicant proposes to install a flagpole and sign in the roundabout. The flagpole will be installed in 30x30x36 deep concrete footing. The sign will say "LINWOOD CENTER" on one line and will be a freestanding sign, set in an indigenous stone base. The letters will be 9 inch relief cut letters in concrete form. There will be two ground mounted lights in front of the sign for illumination.

**Staff Comments:** Staff has requested a sample of the stone, to make sure it blends with the granite on the historic building. The Applicant responded that they do not have a specific stone picked out and are open to using stone that matches the historic house or brick to match the new school.

The sign is larger than those typically found in Ellicott City, but this property is unique to the historic district and located on the edge of the district. Chapter 11.B recommends for freestanding signs, "to respect the pedestrian scale, limit the size of a freestanding sign to four to six square feet in area." This sign will be larger than that, but Staff finds the sign is appropriate for the location of this property, which is adjacent to the district court and new development. The sign will not be seen in the same context as a sign located on Main Street would be and is compatible with other signs in the surrounding area.

**Staff Recommendation:** Staff recommends Approval, contingent upon receiving an appropriate brick or stone sample.

**Testimony:** Ms. Tennor swore in Joseph Rutter. Ms. Tennor asked if there were any additions or corrections to the Staff comments. Mr. Rutter had no changes, but stated his appreciation for consideration of the new sign and flag pole. He said the stone sample could not be obtained in time for the meeting. Mr. Rutter said that a rough cut stone was the closest that could be found to match the historic building. A portion of the building on the rear and right side is concrete block now, as those portions had to be reconstructed. Mr. Hauser stated the stone looks fine, but asked if the sign will be inset into the stone and what will the material be which the sign is on. Mr. Rutter said it would be etched concrete with the name 'Linwood'. Mr. Hauser asked if there will be paint in the engraving. Mr. Rutter stated the lettering will not be painted. The etched lettering will be similar to the Courthouse. Ms. Tennor agrees with Staff that the scale and material is right.

**Motion:** Mr. Hauser moved to Approve per Staff recommendations. Mr. Roth seconded. The motion was unanimously approved.

#### **15-07 – 8398 Main Street, Ellicott City**

Install sign.

Applicant: Cathy Eshmont

**Background & Scope of Work:** The Applicant proposes to install a round sign, with a 10 inch diameter. The sign will be mounted on a free standing post similar to those used by Recreation and Parks for their Adopt-A-Park program. The sign is provided by the National Park Service, for the 'Network to Freedom' Underground Railroad program. This sign is used nationwide to identify sites in this program. The sign will say:

National Underground Railroad  
Network to Freedom

The text will be white and located on the perimeter of the sign, within a blue border. The inside of the sign will be white, with a yellow star and black and white graphic. The sign will be located at the pathway to the historic Howard County Courthouse located in parking Lot F at Main Street and Ellicott Mills Drive.

**Staff Comments:** The sign complies with Chapter 11.D recommendations, “use directional and informational signs conservatively, in locations that will maximize their effectiveness. Limit the number of freestanding poles to minimize streetscape clutter” and “design signs of a particular type (e.g., all street name signs or all signs directing visitors to parking areas or public buildings) with a consistent style, lettering, size, color and logo.” The sign also 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.” The location of the proposed sign will be in a park setting and will not impede pedestrian traffic.

**Staff Recommendation:** Staff recommends Approval as submitted.

**Testimony:** Ms. Tennor swore in Cathy Eshmont. Ms. Tennor asked if there were any additions or corrections to the Staff comments. Ms. Eshmont explained the background of the program. She said it is a national program and is associated with the National Park Service and is for the Underground Railroad. The idea is a ‘museum without walls’. This celebrates the 150-160 years and older events and activities which occurred in historic buildings. An invitation came from the National Park Service to go to the State Archives in Annapolis and research the program. The National Park Service manager stated that there are various individuals representing all the Maryland counties, but felt that Howard County could most successfully submit an application for the courthouse.

Paulette Lutz was also present to testify. Ms. Eshmont explained that she and Ms. Lutz researched the original existing records of the Howard County Historical Society and discovered some amazing information. There were a lot of criminal court cases for people who risked what they felt was right, but were doing illegal activities. Starting with the 8360 Court Avenue property (Circuit Court House), the cases were older, before the courthouse was even operating. Research was then done on the land records on the first courthouse, Heritage Orientation Center, to find out when it started and how it was used. The signs to be placed are a National Badge of Honor, and Ms. Eshmont would like to obtain permission to put the signs in the historic district. There will also be a National Park Service website, hard copy pamphlets and Maryland tourism pamphlets, which will describe the Underground Railroad journey. For the jail, there is an additional project planned to explain what went on in the building. The way the jail was added onto in the 1870’s, it is thought of as the 1870 Emory Street jail. Ms. Eshmont explained that it actually started out as a tiny cinderblock area constructed in 1851, then additions were made later. The jail needs an interpretative plaque to explain to people what they are seeing since it is located on the back of the structure. This is important as this is where the enslaved individuals of runaways were held until they were either retrieved by the Master or sold into slavery. The interpretive plaque will help to explain why the back of the building will have a plaque placed on it and not the front.

Ms. Tennor said that if interpretation is to be used to explain the chronology of the structure and the function of the oldest part, something else should be done besides just the cast plaque. Ms. Tennor explained that she is not familiar with the requirements of the National Park Service for an interpretive sign to accompany the round sign, but finds there is a slight problem with the verbiage submitted – “the bottom two floors of the white building in view is the jail”. Ms. Tennor has some alternate wording, but also suggested, as Staff did, pairing both signs together on a single installation. She said that making two different signs would need a larger panel, which would probably need two posts, instead of one. Ms. Eshmont stated her interpretation of the Staff recommendation was to place both signs on one post, one above the other attached vertical (Staff meant that the sides could be side by side). Ms. Tennor suggested that the photograph also be incorporated, as it may be hard for the casual tourist to understand what the building represents. Mr. Roth suggested, in order for visitors to obtain more information, putting something on the plaque to find more information, such as the website link. Ms. Eshmont stated this has been discussed as part of a tourism package, but is not sure what the status is at this time.

Ms. Tennor swore in Paulette Lutz, President of the Howard County Historical Society. Ms. Lutz stated Ms. Eshmont did extensive research and documentation on every case for the Underground Railroad, and this information was given to the National Park Service. The National Park Service has a website, which includes all the documentation that Ms. Eshmont and Ms. Lutz have done. Ms. Lutz stated wording can be placed on the sign to refer people to the website for further information. All the documentation is also contained at the Howard County Historical Society in the library and archives at Miller Branch. A reference can be put on the sign about the Howard County Historical Society, and anyone can come in and look at the actual records. Mr. Hauser asked if brochures would be available at the Tourism Center with information about where the sites are located. Ms. Eshmont spoke with Martha Clark about changing the tourism map so this information is incorporated. Ms. Lutz stated the National Park Service is also going to produce a brochure which will include Howard County. These brochures will be provided so they can be placed at the Tourism office and the Historical Society. A link can be provided on the Howard County Historical Society website to the National Park Service website, as well.

**Motion:** Ms. Tennor moved to Approve the applications for all three locations. The location for the jail should include interpretive information, as well as the Underground Railroad designation. Once this information is ready for review, it should be submitted to Staff for their review and comment before being implemented. Mr. Hauser seconded. The motion was unanimously approved.

**15-08 – 1 Emory Lane, Ellicott City**

Install sign.

Applicant: Cathy Eshmont

**Background & Scope of Work:** The Applicant proposes to install a round sign, with a 10 inch diameter. The sign will be mounted on a free standing post similar to those used by Recreation and parks for their Adopt-A-Park program. The sign is provided by the National Park Service, for the ‘Network to Freedom’ Underground Railroad program. This sign is used nationwide to identify sites in this program. The sign will say:

National Underground Railroad  
Network to Freedom

The text will be white and located on the perimeter of the sign, within a blue border. The inside of the sign will be white, with a yellow star and black and white graphic.

The sign will be installed off of the sidewalk on Court Place, overlooking the portion of the jail that dates to 1851. The Applicant will also install another metal plaque, similar to those used by Historic Ellicott City, Inc. on Main Street. This site requires an interpretive plaque in order to understand the site’s significance. The metal plaque will read:

The bottom two floors of the white building in view is the jail that Howard County constructed in 1851. Enslaved African-American runaways and those charged with encouraging slaves to run away or rise up against their masters were held here from January 1852 through the end of slavery in Maryland on November 1, 1864.

**Staff Comments:** The sign complies with Chapter 11.D recommendations, “use directional and informational signs conservatively, in locations that will maximize their effectiveness. Limit the number of freestanding poles to minimize streetscape clutter” and “design signs of a particular type (e.g., all street name signs or all signs directing visitors to parking areas or public buildings) with a consistent style, lettering, size, color and logo.” The sign also 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.” The interpretive plaque is considered Routine Maintenance if is an 8 inch by 12 inch bronze plaque, as shown in the Guidelines.

The Guidelines recommend limiting the number of freestanding poles to minimize streetscape clutter. Staff recommends the Network to Freedom Sign and the interpretive plaque be combined on the same post, so that they read as one item.

**Staff Recommendation:** Staff recommends Approval, contingent on the signs being installed on the same post.

**Testimony:** This case was discussed with together with case 15-07 and 15-09. The testimony and motion for this case can be found in HPC-15-07.

### **15-09 – 8360 Court Avenue, Ellicott City**

Install sign.

Applicant: Cathy Eshmont

**Background & Scope of Work:** The Applicant proposes to install a round sign, with a 10 inch diameter. The sign will be mounted on a free standing post similar to those used by Recreation and parks for their Adopt-A-Park program. The sign is provided by the National Park Service, for the ‘Network to Freedom’ Underground Railroad program. This sign is used nationwide to identify sites in this program. The sign will say:

National Underground Railroad  
Network to Freedom

The text will be white and located on the perimeter of the sign, within a blue border. The inside of the sign will be white, with a yellow star and black and white graphic.

The sign will be installed in the plaza in front of the 1840s courthouse. The sign will be placed in a mulched area and will not disturb the brick paving.

**Staff Comments:** The sign complies with Chapter 11.D recommendations, “use directional and informational signs conservatively, in locations that will maximize their effectiveness. Limit the number of freestanding poles to minimize streetscape clutter” and “design signs of a particular type (e.g., all street name signs or all signs directing visitors to parking areas or public buildings) with a consistent style, lettering, size, color and logo.” The sign also 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.”

**Staff Recommendation:** Staff recommends Approval as submitted.

**Testimony:** This case was discussed with together with case 15-07 and 15-08. The testimony and motion for this case can be found in HPC-15-07.

### **15-10 – 3884 Ellicott Mills Drive (formerly 8448 Main Street), Ellicott City**

Exterior alterations.

Applicant: Lisa Wingate

**Background & Scope of Work:** The barn was constructed in 2004, when the previous barn was torn down due to disrepair. In April 2013 the property owners came before the Commission for Advisory Comments in case HDC-13-14 to start the process of subdividing the barn from the historic house, so that it could be converted into a dwelling unit. The subdivision process has been completed. The Applicant has previously been approved in three previous applications (HDC-12-14, HDC-13-48 and HDC-13-49) for repairs and alterations to the barn and the surrounding site.

The Applicant is applying for an extension of some of the previously approved work, while some items have changed. Regardless, all requests for extensions are treated as new applications, per the County Code.

The Applicant seeks approval for the following work:

1. Install new pressure treated wood steps and landings along the west and south side of the barn, following along the existing, historic stone retaining wall. The railings will be composed of black metal 2"x6" top rail and 1"x1" balusters with 6"x6" posts.
2. Repoint historic stone retaining wall as needed, which a mortar to match the existing.
3. Install a bluestone or flagstone rear patio.
4. Install black metal fencing around the barn's rear patio, along the top of the stone retaining wall south and west of the barn.
5. Add stepping stones and path to connect the east and south patios. Wall mounted black metal handrails will be installed on south side of retaining wall leading down to south patio from parking area above.
6. Plant three 2 inch caliper deciduous trees at south patio – one two Red Maples and one male Ginkgo. Deer resistant shrubs will also be planted.
7. Install two lights on south side of barn and two lights on west side of barn. The style of light will match that previously approved for east side of barn. Motion activated west lights will follow the angle of the proposed wood steps.
8. Clear level area west of historic stone retaining wall below barn in woods. No sizeable trees will be removed, just sapling and vines. Ground at level area will be covered in mulch with stepping stones or brick pavers.
9. Add railroad ties or stones over berm from level area below stone retaining wall and stream.

**Staff Comments:** The proposed paving materials for the patios and stepping stones are all consistent with Chapter 9.D recommendations, "construct new site features using materials compatible with the setting and with nearby historic structures" and "construct new terraces or patios visible from a public way from brick, stone or concrete pavers designed to look like indigenous stone." The site work will not be highly visible from a public way, but complies with the Guidelines. The other site improvements, such as adding railroad ties or stone at the berm, are consistent Chapter 9.D Guidelines as well.

The installation of the lights complies with Chapter 9.E recommendations, "choose and locate lighting fixtures to be visually unobtrusive. Use dark metal or a similar material" and "to the extent possible, direct or shield lighting so that it does not create a glare or spill onto neighboring properties. Design lighting to provide a reasonable level of brightness for the intended purpose."

The black metal fencing and railings comply with Chapter 9.D recommendations, "install open fencing, generally not more than five feet high, of wood or dark metal."

The planting of the two trees does not require approval.

**Staff Recommendation:** Staff recommends Approval as submitted.

**Testimony:** Ms. Tennor swore in Laura Steensen, the owner of the property. Ms. Tennor asked if there were any additions or corrections to the Staff comments. Ms. Steensen stated the railings for the steps will not be black metal; they will be pressure treated wood. Ms. Tennor asked if black metal was being considered. Ms. Steensen commented this may have been confused with the black metal going around the patio. Mr. Taylor asked for clarification of the correction. Ms. Steensen stated the correction is for Item #1- pressure treated wood will be used for the steps railing, not black metal.

Ms. Holmes asked the Applicant to briefly summarize the application because it is getting confusing after the many applications that have been submitted. Ms. Steensen explained what is new from the previous application. She said the utility pole next to the barn has to be moved. Initially the steps were going to be replaced. There was no intention of moving the utility pole so the steps went away. Since this will now be a home, there can be no wires going over the top of it, so the pole must be moved. The steps will now be added back in. The flagstone patio behind the barn on the south side is new. There will be finished space on the ground level; this will be the mother-in-laws art studio. There needs to be a solid walking area to get to the barn. The fence around the pool is for safety; the black metal will disappear into the woods. For #6, the trees are for the landscape surety bond that was required. For the lighting, one light is on the east side coming up the driveway; two lights will be on the back, the south side, and will not be seen; two motion sensor lights are on the west side on the staircase. Mr. Hauser asked if the Ginkgo is native. Ms. Steensen stated the Ginkgo is on the list of landscape surety trees. Ms. Tennor commented the most outstanding change is the patio. Ms. Steensen stated it should not be visible from the road, plus the fence around the patio and the staircase. The staircase will not go all the way to the water. There is a berm so stones or railroad ties will be placed to keep it natural. Mr. Hauser asked if the treated lumber will weather same as the barn. Ms. Steensen stated on the side yes. Mr. Shad asked if the existing walls will be retained. Ms. Steensen said yes.

**Motion:** Mr. Roth moved to Approve the application as submitted. Mr. Shad seconded. The motion was approved unanimously.

### **15-11 – 3880 Ellicott Mills Drive (formerly 8448 Main Street), Ellicott City, HO-315**

Exterior alterations.

Applicant: Lisa Wingate

**Background & Scope of Work:** According to MDAT the house dates to 1800. The kitchen addition dates to the 1990s. The Applicant was previously approved in cases HDC-10-21, HDC-11-42, HDC-12-14, HDC-12-22, HDC-12-44, HDC-13-13, HDC-13-48 and HDC-13-49 to build the side addition and make repairs and alterations to the historic house and site.

The Applicant is applying for an extension of some of the previously approved work, while some items have changed. Regardless, all requests for extensions are treated as new applications, per the County Code.

The Applicant seeks Approval for the following work:

#### **Main House**

1. **Porch front steps** – This item was originally approved in case HDC-11-42 and was approved with a slight variation on the railing in case HDC-12-14 and HDC-13-48. The Applicant proposes to remove the concrete porch steps and replace them with wood steps. The stringers and risers

will be painted white and the treads will be stained with Sikkens Natural Oak stain to blend in with the porch flooring. Wood railings will be added and painted white, to match the other railings on the house. The railings are required by Code, even though historic photographs show there were not railings originally. This project is also being reviewed by the Maryland Historical Trust, who insists that the porch steps and railings must be indented from the posts, so they will recessed approximately 6 inches on each side.

2. **Wood lattice under kitchen porch** – This item was originally approved in case HDC-13-48. The Applicant proposes to remove the wood lattice on the east side of the kitchen porch and install a stone retaining wall to match the adjacent wall behind the parking area. The lattice around the kitchen porch is deteriorating at the base.
3. **Beadboard ceiling** – Install painted beadboard on the ceiling of the kitchen porch. This will match the beadboard that was previously approved for both levels of the front porch. The beadboard will be painted blue, to match the previously installed and painted beadboard on the front porch.
4. **Storm door** – Remove existing split glass storm door at north entry of 1990s addition. Install a new full view Andersen aluminum storm door to match the doors already approved for the kitchen and front porch doors.
5. **Windows** – Replace ten vinyl windows on main historic house with new Kolbe, 6:6 vinyl clad wood windows. Seven of the windows are located on the south side of the main house and three are located on the north 2nd floor elevation. The new 6:6 windows will match the other existing windows on the house and 1990 addition. The Applicant seeks tax credit pre-approval for the work.
6. **Lighting** – There are currently no exterior lights or receptacle outlets on the front porches. The Applicant proposes to install wiring for porch lights on the 1<sup>st</sup> and 2<sup>nd</sup> floor porches. The front porch light fixtures will be custom light fixtures with seeded glass to match the light at the kitchen door. The Applicant proposes to install electrical outlets on the 1<sup>st</sup> and 2<sup>nd</sup> floor porches. The Applicant seeks tax credit pre-approval for the work.
7. **Hardware** – The Applicant proposes to replace the existing brass lever handle on the porch door with a black finish lever to look more like 19<sup>th</sup> century iron/steel hardware.

#### New Addition

8. **French Doors** – On the east side of the master bedroom addition adjacent to the rear patio, one window will be replaced with a set of 4 foot wide, double leaf Kolbe French doors. These doors were also used on the rear porch of the main house. The doors will have 6 lites in each leaf and will be wood painted white, with bronze hardware.
9. **Steps** – Once the French doors are installed, steps will be needed to access the patio. The steps will be built using pavers to match the patio.
10. **Lighting** – One single exterior light will be installed outside of the French door, to match those used on the rear of the main house.
11. **Shutters** – Install louvered wood shutters on the east and west side windows. Install reproduction cast iron shell design shutter dogs, similar to the original found on the main house. The shutters will match those used on the main house and will be painted Sherwin Williams Olive Grove, a medium green.
12. **Solar Panels** – Install a 12 solar panel array on the east side of the addition roof, facing the patio. The proposed panels are thin, low profile and mounted close to the roofing.

#### Site Grading and Landscaping

13. **Excavate along the west end of the porch** - This item was originally approved in case 13-48. The hillside has eroded over the years and there is soil built up on this side of the house. The Applicant proposes to grade the area to allow air to circulate under the porch and keep moisture away from the porch joists. The Applicant also proposes to repair the porch floor joists

and framing if they are found to be deteriorated.

14. **Terracing** - This item was originally approved in case HDC-13-48. Grade the land on the west side of the main house when the new addition is constructed, creating terraced gardens. A curved stone path will lead from the west end of the driveway parking area to a rectangular shaped stone patio surrounded by a dry stacked stone retaining wall. There will be three sets of slightly curved dry stacked stone retaining walls above the lower patio with approximately four single large slab stone steps at each level. The steps will lead up the hillside to a wooden arbor that will be west of the new addition. When large boulders are uncovered during construction they will be incorporated into the dry stack retaining walls. There are no major trees in this area to be affected by the grading. The plants used in the gardens will incorporate perennial flowers and deer resistant evergreen and deciduous shrubs. A rain barrel at the SW corner of the main house will be installed.
15. **Wooden Arbor** – This item was originally approved in case HDC-13-48. Construct a natural cedar or pressure treated wood arbor painted white. The Commission originally approved this item to be a Sikkens natural, white paint or white solid stain.
16. **Lighting** – This work was also previously approved. Low level LED lights will be installed along paths, steps and the patios for safety.
17. **Rear patio** – The brick paver patio is approximately one step below the closed rear porch of the main house. Now that the master bedroom addition has been roughed in, the patio is too high and needs to be lowered. The brick pavers will be removed in order to run a drain line across the rear yard to serve the addition and lower patio. The Applicant proposes to install new gray pavers, including steps at both the enclosed back porch and addition.
18. **Pergola** – The Applicant proposes to install an L-shaped, wood, trellised pergola on the rear patio.
19. **Pool and Hot Tub** – The Applicant proposes to install a pool in the back yard, adjacent to the rear patio. A hot tub may be installed under the trellised pergola at the master bedroom addition end of the pergola.
20. **Fencing** – 60 inch high, black metal safety fencing will enclose the patio and pool area, as required by Code.

**Staff Comments:** The application complies with the Ellicott City Design Guidelines. Removing the concrete porch steps and reconstructing the wood steps is consistent with Chapter 6.F recommendations (page 34), “replace missing features, such as missing supports or railings, with materials that are appropriate in scale, proportion and style.” The railings are not original to the building. In a previous application for this property, HDC-11-42, the Applicant proposed to install a railing on the entire lower porch due to the porch height. The Commission objected to the lower railing because it was not historically accurate and offered other solutions to change the grade so that a railing was not required by building code. At that time the Commission stated that a handrail could be added for the steps, just not around the first floor porch. Therefore, Staff has no objection to the handrail for the porch steps, which is consistent in material in design with the other railings on the house. The change of material for the steps is eligible for tax credits as it is replacing a missing feature on the house. Staff has no objection to the Maryland Historical Trust’s request that the steps and railing be indented.

The excavation around the house where soil has built up over years will help preserve the wood porch joists from deterioration, which complies with Chapter 6.F (page34) recommendations, “maintain and repair porches and balconies, including flooring, ceilings...and roofing that are original or that reflect the building’s historic development.” The excavation and possible joist replacement comply with Section 20.112 of the County Code, which states that eligible work includes, “work that is necessary to maintain the physical integrity of the structure with regard to safety, durability, or weatherproofing.”

The proposed terraced garden complies with Chapter 9.A recommendations (page 63), “minimize

grading by siting new structures and other improvements to make use of the land's natural contours. When necessary, use appropriately designed retaining walls... to create the minimum level area needed for a new use in accordance with historic preservation development patterns" and "maintain and reinforce natural landscape elements such as rock outcroppings, water courses and tree lines." The terraced garden will maximize use of the hillside, while also improving erosion control. The proposed paving materials for the terraced gardens, patio and retaining walls are consistent with Chapter 9.D recommendations, "construct new site features using materials compatible with the setting and with nearby historic structures" and "construct new terraces or patios visible from a public way from brick, stone or concrete pavers designed to look like indigenous stone." The site work will not be visible from a public way, but complies with the Guidelines.

The fencing complies with Chapter 9.D of the Guidelines, which state, "install open fencing, generally not more than five feet high, of wood or dark metal." Staff has no objection to the construction of the rear pergola, which will be an attractive feature in the rear yard and will not be visible from the public right of way.

The removal of ten vinyl windows from the main house and the replacement with vinyl clad wood windows is an improvement from the existing vinyl windows. Chapter 6.H recommends, "Replace inappropriate modern windows with windows of an appropriate style...Select windows appropriate to the period and style of the building." Ultimately wood windows would be preferred, but the building is not visible from the public way. Chapter 6.H states that wood windows clad with a permanent finish are a good, low maintenance alternative to wood windows.

Staff has no objection regarding the change from a window to French doors on the new addition. The use of French doors opening to the patio is appropriate. The French doors comply with Chapter 7.A recommendations, "for any building, design the addition so that its proportions, the arrangement of windows and doors and the relationship of solids to voids are compatible with the existing structure. The new French doors are compatible with the enclosed rear porch on the historic house. The new exterior light complies with Chapter 9.E recommendations, "place attached lighting fixtures in traditional location next to or over a door."

The solar panels comply with the Guidelines for the 'Use of Solar Panels and Other Devices in Historic Districts', which recommend "add solar panels on a roof surface not visible from a public way" and "place solar panels or other solar devices on roofs on a non-character defining roofline of a non-primary elevation (not readily visible from public streets)." The solar panels will not be visible from the public right-of-way and will be added to the new addition and not disturb the historic structure.

The dimensions of the pool and deck paving materials are not referenced in the application. Staff requires additional information about this item.

The Applicant seeks tax credit pre-approval for the new windows in the main house, the installation of the front porch lights and electrical receptacles, removing the built up soil at the southwest corner of the house, repairing the deteriorated porch woodwork and the replacement of front porch steps and railings.

Staff does not find the installation of new porch lights and receptacles qualifies for tax credits, under eligible work as explained as section 20.112. With the exception of the porch lights and new windows, the other items the Applicant seeks tax credit pre-approval on have already been approved in previous applications and do not require approval again. Consultant fees are referenced in the application for tax credit pre-approval. This item does not need to be approved, similar to fees charged for construction labor. The fees are eligible per the County Code.

**Staff Recommendation:** Staff recommends Approval as submitted, contingent upon finalized information regarding the construction of the pool and materials.

**Testimony:** Ms. Steensen is already sworn in. Mr. Hauser clarified that the solar panels will only be seen from the Burgess Mill apartments. Ms. Steensen said only in the winter, but maybe less. If possible, Ms. Steensen would also like to place solar panels on the west side as well. Ms. Tennor asked how this would be decided. Ms. Steensen stated the solar company can do calculations to see if the west side would work. Ms. Tennor had a question about the front porch and not having railings originally, but the Code requires railings. Ms. Steensen said railings will not be placed all around porch. The idea was to build the steps the width across from post to post. When MHT reviewed this, they stated the porch steps and railings must be indented from the posts, as this is what the original concrete steps were. The steps and railings will not align with the posts since MHT insisted they be indented.

Ms. Holmes said that more information is needed on the hot tub. Ms. Steensen stated she has the design for the patio, but the pool design is not completed yet. She would like to re-measure and review what she wants to do. Ms. Steensen stated she is going to come back later with the pool details. Ms. Steensen said there are grading issues surrounding the patio, which occurred when the addition was built. The existing patio will need to be leveled; the new patio will be placed in basically the same spot. Mr. Taylor asked to clarify, for the record, #19 Pool and Hot Tub, the request for approval of the pool is being withdrawn by the Applicant and will come back later. Ms. Steensen stated yes. The Applicant clarified that #18, #19 and #20 are all part of the pool and are being withdrawn at this time. Mr. Taylor clarified these items will be submitted in a later application; only the hot tub is remaining for approval. Ms. Steensen stated yes. The other correction is #10, Lighting. Instead of just one exterior light, there will be two lights, one on either side of the French door; and also adding solar panels to the west side, if possible.

**Motion:** Mr. Hauser moved to Approve the application, with the exclusion of Items 18, 19 and 20 for a future application; only the hot tub is remaining for approval. Item 10 will be changed to two lights, instead of one light. There will be one light on either side of the French door. Solar panels will be allowed on both east and west, depending on the calculations from the solar company. Mr. Roth seconded. The motion was unanimously approved.

Ms. Tennor moved to Adjourn the meeting. Mr. Roth seconded. The meeting was adjourned at 8:46 p.m.

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

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Beth Burgess, Executive Secretary

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Eileen Tennor, Chairperson

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Carol Stirn, Recording Secretary



HOWARD COUNTY HISTORIC PRESERVATION COMMISSION  
*ELlicott CITY HISTORIC DISTRICT ■ LAWYERS HILL HISTORIC DISTRICT*  
3430 Courthouse Drive ■ Ellicott City, Maryland 21043

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## April Minutes

The third regular meeting for the year 2015 of the Historic Preservation Commission was held on Thursday, April 2, 2015 in the C. Vernon Gray Room located at 3430 Court House Drive, Ellicott City, Maryland.

Members present: Eileen Tennor, Chair; Drew Roth, Secretary; Joseph Hauser; and Bruno Reich

Members absent: Allan Shad

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

Chairperson Tennor opened the meeting at 7:00 p.m. with a statement explaining the process and rules of the meeting. Mr. Roth moved to Approve the March 12, 2015 minutes. Mr. Hauser seconded. The motion was unanimously approved.

### **PLANS FOR APPROVAL**

1. 15-12 – 4730 Sheppard Lane, Ellicott City, HO-907
2. 15-13 – 8357 Main Street, Ellicott City
3. 15-15 – 8321 Main Street, Ellicott City
4. 15-16 – 10070 Baltimore National Pike, Ellicott City, HO-767
5. 15-17 – 6415 Beechfield Avenue, Elkridge
6. 15-18 – 8086 Main Street, Ellicott City
7. 15-14 – 8086 Main Street, Ellicott City
8. 15-19 – 3765 Church Road, Ellicott City
9. 15-20 – 3711 Old Columbia Pike, Ellicott City
10. 15-21 – 3713 Old Columbia Pike, Ellicott City
11. 15-22 – 6130 Lawyers Hill Road, Elkridge

### **CONSENT AGENDA**

#### **15-12 – 4730 Sheppard Lane, Ellicott City, HO-907**

Tax credit pre-approval for exterior repairs.

Applicant: Daniel J. Standish

**Background & Scope of Work:** This property is listed on the Historic Sites Inventory, as HO-907, Richland Farm. The property contains several historic building, but the current application concerns the Superintendent/Overseer's house, which dates to approximately 1919.

The application explains that the porch is rotting and falling apart. The Applicant proposes to replace the gray enamel coated pine floors to match the existing. The porch ceiling was repaired in the 1960s with plywood, which will now be replaced with pine beadboard to match the ceiling of the porch on the main

house (which also dates to 1919). The footings for the porch will be replaced and covered with rubblestone veneer to match the rubblestone veneer used on the other 18<sup>th</sup> and 19<sup>th</sup> century buildings on the property. The porch columns will be retained and reused. Perimeter posts and rails will be installed to match the originals as shown in a photograph included with the application.

**Staff Comments:** The application complies with the Secretary of the Interior Standards for Rehabilitation. The Applicant will be restoring the building to match the original materials and design, and will reuse items in good condition. The application also complies with Section 20.112 of the County Code requirements for tax credits.

**Staff Recommendation:** Staff recommends Approval as submitted.

**Testimony:** There was no testimony.

**Motion:** Mr. Roth moved to Approve the application. Mr. Hauser seconded. The motion was unanimously approved.

**15-13 – 8357 Main Street, Ellicott City**

Replace windows, tax credit pre-approval.

Applicant: Jane O’Leary

**Background & Scope of Work:** According to MDAT the building dates to 1900. The Applicant proposes to replace the wood windows with 6:6 wood windows to match the existing. The windows will fit into the existing openings, with no change to the original granite lintels or sills. The new windows will be painted the same color as they are now, Benjamin Moore Philadelphia Cream, HC-30.

Based upon documentation from the file, it appears the windows were replaced in the summer of 1979. The Applicant has previously had the windows repaired to open and close properly, but has determined the repairs were not successful.

**Staff Comments:** The application complies with Chapter 6.H recommendations, “when repair is not possible, replace original windows, frames and related details with features that fit the original openings and are of the same style, material, finish and window pane configuration. If possible, reproduce frame size and profile and muntin detailing.” The current windows are not original to the building and the Applicant has already tried to have them repaired.

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

**Testimony:** There was no testimony.

**Motion:** Mr. Roth moved to Approve the application. Mr. Hauser seconded. The motion was unanimously approved.

**15-15 – 8321 Main Street, Ellicott City**

Install sign.

Applicant: Diane Adlestein

**Background & Scope of Work:** According to MDAT the building dates to 1920. The Applicant proposes to

install a sign on to an existing projecting sign. The new sign will be located below the sign for the Ellicott City Historic District Partnership and attached with chains or hooks. The proposed sign will be of the same dimensions, about 11 inches high by 25 inches wide, for a total of approximately 2 square feet. The sign will have an off-white/cream background with black text. The sign will read on two lines:

Diane Adlestein, Ph.D.  
Licensed Psychologist

**Staff Comments:** The sign complies with Chapter 11 recommendations for signs. The proposed sign will use simple, legible words and graphics, as recommend. The sign also complies with Chapter 11.A recommendations, “keep letters to a minimum and the message brief and to the point” and “use a minimum of colors, generally no more than three.” The sign will be made from wood, which complies with Chapter 11.A recommendations, “use historically appropriate materials such as wood or iron for signs and supporting hardware.” The size of this hanging sign will be around 2 square feet, which complies with the Guidelines, which recommend projecting or hanging signs be 4 to 6 square feet.

**Staff Recommendation:** Staff recommends Approval as submitted.

**Testimony:** There was no testimony.

**Motion:** Mr. Roth moved to Approve the application. Mr. Hauser seconded. The motion was unanimously approved.

## REGULAR AGENDA

### **15-16 – 10070 Baltimore National Pike, Ellicott City, HO-767**

Advisory Comments for demolition/relocation

Applicant: Kimco Realty Corporation, Gregory H. Reed

**Background & Scope of Work:** This site is listed on the Historic Sites Inventory as HO-767, the Enchanted Forest. Many of the structures have been relocated to Elioak Farm, however there are still some structures remaining on site. The Applicant proposes to relocate the Story Book, Dragon and the front part of the Castle, which are located at the entry way to the shopping center. Those structures will be relocated to Elioak Farm. The King will remain on the shopping center sign. The rear of the castle and the remaining structures such as Cinderella’s Castle, the Gingerbread House and some other structures, will be demolished as they are in very poor condition. The boardwalk around the large pond in the rear will be removed, as the wood is rotting. The large pond will remain and functions as stormwater management for the shopping center. The application states that the site will be stabilized with seeding, mulch and landscaping after the demolition.

**Staff Comments:** The remaining structures have been neglected and exposed to the elements over the years and are in very poor condition. There are some interesting landscape elements remaining, such as two different types of stone retaining walls, which are in good condition. Overall, Staff has no objection to the demolition as the structures are beyond saving, and the ones that can be saved will be moved.

**Testimony:** Ms. Tennor swore in Greg Reed, Director of Acquisitions for Kimco Realty Corporation. Ms. Tennor asked if there were any additions or corrections to the Staff comments. Mr. Reed stated he has worked with Martha Clark, from Elioak Farm, walked the property and looked at the remaining structures to see which ones Ms. Clark has interest in. Mr. Reed said the only structures with any integrity left and still looked in good shape are the front castle. Reports have been done concerning the

asbestos and a lead paint evaluation, as the castle contains both of these elements inside and will have to be removed. Once this is done, these items will be relocated to the Elioak Farm. A majority of the other pieces, which were in good shape, have already been relocated to the farm. Ms. Tennor swore in Martha Clark. Ms. Tennor asked if there were any additions or changes to the Staff comments. Ms. Clark stated she is looking forward to working with Kimco again to relocate the last of the pieces to Elioak Farm. Ms. Tennor clarified that Kimco is responsible for moving the pieces. Mr. Reed stated that was correct. He explained that there is some structural damage to the castle and it is falling down. The decision was made not to move the entire castle, but just the façade, as this would be more manageable. The façade will have to be moved in pieces due to power line crossings. Ms. Clark added that previous items also had to be moved by pieces and then put back together. She said the façade is really the significant piece and it will be reconstructed once moved.

Mr. Reich asked about the storybook house and if it is also being moved. Mr. Reed stated no, it will be taken down. The storybook house is damaged and is falling down. Mr. Reed explained that most of the structures were built from wood and due to their age the structures have not held up. Ms. Clark stated because of the location of the storybook house, it was not accessible to move it. She said it is wedged behind the new buildings and there are a lot of power lines in that location. Ms. Clark stated that every item that was possible to move was done.

Mr. Reich clarified that the castle façade will be moved and the remainder will be demolished. Mr. Reed stated yes. Mr. Reich asked why the remaining structures will be demolished and if something else was planned for the area. Mr. Reed stated no future improvements are planned. He said the reason for the demolition is that the structures are falling down and no longer structurally safe. The goal is to salvage what is in good condition and demolish the rest.

Mr. Reich asked about the location of the retaining wall and area for the stormwater management; will this become a parking lot or something else. Mr. Reed stated the work in that area is complete. There was some disturbance so wetland permits had to be obtained. The area is for stormwater management only. Mr. Reed explained the pad site out front was constructed for a different building that did not end up getting constructed. Mr. Reich asked if this is the reason for removing the castle. Mr. Reed said it was not and explained that this has already been built around the castle. The castle has since deteriorated much more since that time.

Mr. Reich said that after walking through some of the other buildings, such as Cinderella's Castle and the house with the ice cream cone, even though they are showing some signs of rotting and deterioration, he feels the structures are still sturdy and could be repaired and saved. Mr. Hauser said the problem is they would need to be moved from their location.

Mr. Reich asked for clarification regarding the Commission's role for Advisory Comments. Mr. Reed stated that possibly moving both of these pieces was discussed, but due to the location and the size of the castle and the costs needed for moving, it was not feasible. Mr. Reed said they look into moving both pieces. He explained that the cost to move the castle, dragon and turrets is over \$60,000. There were some moving companies which did look at the castle and the cost alone for the castle to be moved would have been extremely expensive. There is a concern for the safety of anyone going back and trying to go through the buildings, as they are not safe. Mr. Reich asked if the mountain structure in the middle of the pond will be demolished. Mr. Reed stated this will not be demolished because of the damage being done to the pond around it and would be unsafe to try and access the area. Ms. Clark suggested placing a fence around the area so it is not accessible. Mr. Reich commented that it is great that a lot of the pieces have been saved, but would have hoped the remainder could also be saved. Ms. Clark stated a lot of time was put into figuring how to move the remaining pieces, but the pieces were too big.

Ms. Tennor asked if a budget had been established for the relocation of the items and then bids received to determine if it was feasible to move the items. She asked how the decision was made that costs were prohibitive to do the move. Mr. Reed stated some of the decision was financial and some was due to locations and the physical constraints of trying to remove a building. There are too many new buildings, parking areas, power lines to deal with. The power lines would need to be taken down, which shuts down electricity to the shopping center. Ms. Tennor commented there are good photographic records of all the items that were part of the Enchanted Forest.

Mr. Reich stated he can understand that Cinderella's Castle would be too expensive to move because it is all concrete and block. He said that the grading is flat and it is possible to drive up to the Gingerbread House and Snow White's house. Mr. Reich asked if Ms. Clark would be interested in the other buildings if they found a way to move both items to Elioak Farm. Ms. Clark stated yes.

Mr. Reich asked about preserving Cinderella's Castle instead of demolition. Mr. Reed stated the castle is deteriorating and is a liability concern. Ms. Clark commented she does not like the thought of demolishing the castle, but there is a big safety concern, and a big expense for Kimco to keep the castle up just to have it remain. Mr. Reich asked if a security fence could be placed around the building to keep people out. Mr. Reed stated there are significant structural cracks in the block. There is too much liability in the event the structure falls or falls with someone inside.

Mr. Hauser thanked Ms. Clark and Mr. Reed for all that has been done with the Enchanted Forest and having it at Eliok Farm. Mr. Hauser agrees that the remaining pieces of Enchanted Forest should be made safe either through removal or demolition, as some of the pieces could never be removed. Mr. Hauser agrees with the plan and stated what has been done is great for the County. Mr. Bennett asked if the retaining walls will be saved and maintained. Mr. Reed stated yes, there are no plans to remove them and that the retaining walls will remain.

**Motion:** Mr. Hauser moved to Approve the application as submitted. Mr. Roth seconded. Ms. Tennor, Mr. Roth, and Mr. Hauser voted in favor of approval. Mr. Reich opposed.

### **15-17 – 6415 Beechfield Avenue, Elkridge**

Advisory comments for site development plan with demolition.

Applicant: Stephanie Porta

**Background & Scope of Work:** This property dates to approximately to 1907. This property is not located in a historic district and is not listed on the Historic Sites Inventory, but is a historic structure. This application is only for Advisory Comments, not a Certificate of Approval. The Applicant proposes to demolish the existing structure and build a new duplex house. The architectural historian has documented the property and provided the following excerpt on the property:

In 1905 Henry and Anna Reimensnyder of Anne Arundel County purchased four adjoining lots on Beechfield Avenue and probably built the existing house at 6415 in the ensuing year or two. This is one of the earliest houses in the neighborhood, and one of only a handful of early ones that survive. The house is a traditional center-passage plan with one room to each side (a parlor to the right and dining room to the left), and a single room in a rear kitchen ell. The form remained popular throughout the nineteenth century, but was updated stylistically here with the cross gable on the front. Henry described himself as a farmer and blacksmith (his father, Charles, was also a blacksmith), and he and Anna had four children by the time they sold this house in 1920 to Louis and Mae Smith. The Smiths lived here for 37 years, only to be exceeded by the fourth owners, Charles and Annie Brown, who lived here from 1964 until very recently. Despite the addition of paneling and drop ceilings on the interior by

the Browns and aluminum siding over the original wood shingles on the exterior, much of the historic character of the house survives.

**Staff Comments:** This is one of the last remaining historic houses in Harwood Park, which dates to the 1890s and was developed along the Washington Branch of the B&O Railroad. Staff would prefer to see the house rehabilitated and saved. However, as this property is not located in a local historic district, there are no laws preventing the demolition. Staff recommends the house be deconstructed and the materials donated to an architectural salvage company so the materials can be reused in renovations of other historic homes.

**Testimony:** Ms. Tennor swore in Stephanie Porta and John Carney (Benchmark Engineering). Ms. Tennor asked if there were any additions or corrections to the Staff comments. Ms. Porta stated she contacted Second Chance, which was recommended to her by Ken Short, and left messages regarding if they were interested in salvaging any of the materials. There has been no reply as of yet. Ms. Porta also contacted BTN Salvage Company and spoke with a Mr. Evans who was possibly interested in taking some of the materials. Ms. Porta has not heard back from him yet. Ms. Porta's husband is planning to save a lot of the floor joists. The plan is to demolish the house.

Mr. Hauser said the Commission prefers to see the old houses in Howard County remain, as each time one is removed it is a loss to the history of Howard County, especially when the house is the last one in the area. Mr. Hauser clarified that a duplex is being built and asked if Ms. Porta would be occupying the house. Ms. Porta said they are constructing a duplex, but she will not be living in it, as she is just the builder. Mr. Hauser recommended the house be saved and restored. Ms. Porta stated saving and restoring the house is not affordable for her to do. She was not even aware that the house was historic when purchasing the property. Mr. Carney showed on the drawing where the house is located and how the property lines are laid out. Retaining the house would make building duplexes very difficult. Mr. Hauser commented that it is a common problem in that real estate agents need to notify buyers if the property being purchased is historic. Mr. Hauser stated his advice is to save the house. Mr. Reich asked to clarify the number of lots owned. Ms. Porta stated they own six lots. She said that a duplex can be built on every two lots, so the plan is to eventually build three duplexes. Mr. Reich asked about the setbacks for a single family house, and if it would be possible to build a single family house on one of the narrow lots. Mr. Carney stated the setback would be around a 7.5 foot side setback; these lots are 25 feet wide. This would make the house about 10 foot wide. Mr. Roth asked if the property was already subdivided into six lots when purchased. Ms. Porta stated yes. Mr. Carney stated Harwood Park had been subdivided around 100 years ago into lots of 25 feet wide and about 120 feet deep when railroad communities were commonly divided into small lots like the Harwood Park community. Ms. Porta stated every lot in the subdivision is the same size. Mr. Carney stated a pre-submission community meeting was held. The main concern of the residents was parking and safety along the streets. Mr. Reich asked if there were any items inside the house worth salvaging. Ms. Porta stated the only items really worth salvaging are some of the beams, which Mr. Porta would keep.

Ms. Tennor said that the Commission is constrained because they can only offer advisory comments, and the area was subdivided very oddly. The subdivision contains lots that are too small to build a house on; it takes two lots for one structure. Ms. Tennor stated the design and proposal of the duplex is good and reasonable. Ms. Tennor does not want to see the old house removed as it has a lot of historic charm, which the new house would not have. Mr. Roth concurs that the old house should stay and not be demolished. Mr. Reich asked if the house could be preserved and the remaining property re-subdivided to give the lots necessary space. Ms. Porta stated no, the property was purchased with the knowledge that 3 duplexes could fit into the plan. It would not be cost effective if only two houses were built instead of three. Mr. Reich asked about re-drawing the lot lines. Ms. Porta stated this would not give enough space to do the project. Ms. Porta stated if she had prior knowledge about the historic

house and the issues that could arise, she would have re-evaluated purchasing the property. Mr. Reich asked about re-doing the lines. Mr. Carney stated the individual house is 17.5 feet wide. There are some ways to reconfigure the lots without going through subdivision processing. The SDP could be waived in order to go directly to building permits, only if the waiver is approved. Environmental site design is being done to satisfy some of Planning and Zoning's comments for doing stormwater management. A full subdivision would require stormwater management for every lot. In order to avoid this, the lots need to be kept as is.

The Commission members summarized that they would prefer to see the historic house remain.

### **15-18 – 8086 Main Street, Ellicott City**

Install sign.

Applicant: Megan Clark

**Background & Scope of Work:** According to MDAT the building dates to 1890. The Applicant proposes to install a vinyl sign on the first floor storefront window. The sign will be a circle, 2 ½ feet in diameter, for a total of 6 ½ square feet. The vinyl decal sign will be placed in the center of the window. The sign will read:

Pretty Things  
oh my!

The text will line the perimeter of the store logo/graphic, which will be between the two lines of text. The graphic is dark gray, aqua, pink and green on a beige background. The graphic is the branding and logo for the store.

**Staff Comments:** The application generally complies with Chapter 11 recommendations. The sign will use "simple, legible words and graphics" and will "keep letters to a minimum and the message brief and to the point" as recommended in Chapter 11.A. While Chapter 11.A also recommends using "a minimum of colors, generally no more than three," the colors are the logo for the business and the sign will not be very large. The colors in the logo coordinate and do not clash with the building façade, as recommended by Chapter 11.A.

The sign will be a window decal. The text will surround the logo, but will not have a background. Staff recommends extending the background to include the text and then adding a border around the text. Staff has no preference on the color of the border. By extending the background to include the text, it will make the text more readable on the glass window.

**Staff Recommendation:** Staff recommends Approval as submitted, but recommends extending the background to include the text and adding a border around the round logo.

**Testimony:** The Applicant was not present, but Megan Reuwer had been asked to represent Ms. Clark. Ms. Tennor swore in Megan Reuwer. Ms. Tennor asked if there were any additions or corrections to the Staff report. Ms. Reuwer asked to clarify the staff recommendation for the type of edge for the sign. Ms. Holmes said that staff was recommending an extension of the white so it creates a background behind the text so that the text can be seen.

Mr. Hauser stated there will be two signs for the business, a projecting sign and a round sign. Ms. Reuwer clarified that the window decal is being referred to and will be the same logo as the other sign. Mr. Hauser asked if the projecting sign was needed with the sign in the window. Ms. Reuwer stated yes, as the higher sign can be seen from a distance. The window sign cannot be seen until being right at the

window. Ms. Tennor requested to discuss the two signs together. Mr. Taylor clarified that cases 15-18 and 15-14 were being consolidated. Ms. Tennor said that was correct.

Ms. Tennor stated this is a great identity program with a number of elements. Ms. Tennor suggested the two panels on the projecting sign should be the same size. She said the smaller sign could be widened and the logo would sit beside the text. Ms. Reuwer stated she is fine with this, as long as the sign does not exceed the allowed square footage. Mr. Hauser stated he feels the round window sign is fine with the expanded border. As far as the projecting sign, he finds both signs are fine as shown. Mr. Hauser likes the two different sized signs. Mr. Reich also agrees with Mr. Hauser that both signs look fine and should be kept different sizes since they identify different businesses. Mr. Roth also agrees with the two different sized signs.

Ms. Reuwer stated the Applicant has notified her that she is on the way, so would like to postpone both cases until Ms. Clark arrives. The Commission agreed and moved on to the next case.

The other case closed and this case was re-opened. Ms. Tennor swore in Megan Clark. Ms. Tennor asked if there were any additions or corrections regarding the Staff comments of the window sign. Ms. Clark understands that a background should be added to make the lettering more visible. Ms. Tennor stated the circle can be expanded to create a background behind the lettering. Ms. Clark agreed and said it would not be a problem. The Commission also agreed with this solution.

Regarding the projecting sign, a consensus has not been reached on the Commission. Ms. Tennor does not agree with the signs being different sizes. The other three Commission members were fine with the sign as presented. Ms. Tennor asked if there is any possibility of adding a third hanging sign. Ms. Reuwer stated no, as the building is now fully leased.

**Motion:** Mr. Roth moved to Approve HPC-15-18 per Staff recommendations with an expanded border, and HPC-15-14 per Staff recommendations. Mr. Reich seconded. Ms. Tennor opposed. The motion was approved 3 votes to 1.

#### **15-14 – 8086 Main Street, Ellicott City**

Install sign.

Applicant: Megan Reuwer

**Background & Scope of Work:** According to MDAT the building dates to 1890. The Applicant proposes to install two double sided projecting signs hung from the same bracket. The signs will contain the business names of the two tenants in the building. There is an existing bracket on the building, but a new black metal scroll bracket will be installed in approximately the same location.

The Applicant originally submitted an application for one sign to contain two different business names, for the businesses that will reside on the first and second floor of the building. Staff found the Applicant's sign contained too much information for one sign and was concerned it could be outdated if either business left the building. Staff suggested the current concept to the Applicant, to which the Applicant agreed. The signs will be MDO wood with a digital print overlay and will be ½ inch thick.

The background of the signs will be white and they will have a purple border. The first sign will read 'The Massage Boutique' with their logo above the text. The Commission previously approved this businesses window decal sign in February 2015. The sign will be 36 inches wide by 10 inches high, for a total of 2.5 square feet. The second sign will read 'Pretty Things oh my!' on three lines, with their graphic included as well. This sign will be presented later in the agenda for a Certificate of Approval.

**Staff Comments:** Staff originally placed this item on the consent agenda, and only removed it because it did not seem appropriate to approve this application until the window sign for 'Pretty Things, oh my!' was approved. The application complies with Chapter 11 recommendations, "use simple, legible words and graphics" and "keep letters to and the message brief and to the point." The projecting signs also comply 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."

**Staff Recommendation:** Staff recommends Approval of the two double sided projecting signs.

**Testimony:** Case 15-14 was heard in consolidation with Case 15-18. The approval for this case is part of the motion for 15-18.

### **15-19 – 3765 Church Road, Ellicott City**

Exterior alterations and repairs.

Applicant: Archana Leon-Guerrero

**Background & Scope of Work:** According to MDAT the house dates to 1872. The Applicant was previously approved in July 2014 to make repairs to the porch. Since then, the Applicant has started receiving estimates for the work. The Applicant proposes to replace or repair the front and back porch floor, railings and columns with materials to match the existing as closely as possible. The specific work includes:

1. Install a transition slip along the front edge of the porch floor, replace tongue/groove floorboards in front of the transition slip with flooring that will be slightly wider than the existing flooring.
2. Replace wood porch balusters with slightly smaller ones.
3. Replace fluted, tapered wood columns with either no flutes and/or no tapering, depending upon what is available.
4. Add gray snow guards to the metal roof on the main house.
5. Remove wood shutters from the carriage house, which are in disrepair.
6. Remove wood shutters from the back side of the main house, which are also in disrepair.

**Staff Comments:** Staff reviewed the file for this property and found that the front porch used to have a ¼ wall covered in asbestos siding with ¾ columns. These appear to have been removed in 1976 and most likely the current fluted, tapered columns were installed. The previous columns appear to be smooth. The porch floor was painted light blue in 1989, but it is unknown if it was painted prior to then. The Applicant is having issues with rot on the front porch floor. Staff has recommended the Applicant look into different varieties of wood such as Ipe, a water resistant Brazilian hardwood, which if used, would not be painted. The Applicant has also mentioned using a trex-like floor on the front and rear porch, but the application does not contain any specifics on replacement materials. Staff recommends against using any material other than wood on the front porch. Chapter 6.F of the Guidelines recommend against, "adding or replacing porch features using materials not appropriate to the building's style. Materials generally not appropriate for historic porch replacements include unpainted pressure treated wood, poured concrete and metal (other than cast iron porches). Examples of inappropriate alterations include replacing painted, tongue and groove flooring with pressure treated decking or poured concrete or replacing wood steps with concrete or brick." Staff has no objection to replacing painted wood with a natural unpainted wood which is more water resistant and would present less maintenance issues than a painted porch floor.

The rear porch is an addition, but the date of construction is unknown. The porch appears to sit on a concrete block foundation. Staff has no objection to using an alternate material on this porch floor as it is not original to the building and not highly visible from the street. The Guidelines do not offer advice on the use of Trex or similar modern materials, but like other non-historic materials, it is most appropriate to be used on non-historic or not highly visible parts of the structure. Staff has no objection to the use of Trex on the rear deck, but would prefer wood, which would keep materials consistent throughout the building.

The Applicant also proposes to paint the house and carriage house white, with black window trim. The paint colors comply with Chapter 6.N recommendations, "use colors appropriate to the period and style of the building" and "use colors that are generally compatible with (and do not clash with) the colors used in the district, particularly on neighboring buildings." The house is currently white. The only change in color is the window trim is currently white and the Applicant proposes to change it to black. Staff recommends the vines growing on the side of the carriage house be completely removed, as they will cause damage to the siding.

Staff has requested more information regarding the replacement materials for the front and rear porch, an explanation of what the 'transition slip' is, and confirmation that the entire house will be painted. Staff would also like to see more information on the material and design of the snow guards.

**Staff Recommendation:** Staff recommends:

1. Denial of replacing the front porch floor with any material other than wood. If replaced with wood, Staff recommends tax credit pre-approval for the work.
2. Approval of replacing rear porch floor with Trex or similar material, as it is not highly visible but Staff would prefer wood to be used.
3. Approval of replacing wood porch balusters with slightly smaller balusters, to be wood painted white and of the same style as the existing and tax credit pre-approval for the work.
4. Approval of replacing the fluted, tapered wood columns with wood columns of a different style, and tax credit pre-approval for the work.
5. Approval of removing the wood shutters.
6. Approval of painting the house and carriage house and tax credit pre-approval for the work, including the repair of any wood siding or trim as needed
7. Approval of the installation of snow guards and tax credit pre-approval if the guards are metal to match the roof.

**Testimony:** Ms. Tennor swore in Archana Leon-Guerrero. Ms. Tennor asked if there were any additions or corrections to the Staff comments. Ms. Leon-Guerrero explained that she purchased the home 8 years ago and at the time, the house was in good shape. Ms. Leon-Guerrero stated it has been very difficult to maintain both the house and carriage house. It has been a problem finding contractors to obtain a quote from and the structures continue to fall into disrepair. Ms. Leon-Guerrero stated the HPC had given approval and tax credit pre-approval back in July 2014 for repair/replacement of the porch, the columns, the railings, the shutters. All of these have rotted and are in disrepair. Ms. Leon-Guerrero stated the reason she was not receiving quotes is that most of the contractors did not specialize in historic homes and no one wanted to take on the work of a 4-story building on such a steep slope. Ms. Leon-Guerrero said she had every intention of using wood, but could not find anyone to do it.

She said that she finally located contractors who specialize in historic preservation and they recommended using a material called 'Aeratis', which is a composite porch flooring material. The width of Aeratis is narrower than the modern day planks. There is also another type of material that is similar and can be painted over. Ms. Leon-Guerrero stated a decision has not been made yet which one will be used. The current railings and fluted columns, which are wood, would be kept.

Ms. Leon-Guerrero said there are two columns that are rotting and would need replacing. The structural engineer recommended that Duracast be used instead of re-milling wood columns, due to the load the columns would be holding. If the Duracast is not used, the engineer recommended placing a beam inside the current hollow columns. The beam would help hold up the house, and the fluted columns could be repaired.

Ms. Leon-Guerrero said that Aeratis was recommended for the porch floor because the porch roof had not been built with the proper overhang. The overhang is supposed to extend out about 6 inches more than it does. The water is hitting the ground and bouncing back on the edge of the porch, which is causing rot. There have been several repairs of the porch edge. Ms. Tennor clarified that the information received reveals a design flaw in the original structure. Ms. Leon-Guerrero said yes. Because of the design flaw, the rain cannot properly be kept off the edges. Ms. Leon-Guerrero had been waiting for feedback regarding the back porch. According to the contractor, the wood is warped, but can probably be repaired. This porch does not have the same issues as the front porch. She said that she's previously received tax credit pre-approval for the porch and she hopes by using the same wood, this is still valid.

Mr. Hauser clarified that he has never worked on Ms. Leon-Guerrero's home and does not need to recuse himself. Mr. Hauser stated that if contractors are suggesting composite wood for the front porch, the right contractors have not been found. He said that wood will last a long time, if it is prepared correctly. Lumber companies carry mahogany flooring and it can be painted the same color as the existing flooring. The rotten flooring can be patched and painted. Mr. Hauser explained that using wood will provide a 25% tax credit; this would cover the difference between the mahogany and yellow pine. Mr. Hauser does not believe the fluted columns are original to the house. The columns would probably have been white round columns, tapered or non-tapered. Mr. Hauser agrees that a Permacast column could be used on the front porch; round columns would be better. Ms. Leon-Guerrero said that not all columns are being replaced, just the two which are rotting. The columns would need to match the others. Mr. Hauser stated if all the columns were replaced, Permacast could be used and the product does come as structural. The columns look just like wood when painted. Mr. Hauser said that if fluted columns are used, structural ones can also be purchased. Mr. Hauser has no objection to replacing the two columns fluted with fluted columns, or using smooth round columns if they are all replaced. Permacast would also be acceptable. The front porch must be wood; it cannot be composite material. The back porch remaining in wood would be a tax credit.

Mr. Hauser asked if both the front and back balusters need replacing. Ms. Leon-Guerrero stated the bottom rail for the balusters is rotting and needs replacing, and a number of the balusters are also rotting and must be replaced. Mr. Hauser asked if the balusters can be found in a similar style. The contractors stated the exact baluster could not be found, but the balusters in stock would be a bit smaller. Mr. Hauser stated the existing balusters are decorative and asked if the contractor is suggesting to use straight balusters, or replacing the balusters in-kind. Ms. Leon-Guerrero stated they will be replaced in-kind, but are just a bit smaller. Mr. Hauser suggested removing a line of balusters that are in good shape and grouping them together, so that any new, smaller balusters can be grouped together along the back rail. Mr. Hauser said it is fine to paint the house and install snow guards. He explained there is no way to stop the water from blowing over or going into the lower room, unless the eaves would be extended. This would need a design and would need to come back to the Commission. The wood shutters on the carriage house and the main house are in bad shape. Mr. Hauser would like to see the shutters put back on the carriage house. Mr. Hauser had no objection to the proposed paint colors.

Mr. Reich agreed with Mr. Hauser that there are a lot of wood products that would work better than composite and should last a long time. He agreed that the balusters should be replaced with the same design, not a different design. Ms. Leon-Guerrero stated the plan is to replace all the balusters. Mr.

Reich stated the shutters are falling apart and agreed they should be replaced. Ms. Leon-Guerrera said the front house shutters will remain as they are in fairly good shape, but the remainder will be removed. Mr. Reich is in agreement with Staff regarding the painting and metal snow guards.

Mr. Roth had nothing to add, except for some comments on the use of plastic for the porch flooring. He asked how long would the composite product last; will it sag after a period of time; what will it look like after a number of years. He explained these questions could be a problem. Ms. Tennor spoke about the composite sample for the flooring. She said it is plastic with wood fibers buried in the interior. The Commission will not be agreeable with plastic replacing wood. Ms. Holmes said that the application is for a Certificate of Approval, so the Commission can deny the use of the composite material. Ms. Tennor asked if the shutters have really deteriorated in the 8 years the Applicant has lived there. Ms. Leon-Guerrera stated yes they have. Ms. Tennor would like to see all the shutters replaced, especially the carriage house shutters.

Mr. Bennett asked if there are downspouts on all sides of the house. Ms. Leon-Guerrera stated yes. Mr. Bennett stated the problem with the water hitting the front porch is that both the gutter and downspouts are probably too small to handle the flow of water. The proper size for the gutter and downspouts needs to be determined. Ms. Leon-Guerrera stated these items are going to be replaced. Snow guards will also be installed to help prevent the snow and ice from falling down so hard. Mr. Bennett stated if the snow guards hold the snow for too long, it can become a problem. He also suggested using a snow rail on the roof. Ms. Tennor said that if the current gutters are just 4 inches consideration should be given to using 6 inch gutters. The 6 inch gutters work much better and the size is not noticeable.

Ms. Tennor had begun a motion, but Mr. Hauser asked to stop the motion to clarify some information. He said that for the back porch that using wood provides a tax credit and that using composite does not. Mr. Hauser asked the Applicant to clarify if all the balusters are being replaced. Ms. Leon-Guerrera said this is one of the options. Mr. Hauser said the motion needs to allow the flexibility for the Applicant to replace all balusters to be the same size, or if only a couple are replaced, then they should be separated and not put together. Mr. Hauser said the Applicant should have the flexibility to replace two columns only in wood, but in fluted or smooth round. Ms. Leon-Guerrera said she would probably use fluted. She added that Permacast also comes in fluted. Mr. Hauser said that tax credits should be discussed on the columns. He said that tax credits are not eligible if the Permacast is used, but that wood columns would receive tax credits. Ms. Leon-Guerrera asked about placing a beam inside the hollow column. Ms. Tennor said the beam would be important for structural support, but the Commission is concerned about the outside appearance. Mr. Taylor stated there is a question regarding tax credit pre-approval. If the Applicant used a wood column with a beam inside, it is structural and would need tax credit pre-approval. Ms. Tennor asked if the final decision of the Applicant on the materials used should come back to Staff for review. Ms. Holmes stated yes, as there are too many variables and options.

Mr. Taylor started to review each recommendation to ascertain what the Commission is approving. During his review, Ms. Leon-Guerrera offered another suggestion for the front porch which would be using a transition strip on the front edge of the porch. Mr. Taylor repeated that the Applicant would like the option of replacing the front porch with wood, or repair the damaged section with the addition of a transition strip, and if the Commission will approve this option. The Commission disagreed as this option had not been discussed earlier. Ms. Tennor did not find that it was a good solution. Mr. Hauser stated this would change the character of the wood porch.

Mr. Taylor suggested going into 'closed session' for legal advice. Mr. Hauser moved to go into closed session. Ms. Tennor seconded. The vote was unanimous. The meeting went off the record.

The meeting was continued back on record.

Mr. Taylor asked the Applicant if she wanted the option to replace or match the existing transition strip, or is not considering the option. Ms. Leon-Guerrera stated yes this option is being considered, with or without the transition strip. Mr. Taylor stated the code discussion in closed session was regarding replacing or repairing the wood porch to match the existing. He said this is considered routine maintenance. Since the front porch was not constructed to be historically appropriate, due to the transition strip being added, tax credit pre-approval would not be appropriate for the work. Ms. Leon-Guerrera clarified the transition strip work is not eligible for tax credit. Mr. Taylor stated yes. Ms. Leon-Guerrera stated if the Commission does not like the strip, then it will not be used.

**Motion:** Ms. Tennor read the recommendations to confirm approval. Mr. Taylor re-stated the recommendations to clarify. The Commission is to Approve per Staff recommendations:

1. Denial of replacing the front porch floor with any material other than wood. If replaced with wood, Staff recommends tax credit pre-approval for the work. This does not include any replacement that uses a transition strip, but can be a staggered replacement (toothing in) for tax credit pre-approval. Ms. Tennor added 'or a straight line cut across'.
2. Approval of replacing rear porch floor with trex or similar material, as it is not highly visible, but wood would be preferred and tax credit pre-approval would be given if wood is used.
3. Replacing wood porch balusters in part or in its entirety. If replaced in part, the balusters should be grouped so the sizes are consistent and not interspersed. Tax credit pre-approval for the work.
4. Approval of replacing the two deteriorating wood columns with tax credit pre-approval if they match the existing, with the option of replacing all columns with a smooth round wood column and tax credit pre-approval, with the additional option to use a hollow column that matches the existing with an interior structural post. An approval to use the Permacast columns, but with no tax credit pre-approval.
5. Approval of removing the wood shutters as discussed.
6. Approval of painting the house and carriage house and tax credit pre-approval for the work, including the repair of any wood siding or trim as needed.
7. Approval of the installation of snow guards or snow rail and tax credit pre-approval if the guards or rail are metal to match the roof.

Mr. Hauser seconded. The motion was approved unanimously.

### **15-20 – 3711 Old Columbia Pike, Ellicott City**

Exterior alterations. Tax credit pre-approval.

Applicant: Megan Reuwer

**Background & Scope of Work:** Staff does not know the exact date of this building, but it does show up on the 1959 Sanborn maps and is constructed of concrete block, leading Staff to believe it dates to approximately the 1950s. The Applicant proposes to reface the existing concrete block building with DryVit stucco. The DryVit will be a dark gray color called 'Citation'. The existing red and black trim colors will remain the same, but will be freshened up with new paint.

The Applicant also seeks tax credit pre-approval for the work.

**Staff Comments:** The building would need to be historically significant to be eligible for the tax credit and Staff finds that if it was historically significant, then it also wouldn't be appropriate to cover it in

DryVit. The Commission needs to determine if the building meets the follow criteria from Section 20.112 of the County Code, in order to be eligible for the tax credit:

An existing principal structure 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.

If the Commission determines the building to be historically significant, then the Commission also needs to determine if the proposal is the most appropriate treatment for the building. Staff has no objection to the proposal and finds the building does not meet the threshold of being considered historically significant.

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 recommends against “replacing or covering original masonry construction.” However, Staff does not find that the building is historically significant and finds that covering the concrete block with DryVit stucco will improve the aesthetic of the building.

**Staff Recommendation:** Staff recommends Approval of covering the building with DryVit, but recommends against tax credit pre-approval.

**Testimony:** Ms. Reuwer was already sworn in. Ms. Tennor asked if there were any additions or corrections to the Staff comments. Ms. Reuwer said that she agreed with the Staff report and that the building is not historically significant and not eligible for tax credit pre-approval. Mr. Hauser asked if the block building that was originally going to be demolished will remain the same with the block and untouched. Ms. Reuwer stated yes, the three story block building will remain. There was exterior repair done to the building. Mr. Hauser asked if a roof was being proposed for this building. Ms. Holmes stated the application is only for covering the building with DryVit and painting. Mr. Hauser asked if the façade will remain the same. Ms. Reuwer stated yes. The doors will be painted red and the windows black. Mr. Hauser has no issues with using DryVit. The other Commission members had no comments.

**Motion:** Mr. Hauser moved to Approve the application as submitted. Mr. Roth seconded. The motion was unanimously approved.

#### **15-21 – 3713 Old Columbia Pike, Ellicott City**

Exterior repairs and alterations, tax credit pre-approval.

Applicant: Megan Reuwer

**Background & Scope of Work:** The exact date of construction of this building is also unknown, but it also shows up on the 1959 Sanborn maps. Similar to 3711 Old Columbia Pike, it is also concrete block construction. The Applicant proposes to make the following exterior alterations:

1. Cover the exterior of the building in DryVit stucco material, in the color Midnight Blue.
2. Add a concrete pad for exterior dining in front of the building (where the current parking pad is located).
3. Install gray metal railing around exterior dining area. Staff has requested a spec sheet/detail of the proposed railing.
4. Add standing seam metal porch roof in silver smith or classic bronze. Wood supports for the standing seam porch roofline will be treated wood, stained in a chestnut color.
5. Install decorative trim around large picture window, paint around all windows to be Sherwin William Divine White, or comparable. The proposed trim is shown in the color rendering. Staff

has requested a spec sheet/detail of the trim.

6. Open up previously closed in windows, as shown in the color rendering provided with the application. Install new window glass in these areas. Staff has requested a spec sheet of the new windows.
7. Enlarge the closed window on the front façade to the right of the entrance doors, to match the size of other existing window on the left façade. Staff has requested a spec sheet of the window.
8. The windows on the side of the building facing the access road for parking will remain closed.
9. Add decorative cap to the flat roofline, as shown in the rendering. The cap will be painted Sherwin William Nomadic Dessert, a tan, or a similar color. Staff has requested additional information regarding the material of the proposed cap.
10. Replace the double metal entrance doors with new double glass doors and add decorative molding to the top of the entrance recess to match the molding that will be installed around the windows. The trim color will be Sherwin Williams Divine White or a similar color. Staff has requested a spec sheet of the new doors.
11. Add a new rooftop dining area, with interior stairway access bumpout. The bumpout will have a standing seam metal roof to match the front porch roof color. DryVit stucco will be applied on the enclosure, and painted Nomadic Dessert, or comparable. Install safety railing around dining area on rooftop deck, to match the sidewalk patio railing. Staff has requested a spec sheet of the new door and information on the decking material.
12. Paint the exit door on the back of the building Nomadic Dessert, or a similar color.

**Staff Comments:** The building would need to be historically significant to be eligible for the tax credit and Staff finds that if it was historically significant, then it also wouldn't be appropriate to cover it in DryVit and make some of the other proposed alterations. The Commission needs to determine if the building meets the follow criteria from Section 20.112 of the County Code, in order to be eligible for the tax credit:

An existing principal structure 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.

If the Commission determines the building to be historically significant, then the Commission also needs to determine if the proposal is the most appropriate treatment for the building. Staff has no objection to the proposal and finds that while the building is older, it does not meet the threshold of being considered historically significant.

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 recommends against "replacing or covering original masonry construction." However, Staff does not find that the building is historically significant and finds that covering the concrete block with DryVit stucco will improve the aesthetic of the building.

Chapter 9.D of the Guidelines recommends against "new patios of poured concrete slabs in readily visible locations." Staff recommends the Applicant consider installing a front patio of bluestone/flagstone in place of the concrete, which would complement the new building color. A gray metal railing will also be added. There was no drawing or photo of the proposed railing and Staff has requested additional information. However, the gray railing is darker color, which complies with Chapter 9.D recommendations, "install open fencing generally not more than five feet high, of wood or dark metal."

A porch roof will be added to the front of the building. This is also something that would not be

appropriate if the building was historically significant, however, in this case Staff finds it will enhance the building and the streetscape. The new porch roof complies with Chapter 7.B recommendations, “design new porches and decks to be simple, compatible in design with the existing building, and in scale with the existing building in size and roof height.” Staff recommends a gray roof, which will be compatible with the gray railing and the blue stucco. The use of a metal roof is also consistent with Chapter 9.E, which explains that historic roofing materials include “wood shingles, metal and slate.”

Opening up the windows that have been closed in complies with Chapter 6.H recommendations, “restore window openings that have been filled in using physical, pictorial or documentary evidence to accurately restore the building’s historic appearance.” Staff has requested additional information regarding the specific type and material of the new windows.

The double metal entrance doors will also be replaced with glass doors. Staff has requested a spec sheet of the new doors. Staff has also requested additional information on the decorative cap that will be added to the roofline and the door and window trim. However, if done correctly, these items will also enhance the building façade and streetscape.

The Guidelines do not offer advice on the rooftop deck and bumpout. However, the deck will not be visible from the public right of way. The deck will be most visible from the neighboring building at 8197 Main Street, which the Applicant also owns and is part of the same project. The door bumpout will be constructed with the same materials that will be used on the rest of the building, which complies with Chapter 7.A recommendations, “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.”

The new paint colors comply with Chapter 6.N recommendations, “use colors that are generally compatible with (and do not clash with) the colors used in the district, particularly on neighboring buildings. On attached buildings, use the same colors or a coordinated color scheme whenever possible. In general, use calm or subdued colors, reserving bright colors for small, important details such as doors or trim.

**Staff Recommendation:** Contingent upon receiving additional information on the items requested above, Staff recommends Approval. Staff recommends against tax credit pre-approval as Staff find the building does not qualify.

**Testimony:** Ms. Reuwer was already sworn in. Ms. Tennor asked if there were any additions or corrections to the Staff comments. Ms. Reuwer stated she agreed this building is not historically significant and should not receive tax credit pre-approval, and also agreed with the Staff report. Mr. Hauser asked if there would be any problem with repairing and painting the brick the same color versus putting on DryVit and asked if there was a benefit in using Dryvit. Ms. Reuwer stated due to the proximity to the river of the buildings, DryVit would be more protective and long term. The brick is not in good condition. She explained that a lot of work needs to be done and the building needs to look nice and have a consistent facade. Mr. Hauser stated he is fine with DryVit on the sides, but does not like DryVit on the façade facing the road and found that it detracts from the historic district. He said the front brick could be repaired if it was properly prepared and painted, and would last just as long. He explained that it would retain some historic character. Ms. Reuwer asked if removing bricks for the window request would be a problem. Mr. Hauser said that would not be a problem. Mr. Hauser stated once the brick is painted, the repairs will not be seen. He also would not have any issues with the windows, the front patio, or the top deck.

Mr. Reich stated the building is in full view of an open area and the blue color will stick out. He said that a more subdued color would look better if the brick is not being restored. Ms. Reuwer stated the

proposed blue will be used as it is part of the restaurant concept. Ms. Reuwer said the blue was the color of the DryVit and if the Commission does not allow DryVit, she will have to find another similar color for painting the brick. Ms. Reuwer said that the blue is important for the continuity of the project and restaurant. Mr. Hauser asked if the blue could be a shade darker. Ms. Reuwer stated it could be a bit darker. She clarified the color will not be a bright blue and that the architect's drawing is misleading on the color. Ms. Tennor stated she has no objection to the blue. In regard to color, Ms. Tennor asked what color will be used on the building next to this one. Ms. Reuwer stated the building has already been painted and is grey with black accents. Mr. Reich thinks the blue building will be out of place.

Ms. Reuwer said the building will have a metal accent porch. Mr. Roth asked if the building is currently painted or if the existing color was natural. Ms. Reuwer stated it is painted. Mr. Roth asked about the cornice along the roofline. Ms. Reuwer stated it will be a metal cap. The two preferred color choices would be tan or bronze.

Mr. Reich commented that there is not enough information on the submitted concept plan to show exactly what all the details are of each aspect of the plan. Mr. Reich asked if they would get a set of construction drawings. Ms. Reuwer said they won't have construction drawings until it is approved. Mr. Reich and Ms. Tennor considered the application a concept.

Mr. Reich asked what the fascia detail looks like, what the gutter looks like, what size are the porch brackets, dimensions for the trim around the window and coping, material of the trim around the window. Mr. Roth said the diagram should be more accurate. Mr. Hauser suggested approving the concept of the plan and let Ms. Reuwer work on the general idea, but the details would need to come back.

Mr. Hauser asked what material the patio will be. Ms. Reuwer said it was originally going to be stamped concrete, but Staff recommend flagstone, which they are open to.

Mr. Reich said the patio is a good idea, but that more information is needed. Mr. Taylor requested the building go through the list of materials used on the building. Mr. Hauser said he is opposed to DryVit on the sides on the front of the building, but is fine with it on the sides. Mr. Reich said he is opposed to it on the front and on the side that can be seen from the road. Mr. Roth does not think DryVit is a good idea. Mr. Hauser said the side of the building is block. Mr. Reich said he would prefer to have concrete block on the side. The Commission discussed the block and use of DryVit further. Ms. Reuwer said they will not only be using DryVit on the back of the building.

Ms. Tennor said she did not have an objection to dining in front of the building and asked if anyone had an objection. Mr. Roth asked where the parking was. Ms. Reuwer said there is a back parking lot that they own. Mr. Hauser said they don't know what the concrete pad is. Ms. Tennor said they will need to come back with those details, but asked if there was an objection to outdoor dining in front of the building. Mr. Hauser said the Commission does not decide on outdoor dining which is a use. Mr. Taylor said the Commission has approval over the materials used in construction of the dining area. Ms. Tennor said they need more information on Item 2. Ms. Burgess pointed out that Ms. Reuwer is open to discussion on the material of the flooring. Mr. Roth asked generally if there was a concrete area with a railing, would the Commission be ok with that. Mr. Hauser said that he would prefer to see stone. Ms. Tennor asked if the Commission was ready to make a recommendation on that item. Ms. Reuwer asked to bring more information on this item later. Ms. Reuwer said the metal railing is actually black. The Commission members had no objection to the railing.

Ms. Tennor moved on to Item #4, the standing seam metal porch roof. Mr. Hauser said they need a more detailed drawing of the porch, showing gutters, ceiling, fascia, roof material and stain color of the

wood.

Ms. Tennor moved on to Item #5, the windows. Mr. Hauser asked about a detail of the trim. Ms. Reuwer stated the information was in the supplement and was the Azek product. She said she would have the architect come back with the detail. Ms. Reuwer asked for what was meant by detail. Mr. Hauser said a sample would be fine. Mr. Reich said it appears there is a header trim and thin trim around the edges of the windows, and a window sill. Mr. Reich said a section and elevation of a typical window would be good to have. He asked for more information regarding the profile of the trim and the dimensions.

Ms. Tennor moved on to Item #6, opening the closed in windows. Ms. Reuwer said the new windows were referenced in the supplementary info. She said they will be Jeld-Wen standard white aluminum picture windows. Mr. Reich said that he was confused about that information as well, as the current photo shows three smaller windows and a larger window. Ms. Reuwer said that was correct and explained they are requesting to make a large window where the two smaller ones used to be and to close in the other window. Mr. Reich requested an elevation, to scale, showing the dimension of the proposed window. Ms. Tennor confirmed that the windows on the side of the building will remain closed in. Ms. Reuwer asked what the treatment will be since DryVit wasn't being recommend by the Commission. Ms. Reuwer said it will not look good, but the bricked in windows will be painted over.

The Commission moved on to discussing the metal roof cap. Mr. Roth said it does not look very decorative. Mr. Hauser said a plain metal cap will go with the building since it is a warehouse. Ms. Tennor thought the cap was fine.

The Commission moved in to Item 10, the doors. Ms. Reuwer said she needed to amend that item and that she has a new spec sheet for the door. Mr. Hauser said the generally he would have a problem with the door. He explained that the building is a warehouse on a historic street. He said the building is non-contributing, but thinks the building should look like a warehouse. He said he would prefer to see the proposed door, without all of the detail, but would be ok with it as is. Mr. Reich said the doors look out of place to him. Mr. Roth said he doesn't have a coherent understanding of what the building will look like.

Ms. Reuwer stated it may be difficult to come back, as she feels the plan accurately shows what is intended to be done with the supplemental material. Mr. Roth stated the plan is not consistent with the supplemental material. Mr. Reich stated a standard, regular front elevation and section is needed showing exactly what the building will look like. Mr. Roth stated the perspective rendering needs to match the supplemental package. Mr. Reich said that dimensions are needed.

Mr. Taylor stated the Applicant is now aware that the application will not be approved. He suggested the case be continued to next month's meeting, with no further advertising, and present new renderings incorporating the supplemental material.

Ms. Reuwer asked if the rooftop schematic is sufficient as shown. Mr. Reich stated no, as a lot of it will show from the street. He said a scaled drawing is needed. A front elevation is needed and details on the stairwell. Ms. Holmes pointed out there is a building on Main Street with a similar roof deck and is slightly visible from the street. Mr. Reich wants to see on an elevation what will be visible on the roof above the parapet.

Mr. Taylor asked if the Applicant is willing to continue to the next meeting. Ms. Reuwer stated yes. Mr. Taylor asked if the Commission agrees. The Commission stated yes.

**Motion:** Ms. Tennor moved that this case be continued to next month's meeting and that the materials

requested include elevation, architectural elevation, scale and dimensions with the materials indicated for everything that will be seen from the façade coordinated. Mr. Roth seconded. The motion was unanimously approved.

### **15-22 – 6130 Lawyers Hill Road, Elkridge**

Exterior repairs and alterations, tax credit pre-approval.

Applicant: Jason Pollitt

**Background & Scope of Work:** According to MDAT the house dates to 1890. This building is located in the Lawyers Hill Historic District. The Applicant does not currently own the house, but has submitted an offer to purchase it. The house is not in good condition, but can be rehabilitated. The Applicant has submitted photographs and an explanation of several of the problems with the structure, which include missing siding shingles, missing windows on the rear of the house and missing shutters.

The Applicant proposes the following work:

1. Replace missing cedar shingles on siding and paint siding dark green (Benjamin Moore Seaweed) and trim off-white/cream (Cotton Tail).
2. Replace missing shutters and repair/replace other shutters as needed. Paint shutters Dark Brick Red or Dark Brown, color to be Behr Wild Horse. Approximately 8 shutters will be replaced with wood louvered shutters, to match the existing.
3. Replace rotted basement door with a solid wood door of either stained wood or a dark color to be determined. The new basement door with either be a 6 panel wood door or a 4 panel wood door.
4. The 2<sup>nd</sup> floor split door in the kitchen is rotted. The door will be replaced with a new wood split door and also stained or painted a dark color to be determined. The proposed new split doors will have 3 lites over 2 panels or 1 lite over 2 panels.
5. Rear kitchen window is 6:6 and is missing multiple panes and rotting. Replace with wood 6:6 double hung window.
6. Replace all nine windows in 2<sup>nd</sup> floor enclosed rear porch. The windows are currently 1:1 aluminum storm windows. The new windows will be wood 6:6 casement and custom made to fit the openings and match the other windows on the house.
7. Replace a basement window on the side of the house that is broken. Replace with wood 6:6 to match existing or repair if possible.
8. Replace glass on French doors located next to front door.
9. The windows on the rest of the house (aside from enclosed porch and one basement window) will be repaired.
10. Painted rear brick will be repainted brown to match existing.
11. Rear chimney needs repointing. The color of the mortar will match the existing as best as possible.
12. Replace rotten fascia with wood and paint off-white/cream color.
13. Replace porch light. The replacement light will be bronze as shown in the application. It is possible a different fixture will be used.
14. Replace roof with asphalt shingles in a light brown color. A dark brown color was also submitted if the Commission finds the light brown is not appropriate.
15. Replace hardware on doors using brass hardware. The existing hardware is in poor condition or missing.
16. Remove rusting pipes from the side of the house and the box surrounding them or clean and paint them black and remove box. These are the main sewage pipes. The Applicant has not yet researched the building code to determine what is feasible.

17. The front porch floorboards need replacement. The existing iron columns/porch supports will be sanded and painted black. Shore up porch as needed. The entire porch may need to be removed for repair work and rebuilt, and if that is determined, will be addressed in a future application.
18. Eventually construct a new rear porch in a separate future application. However, in the interim, install black metal railing/safety bar across the kitchen doorway for safety issues.

**Staff Comments:** According to MDAT the house dates to 1890. The application generally complies with Chapter 5 and 6 recommendations for Routine Maintenance and Rehabilitation and Maintenance of Existing Buildings. The replacement of missing cedar siding complies with Chapter 6.E (page 24) recommendations, “maintain and repair existing wood siding or wood shingles” and “when necessary, replace deteriorated wood siding or shingles with materials that match the original as closely as possible in texture, size, shape and that maintain the original shape and width of details such as cornerboards and door and window trim.” The replacement of the missing shutters, using wood shutters in the same style, complies with Chapter 6.I (page 28) recommendations, “for replacements, install wood shutters or wood blinds that main the size, proportions and locations of the originals.”

The replacement of the rotted 2<sup>nd</sup> floor kitchen and lower basement door comply with Chapter 6.K (page 29) recommendations, “when necessary, install replacement doors that are similar in style and finish to the original doors or appropriate to the style of the house.” The existing doors are rotten and cannot be repaired, so replacement doors are appropriate. The Applicant submitted two different options for each door; Staff finds both options for each door is appropriate for the style of the house.

The replacement of the windows referenced in Items 5-7 is consistent with Chapter 6.I recommendations, “if replacement is necessary, use windows that fit the original openings and are made of materials and in a style compatible with the style of the house. Reproduce window pane configuration, frame size and muntin detailing whenever possible.” The replacement windows will match the existing windows. In the case of the enclosed porch, the replacement windows will not match the existing 1:1 aluminum windows, but will be 6:6 which matches the rest of the house. The replacement of the glass on the front French doors and the repair of the windows on the remainder of the house is considered Routine Maintenance, which is defined in Chapter 6.I (page 28) as “repairing existing windows, including replacement of clear glass, repair of glazing putty, repainting (using color listed in Section O of this Chapter), and installation of weatherstripping.”

The painting of the previously painted brick on the rear of the house is considered Routine Maintenance, which is defined in Chapter 6.D (page 23) as “repainting painted surfaces using the colors listed in Section O of this chapter.” Section O references that brown is an appropriate color for a shingle style house. The repointing of the chimney with mortar to match as closely as possible complies with Chapter 6.D (page 22) recommendations, “use mortar mixes that are compatible with early brick and stone.” Staff does not consider the repair routine maintenance, which the Guidelines specify that the mortar should exactly match “the existing unweathered mortar in color, texture, joint profile and composition.”

The replacement of the rotten wood fascia with new wood fascia is considered Routine Maintenance, which is defined in Chapter 5 as, “repair or replacement of roofs, gutters, siding, external doors and windows, trim, lights and other appurtenant fixtures using the same materials and design.” The porch light will be replaced with a new fixture, which will most likely be a bronze fixture. The Applicant may choose another fixture, so Staff recommends this item be left for Staff approval when a specific fixture has been decided on. Chapter 9.F recommends “design and locate lighting fixtures to be visually unobtrusive. Use dark metal or a similar unobtrusive material for freestanding lights.” The proposed fixture will not be freestanding, but may be bronze, a dark metal.

The current roof is a black asphalt roof that has faded significantly over the years. The Applicant proposes to install a new asphalt architectural shingle roof, in a light brown color. The Guidelines recommend, “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.” This house does not have historic roofing material, it is currently roofed in asphalt shingle. The Guidelines do not offer recommendations for this scenario. The Guidelines define routine maintenance as “replacing roofing with new materials that exactly matches the original.” The replacement shingles will not match the current shingles, but Staff has no objection to the light brown shingles, which will complement the color scheme.

Chapter 6.N of the Guidelines states that “the installation of hardware, such as door or windows locks and doorknobs is considered Routine Maintenance and does not require a Certificate of Approval.” So the proposed brass hardware does not require approval from the Commission.

The removal of the sewage and vent pipes from the side of the house is also not something referenced in the Guidelines, however if this item is allowed by the building code, it would make the outside of the building more attractive. Staff has no objection to the work, as long as it is allowed by the building code to be installed in the interior of the house.

The replacement of the front porch floorboards with flooring to match the existing complies with Chapter 6.F (page 24) recommendations, “replace deteriorated features with new materials that match the original as closely as possible in material, design and finish.” The repair of the existing iron columns/porch supports complies with Chapter 6.F (page 24) recommendations, “maintain and repair porches, including flooring, railings, columns, supports, ornamentation and roofing that are original or appropriate to the building’s development and style.” The porch has what appears to be a temporary pressure treated railing along the steps and no railings around the porch. A future application will be needed to address these items, which will be required per the building code. Also, if it is determined that the entire front porch needs to be removed and replaced, this will also need to be addressed in a separate future application.

The rear kitchen door no longer opens onto a rear porch. The Applicant does plan on installing a porch, which will be a separate future application. However, in the interim the Applicant proposes to install a black metal railing/safety bar across the door opening. The Guidelines do not offer advice for this, but Staff finds the use of a dark metal railing to be consistent with other design features on the house, such as the front porch columns/supports.

**Staff Recommendation:** Staff recommends:

1. Approval of Items 1-15.
2. Tax credit pre-approval for items 1-15.
3. Staff approval of Item 16, subject to receiving more information on what is allowed per the building code and whether the pipes will just need to be hidden.
4. Approval and tax credit pre-approval for Item 17, the replacement of floorboards and repair of porch columns/support.
5. Approval of Item 18, adding a safety bar/railing across the rear kitchen door.

**Testimony:** Ms. Tennor swore in Toni Hammill, a family member representing the Applicant. Ms. Tennor asked if there were any additions or corrections to the Staff comments. Ms. Hammill stated the Applicant intends to do all work in-kind. If the Commission has any changes or recommendations, the Applicant has no problem accepting them in order to obtain the approval. The Commission reviewed the

list of items to see if any member had any concerns. Ms. Hammill stated the Applicant will submit any future applications in the event other work needs to be done.

**Motion:** Mr. Hauser moved to Approve the application per the Staff recommendation. Ms. Tennor seconded. The motion was unanimously approved.

Mr. Hauser moved to Adjourn the meeting. Mr. Reich seconded. The meeting was adjourned at 10:15 p.m.

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

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Beth Burgess, Executive Secretary

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Eileen Tennor, Chairperson

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Carol Stirn, Recording Secretary



## HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

ELlicott City HISTORIC DISTRICT ■ LAWYERS HILL HISTORIC DISTRICT

3430 Courthouse Drive ■ Ellicott City, Maryland 21043

*Administered by the Department of Planning and Zoning*

www.howardcountymd.gov  
410-313-2350  
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### May Minutes

The fourth regular meeting for the year 2015 of the Historic Preservation Commission was held on Thursday, May 7, 2015 in the C. Vernon Gray Room located at 3430 Court House Drive, Ellicott City, Maryland.

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

Members absent:

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

Chairperson Tennor opened the meeting at 7:00 p.m. with a statement explaining the process and rules of the meeting. Mr. Roth moved to Approve the April 2, 2015 minutes. Mr. Reich seconded. The motion was unanimously approved. At the beginning of the meeting, Ms. Burgess presented an award to Cathy Eshmont in honor of Historic Preservation Month for project of the year for Ms. Eshmont's efforts in the underground railroad in Ellicott City. Ms. Holmes presented a certificate to Joe Hauser on behalf of the County Executive for his service on the Commission.

#### **PLANS FOR APPROVAL**

1. 14-40c – 3500 Manor Lane, Ellicott City, HO-22
2. 14-70c – 8416 Elko Drive, Ellicott City, HO-866
3. 14-54c & 14-56c – 8247/ 8249 Main Street, Ellicott
4. 15-23 – 8137 Main Street, Ellicott City
5. 15-24 – 3421 Deanwood Avenue, Ellicott City
6. 15-25 – 3582 Church Road, Ellicott City
7. 15-26 – 6011 Old Lawyers Hill Road, Elkridge
8. 15-27 – 3799 Church Road, Ellicott City
9. 15-21 – 3713 Old Columbia Pike, Ellicott City (continued from April)
10. 15-28 – 1684 Woodstock Road, Woodstock
11. 15-29 – 8137 Main Street, Ellicott City (sign)
12. 15-30 – 3431 Church Road, Ellicott City
13. 15-31 – 3776 Church Road, Ellicott City
14. 15-32 – 3832 Old Columbia Pike, Ellicott City, HO-558

#### **CONSENT AGENDA**

##### **14-40c – 3500 Manor Lane, Ellicott City, HO-22**

Final tax credit approval.

Applicant: Stephen Blaes

**Background & Scope of Work:** On July 3, 2014 the Applicant was pre-approved to make exterior repairs to the barns. The application states that \$265,000.00 was spent on eligible, pre-approved work. The Applicant seeks \$66,250.00 in final tax credits.

**Staff Comments:** The work complies with that pre-approved and the receipts 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. Mr. Shad seconded. The motion was unanimously approved.

**14-70c – 8416 Elko Drive, Ellicott City, HO-866**

Final tax credit approval.

Applicant: Kristin Magruder

**Background & Scope of Work:** On September 4, 2014 the Applicant was pre-approved to make interior structural repairs. The Applicant has submitted documentation that \$53,255.63 was spent on eligible, pre-approved work. The Applicant seeks \$13,313.90 in final tax credits.

**Staff Comments:** The work complies with that pre-approved and the receipts 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. Mr. Shad seconded. The motion was unanimously approved.

**14-54c and 14-56c – 8247 and 8249 Main Street, Ellicott City**

Final tax credit approval.

Applicant: Pauline Jacobs

**Background & Scope of Work:** The Applicant was pre-approved on August 7, 2014 to paint the exterior of the building. The Applicant has submitted documentation that \$1,675.00 was spent on eligible pre-approved work. The Applicant seeks \$418.75 in final tax credits.

**Staff Comments:** The Applicant submitted a cancelled check for \$1,260.00, although the invoice was for \$1,675.00. Staff has confirmed with the painter that the total amount paid in full was \$1,675.00 and also confirmed with the store owner that she paid a deposit as well, which would account for the discrepancy.

**Staff Recommendation:** Staff recommends approval of the final tax credit as submitted, in the amount of \$418.75.

**Testimony:** There was no testimony.

**Motion:** Mr. Roth moved to Approve the application. Mr. Shad seconded. The motion was unanimously approved.

**15-23 – 8137 Main Street, Ellicott City**

Exterior repairs for tax credit pre-approval. Façade Improvement Program funds.

Applicant: Megan Reuwer

**Background & Scope of Work:** According to MDAT the building dates to 1906. The Applicant proposes to remove the rusting, flaking black paint from the retail level iron windows surrounds and doors at the entrance to the building. The Applicant will treat the iron with an anti-rust product and repaint the ironwork black. The Applicant seeks tax credit pre-approval for the work.

**Staff Comments:** The application is considered Routine Maintenance per Chapter 5, which states that Routine Maintenance includes, “repair or replacement of roofs, gutters, siding, external doors and windows, trim, lights and other appurtenant fixtures using the same materials and design” and “painting previously painted surfaces using the same color.”

**Staff Recommendation:** Staff recommends tax credit pre-approval for the work.

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

**Testimony:** There was no testimony.

**Motion:** Mr. Roth moved to Approve the application. Mr. Shad seconded. The motion was unanimously approved.

#### **15-24 – 3421 Deanwood Avenue, Ellicott City**

Exterior alterations.

Applicant: Rasika Mathias

**Background & Scope of Work:** According to MDAT the house dates to 2006. This property is located in the Woods of Park Place subdivision on Church Road. The Applicant proposes to paint the front door either Benjamin Moore Dorset Gold (HC-8) or Bryant Gold (HC-7). The colors are very similar and the Applicant has not yet decided on which shade to use.

**Staff Comments:** The application complies with Chapter 6.N recommendations, “use colors that are generally compatible with (and do not clash with) the colors used in the district, particularly on neighboring buildings...In general use calm or subdued colors, reserving bright colors for small, important details such as doors or trim.” Both colors are compatible with the color of the siding on the house and with neighboring buildings. The color is not a bright shade.

**Staff Recommendation:** Staff recommends Approval as submitted, with the option to use either color.

**Testimony:** There was no testimony.

**Motion:** Mr. Roth moved to Approve the application. Mr. Shad seconded. The motion was unanimously approved.

#### **15-25 – 3582 Church Road, Ellicott City**

Remove trees.

Applicant: Bruce Potter

**Background & Scope of Work:** According to MDAT the house dates to 1899. The Applicant proposes to remove two holly trees. The first holly tree is located very close to the historic carriage house. At the base of the tree, it is 5 feet from the house, but at the roofline it is located about 2 feet from the house.

The second holly tree proposed to be removed is located adjacent to the driveway. The application explains that the tree has been damaged due to the proximity of the driveway. The application explains they would like to remove the tree to minimize damage to the driveway and tennis court if it were to fall. The Applicant will replace it with a mature, native tree that will be set back within 15 feet of the existing holly's location.

**Staff Comments:** The Guidelines recommend against the "removal of live mature trees, unless it is necessary due to disease or to prevent damage to historic structures." The tree by the carriage house does present the possibility of damaging the structure if it were to fall. The Guidelines recommend "retain mature trees and shrubs, provide for their replacement when necessary" and "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." While the tree by the driveway is quite mature, the Applicant proposes to replace it with a tree in a more appropriate location.

**Staff Recommendation:** Staff recommends Approval as submitted.

**Testimony:** There was no testimony.

**Motion:** Mr. Roth moved to Approve the application. Mr. Shad seconded. The motion was unanimously approved.

#### **15-26 – 6011 Old Lawyers Hill Road, Elkridge**

Remove trees.

Applicant: Tom Quick

**Background & Scope of Work:** According to MDAT the house dates to 1948. The Applicant proposes to remove two tulip poplar trees. The diameter of one tree is 36 inches and the other tree is 45 inches. The Applicant would like to remove the trees because of their location in close proximity to the house and the threat of them falling on the house.

**Staff Comments:** Chapter 9.B recommends, "minimize removal of mature trees and shrubs and provide for their replacement whenever possible." The Applicant may plant trees in the future, but has no immediate plans. Regardless, the rear of the property contains many mature trees and Staff does not find the loss of these two trees will negatively impact the district. Chapter 9.B also 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." These trees were planted close to the building and have now gotten to a height that is concerning to the safety of the structure if they were to fall.

**Staff Recommendation:** Staff recommends Approval as submitted.

**Testimony:** There was no testimony.

**Motion:** Mr. Roth moved to Approve the application. Mr. Shad seconded. The motion was unanimously approved.

**15-27 – 3799 Church Road, Ellicott City**

Exterior alterations.

Applicant: Richard Blood, Trustee

**Background & Scope of Work:** According to MDAT the church dates to 1900, although the Historic Sites Inventory form dates the building to 1837. The Applicant found records that indicate the boiler room was approved for construction in April 1922. This project came before the Commission for pre-application advice in March 2015. The Applicant proposes to stabilize and improve the existing boiler room addition on the east side of the church for dry storage. The existing walls will be repaired, to include parging and filling in cracks. The east and south concrete block walls will be raised up to the level of the north wall. The walls will be raised using concrete block and all of the walls will be covered with a muted medium/dark gray DryVit stucco finish. A new standing seam metal roof will be added, which will have a medium to dark gray finish. The current roof falls from north to south, but the new roof will fall from west to east. The gable ends will be sheathed in DryVit and painted gray to match the walls. There will be minor grading around the structure as required to provide a grade away from the structure.

A new door will be added along the east wall, along with stairs and a walkway up to grade. The new exterior door will be painted gray to match the stucco walls. The new door will be a steel security door with a fan lite at the top. A black metal light will be installed adjacent to the exterior door.

The walkway and steps will be a gray Trex (or similar) decking with a pressure treated wood foundation. The existing trash storage shed will be relocated to the eastern property line and will be at a lower elevation and less visible.

There is a dogwood tree located along Church Road, which is dying and will be removed. The existing chain link fence and gate will be removed and replaced with a cedar wood picket fence stained a light to medium gray as to not stand out. The fence will be 42 inches high. The Applicant will use either a pyramid top or dog ear fence board.

**Staff Comments:** The application has not changed from the original proposal presented to the Commission, but some details have been finalized. Chapter 6.C of the Guidelines recommends, “maintain or restore original brick, stone, concrete block or stucco. Make repairs with materials that match the original as closely as possible.” However, while this addition is historic in age, it is not historically or architecturally significant. The Applicant is also unable to find a match to the concrete block. The use of DryVit stucco to cover the entire addition complies with Chapter 6.C recommendations, “when historic masonry must be replaced, it may be necessary to use modern materials if historically accurate materials cannot reasonably be used for economic or other reasons. The materials chosen should be as compatible as possible with the original.” The stucco chosen is the most appropriate material to be used to cover the addition, in order to make the needed alterations and have the repairs blend in and not be highly visible against the historic church building. The dark gray color for the DryVit was recommended by the Commission, but also complies with Chapter 6.N recommendations, “use colors appropriate to the period and style of the building” and “use colors that are generally compatible with (and do not clash with) the colors used in the district, particularly on neighboring buildings. On attached buildings, use the same colors or a coordinated color scheme whenever possible. In general use calm or subdued colors, reserving bright colors for small, important details such as doors or trim.” The replacement metal roof is also consistent with the Guidelines, as the existing roof is currently metal. The gray roof color will blend with the colors used on the rest of the addition.

The Applicant proposes to replace a wood door on the basement side level of the church with a steel

security door with a fan lite at the top. The door is not visible from the public right-of-way. Chapter 6.H states, “many historic buildings have secondary entrances not visible from streets or other properties. Where these entrances already have a modern replacement door, a new door does not necessarily need to be of a historically appropriate style.” While the existing door is wood, it is not historic. Due to the location of the door, Staff has no objection to the replacement with a steel door.

The dogwood tree is dying, which according to Chapter 9.C does not require a Certificate of Approval to remove. The chain link fence will be replaced with a wood picket fence, which the Guidelines recommend for use in the district. Staff has no objection to either fencing board style.

**Staff Recommendation:** Staff recommends Approval as submitted.

**Testimony:** There was no testimony.

**Motion:** Mr. Roth moved to Approve the application. Mr. Shad seconded. The motion was unanimously approved.

## **REGULAR AGENDA**

### **15-21 – 3713 Old Columbia Pike, Ellicott City (continued from April)**

Exterior repairs and alterations.

Applicant: Megan Reuwer

**Background & Scope of Work:** This application came before the Commission last month and was continued in order to receive additional information, as requested by the Commission. The exact date of construction of this building is unknown, but it shows up on the 1959 Sanborn maps. The building is concrete block construction and Staff does not find it to be of historic or architectural value to the district. Section 16.607 of the County Code states, “It is the intent of this subtitle (Standards for Review), that the Commission be strict in its judgment of plans for contributing structures. It is also the intent of this subtitle that the Commission shall be lenient in its judgment of plans for structures of little historic value or plans for new construction, except where such plans would seriously impair the historic or architectural value of surrounding structures or the surrounding area. It is not the intent of this subtitle to limit new construction, alteration or repairs to the architectural style of any one period.”

**Testimony:** Ms. Holmes stated the applicant, Megan Reuwer, requested a delay until June because Ms. Reuwer is still working with the architect to obtain the additional drawings.

### **15-28 – 1684 Woodstock Road, Woodstock**

Demolition of existing structure and new construction.

Applicant: Patrick Costello

**Background & Scope of Work:** According to MDAT the house dates to 1925. The Historic Sites Inventory form states that the property was purchased in 1897, but says that documentary evidence could not be found to date the building. This property is listed on the Historic Sites Inventory as HO-1070. The Applicant proposes to demolish the existing house and construct a new house. The house currently sits on almost 2 acres of land.

**Staff Comments:** The Howard County architectural historian has provided the following history on the

house:

The house is certainly consistent with the 1890-1910 period, being what has sometimes been referred to as a Homestead Ell house. The plan is basically a reversal of the traditional I-house with a rear ell, in that the ell is pushed to the front. In many cases, as with the Fairbank House, the front end of the ell is given a three-sided bay for visual interest. Other popular dwelling features of the period are used on these houses, and found here, as well, including the wrap-around porch, decorative brackets where the gable overhangs the clipped corners of the bay, gabled wall dormers, and pent roofs. The Fairbank House ell extends to the rear of the main block, forming a "T" plan and making it more spacious than some. It also contains a pantry extension off of the rear ell, with a porch tucked between the pantry and the main block (the porch is now closed in). This is a traditional farmhouse feature in the piedmont, such as Carroll and Frederick counties, but is rarely found in Howard County farmhouses.

Staff would prefer to see the house rehabilitated. [Ms. Holmes corrected the Staff Report stating the land cannot be subdivided; the minimum lot size is three acres]. The house could remain if the land was subdivided and a new home or development could be built on an empty lot or the adjacent property that Mr. Costello owns. Regardless, if the owner proceeds to demolish the house, Staff recommends the building materials be donated to an architectural salvage company.

**Testimony:** Ms. Tennor swore in Patrick Costello. Ms. Tennor asked if there were any additions or corrections to the Staff comments. Mr. Costello stated the only item, which Staff just corrected, is the land cannot be subdivided because it does not meet the minimum size of three acres. Mr. Reich asked the reason to demolish the house. Mr. Costello stated he had some inspectors evaluate the condition of the house. There is a lot of water damage and rot and termite damage which could cause problems structurally. Mr. Costello feels from a cost basis it would be more sensible to have the house razed, than to rehabilitate it. Mr. Roth asked if the house had been purchased recently. Mr. Costello purchased the house last year. Mr. Shad had no questions. Ms. Tennor asked if the house was purchased with the intent of demolishing it. Mr. Costello stated no; judgement on whether to retain or demolish was held off until a better idea could be obtained on the condition of the house and the amount of work to be done, and also if the current layout would work with an addition. Ms. Tennor asked if a report was obtained from the engineer that evaluated the house. Mr. Costello stated he did. Ms. Tennor asked that this report be given to Staff so they can evaluate what the engineer stated. Mr. Costello stated he would provide a copy of the report to Staff. Ms. Tennor commented at the end of the access road, there is a new house. Mr. Costello stated there are also two additional lots at the end of the road where two new houses will be built. Mr. Costello said there is a 2 acre lot already with a house, a 2.5 acre lot, and 3.25 acre lot which all service from the same road. Mr. Costello said there is a permit in DILP to build a house on the 2.5 acre lot.

Ms. Tennor commented she does not like losing another historic farmhouse, especially one that is rare to the County. The historic home is located in Woodstock, which contains many homes that have been rehabilitated. Mr. Costello clarified that the purchase of the property was an investment; he does not intend to live in the house. The idea was to rehabilitate and possibly add onto the house, but if this was not possible, it would be removed. Mr. Costello commented that neither he nor the previous owner knew that this house was on the historic inventory, and was never made aware of it. Mr. Costello also had an architect study the house to see if the architect could come up with any ideas regarding the house. The answer from the architect was that the house and the work would not be worth the amount of funds needed to update it. Mr. Reich asked what the setbacks are for new construction. Mr. Costello thinks they are 50 feet from the front property line and 10 feet from the side property line, but Zoning would have to confirm this. Mr. Costello said a new house could be at the same setback as the previous house was located. Mr. Reich said that if the entire house is removed, the County will require compliance with the new setbacks for construction. Mr. Reich stated there are a lot of components to deal with in new construction. Mr. Reich

asked about renovation versus construction. Mr. Costello stated the issue with renovation is that even if a large amount of funds were used to rehabilitate the house, there may be trouble selling the house. Mr. Reich advised the Applicant to study all the aspects of the project and the site costs. Mr. Reich suggested that modifying the interior partitions, building an addition, uncovering the original architectural features could produce a house that could be put on the market faster and for less costs than building a new house. Ms. Zoren asked how long the house has been vacant. Mr. Costello said the house has been vacant for over a year. Ms. Tennor suggested that Mr. Costello look into ways to save the house, if possible. Mr. Bennett showed a couple of pictures of materials from the interior of the house which are in excellent condition like the wood staircase and front door and inquired on Mr. Costello's intent for these architectural details. Mr. Costello stated a lot of the materials will be salvaged.

**15-29 – 8137 Main Street, Ellicott City (sign)**

Install sign.

Applicant: Randall Russell

**Background & Scope of Work:** According to MDAT the building dates to 1906. The Applicant proposes to install two signs on the front of the building. The first sign will be flat mounted and will replace the existing sign. The sign will be ½ inch thick routed MDF. The second sign will be a projecting sign hung from a black metal bracket on the side of the building. The sign will be MDF with acrylic letters. The bracket will extend 40 inches from the building and will be 14 inches high.

Both signs will be 2 feet high by 3 feet wide for a total of 6 square feet each. The signs will have a black background, with a gold border and gold text. The signs will read on 4 lines:

The  
Vintage  
Vault  
& Gallery

**Staff Comments:** The application complies with Chapter 11.A recommendations for signs, such as “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 flat mounted sign will be 6 square feet, which complies with Chapter 11.B recommendations that flat mounted signs should not exceed 8 square feet in area. The projecting sign also complies with Chapter 11.B, which recommends, “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.”

However, the Guidelines recommend against “two signs where one is sufficient to provide an easily visible identification of the business.” Staff finds the flat mounted sign is the most appropriate place for a sign and will replace the existing sign, not causing further damage to the historic building materials. If the Commission approves both signs, the hanging sign should be carefully located in the joints of the stone, so that holes are not visible if the sign is removed in the future.

**Staff Recommendation:** Staff recommends Approval of flat mounted sign only.

**Testimony:** Ms. Tennor swore in Randall Russell. Ms. Tennor asked if there were any additions or corrections to the Staff comments. Mr. Russell stated the reason for having two signs is that the flat mounted sign is recessed and is not really visible from both sides of the street, plus many visitors walk right by the building and are not aware that any business exists. Mr. Russell finds that the hanging sign would be more visible to people farther up the street and on the opposite side of the street. Mr. Reich has no issues

with either sign and feels that both should be approved. Mr. Roth has no issues with the signs. Mr. Shad said he is also fine with the signs. Ms. Tennor stated that she does not find two signs to be necessary. She said the building itself is very prominent on Main Street and serves as its own sign. Ms. Tennor said if the flat mounted sign does not have the visibility needed, she suggested that the flat mounted sign could be tilted slightly forward to become more visible and give a more historic feel. Ms. Tennor would prefer not to have anything drilled into the stone façade, and does not like the asymmetrical signage.

Mr. Russell said that many other buildings on Main Street have hanging brackets. Ms. Tennor said that is true, but that this building does not have a hanging sign currently. He stated the effort is being made to try to preserve the building and preserve the character in the way the building is being used. The hanging sign will be placed on the façade in a way to minimize any damage to the building. Ms. Tennor said she would prefer to see just one sign and does not find the building is appropriate for a projecting sign. Ms. Zoren asked if the entrance could be restored. Mr. Russell stated he is not sure how well the remnants could be cleaned because there is a lot of adhesive showing on the stone from the previous sign coming down. It might be difficult to fix and he would prefer just to cover it up. Ms. Tennor asked if a decision had to be made for one sign would the Applicant be amenable to the projecting sign centered over the door, in lieu of the flat sign. Mr. Russell stated he would prefer to use the flat sign if he could only install one sign. Ms. Holmes reminded the Commission that the neighboring building came in a few months ago for three signs and the Commission only approved one. Mr. Russell said that it was his understanding that signs in the windows do not need approval, but since his building windows are too small for a sign and are covered in iron work, the only option is to have the signs on the outside. He said that is one reason why he is requesting two signs.

**Motion:** Mr. Reich moved to Approve the application as submitted for two signs. Mr. Roth seconded. Ms. Tennor opposed. The motion was approved by a vote of 4 to 1.

### **15-30 – 3431 Church Road, Ellicott City**

New construction.

Applicant: Rob Brennan, AIA

**Background & Scope of Work:** According to MDAT the house dates to 1930. The Applicant proposes to build a new detached garage next to the house. The garage will be one story with a basement. The garage will essentially be in the basement/lower level and will be accessed at grade from the existing driveway. The second floor will also be at grade, walking out to the front yard. The architecture of the new garage will be compatible with the cottage style of the main house.

The garage will be located 25 feet from the existing house. The garage doors will be on the north elevation, on the ground/basement level facing the Linwood Center's new school building. The north elevation will not be visible. There will be a standing seam terne coated steel awning roof over the garage doors, with half round gutters. The wood brackets supporting the awning will be painted white. The garage doors will have 16 panels. The exposed foundation walls will be parged block walls.

The Applicant also proposes to install a wood gate at the end of the public portion of Church Road to keep people from driving onto the private road, which dead ends. The Applicant has had damage to this property as a result of people driving and turning around in the space.

The construction will include the following materials:

1. Siding – HardiePlank smooth lap siding in the color Sherwin Williams Fun Yellow (SH 6908). This color will match the asbestos siding on the existing house.

2. Roof - CertainTeed Fiberglass shingles in the color Weathered Wood to match the existing house.
3. Windows - Lepage white aluminum clad wood and will consist of 6/1 double hung windows, 6 lite casement windows and 4 lite fixed windows. All windows will have simulated divided lites.
4. Entry Doors and Patio Doors - White wood; 4 lites over 1 panel; 8 lite French doors.
5. Garage Doors – White wood, 16 panels.
6. Gutters and Downspouts - 6 inch half round and round white aluminum gutters with three inch white downspouts.
7. Awnings – Terne-coated steel standing seam roof.
8. Railings – Steel railing by door painted black.
9. Steps – Stone steps to match the stone on the existing house.
10. Driveway gate – Stained IPE wood with black hardware.
11. Retaining walls – Parged block with a stone cap.
12. Landscaping – evergreen shrubs and small flowering trees.

**Staff Comments:** The application complies with Chapter 7 recommendations for new construction, additions, porches and outbuildings. Chapter 7.C recommends, “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.” The proposed garage will be located in the side yard. The garage design also complies with Chapter 7.A recommendations, “for any building, design the addition so that its proportions (relationship of width to height), the arrangement of windows and doors, and the relations of solids (wall area) to voids (window area) are compatible with the existing structure. Use a roof design that complements the original roof line.” The garage has been designed to blend in and be compatible with the existing historic house. The materials proposed for the garage also comply with Chapter 7.A recommendations, “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.” This building will not be an addition, but a freestanding garage. The proposed Hardieplank lap siding will be the most appropriate choice to be similar to the asbestos siding on the main house. The parged foundation, roof, windows and doors are also all in a style that will match and complement the existing house. The railings will be black metal, which complies with Chapter 9.D recommendations, “install open fencing, generally not more than five feet high, of wood or dark metal.”

The Guidelines do not specifically address the driveway gate. However, there was previously a wood gate in this same area. The gate will also be wood, a material frequently recommended by the Guidelines for fencing and building construction.

**Staff Recommendation:** Staff recommends Approval as submitted.

**Testimony:** Ms. Tennor swore in Rob Brennan. Ms. Tennor asked if there were any additions or corrections to the Staff comments. Mr. Brennan had no comments. Mr. Reich stated the application was put together very well. All the aspects of the project fit together perfectly. The Commission had no questions or issues.

**Motion:** Ms. Tennor moved to Approve the application as submitted, with the exception of the labeling on the two drawings. Mr. Shad seconded. The motion was unanimously approved.

Exterior alterations

Applicant: Matthew Kowalski

**Background & Scope of Work:** According to MDAT the house dates to 1980; the house is not historic, but is located within the Ellicott City Historic District. The Applicant proposes to expand the existing parking pad in order to accommodate the family's vehicles. The existing parking pad is asphalt and the extension would be paved in asphalt as well. The contractor will do the following work:

"Install a crushed stone gravel base as needed to produce 4" depth, sawcut edge to existing asphalt to produce finish joint, install 3" of 9.5mm Surface Hot Mix Asphalt then roll to properly compact, apply hot tar seal to joint."

The driveway will be extended 14 feet to the east and 31.6 feet from the rear of the driveway northeast to the road. On the west side the driveway would be extended 17.9 feet northwest to the street. The Applicant's goal is to be able to safely park and operate 3-4 cars on their property. The Applicant has explained that they have a young child and between visitors and family members there are often 3-4 cars in the current parking pad, which is a very tight space. The Applicant said that most people have to make numerous turns to get out of the driveway, which they find to be unsafe around their child. Recently they had a Howard County ambulance in the driveway, which had to back down the driveway as it was unable to turn around.

**Staff Comments:** This house is located off of Church Road on a private drive that serves two houses. The house and existing parking pad are located on top of a hill. 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." This parking pad will be located in the side yard. Due to the topography of the land, it is not possible to expand the existing driveway in length. The only way to expand is to widen the driveway. The Guidelines recommend against, "new driveways, parking areas...or other features that substantially alter the setting of a historic building." The adjacent house is not historic, nor is the other house located on this private drive, which dates to 1959. The size of the proposed drive parking pad will be significantly larger than the existing and exceeds the recommendations in the Guidelines for being a narrow, one-lane drive. The parking pad will have a floor area very similar in size to the house. However, the expanded drive parking pad will not be visible from Church Road, due to the topography and it will not be highly visible from neighboring historic Mt. Ida due to the evergreen tree screening.

Staff is concerned about the additional surface area of asphalt that would be used in this project and suggests some alternatives, such as heavy duty pavers or a TrueGrid or Grasscrete system. If the entire existing asphalt parking pad is dug up and regraded, a continuous stained and/or stamped concrete pad could also be installed that is more aesthetically pleasing than asphalt and is more in keeping with a 20 foot parking depth by 40 foot width to accommodate 4 vehicles. A standard parking space is 9x18, so this proposed pad will be larger than needed for four cars. If the entire pad is redesigned from scratch, a more appropriate footprint may be possible, taking into account turning and backing out space.

**Staff Recommendation:** Staff has no objection to the expansion, but finds an alternative paving scheme or revised footprint would be most appropriate to expand.

**Testimony:** Ms. Tennor swore in Matthew Kowalski. Ms. Tennor asked if there were any additions or corrections to the Staff comments. Mr. Kowalski stated a large amount of funding went into redoing their house, so a cost effective way needed to be found in order to redo the parking situation, which was to use asphalt. Mr. Kowalski feels that since there are many other parking areas in Ellicott City which use asphalt, there should be no problem in using asphalt for his parking area. Mr. Kowalski shared extensive facts and his personal concern with child safety dealing with backing up in driveways. Mr. Reich stated the parking

pad proposal looks fine. He said that it is barely visible from the road, and there will only be a bit more water runoff with the additional asphalt. Mr. Reich has no issues with the parking area. Mr. Kowalski stated he also had concerns with the rain water and the vegetation will remain the same around the house to help with the water runoff. Mr. Reich commented that Staff had recommended different types of surface, but he does not think the asphalt surface would be a problem as it is barely visible. Mr. Reich asked how much more square feet of asphalt would be used. Mr. Kowalski stated the current driveway is 2400 square feet. The current parking pad is 648 square feet. The proposed parking pad would add about 760 square feet. This would be about a 24% increase in asphalt. Mr. Kowalski stated the goal is to be able to back in a vehicle in one maneuver and be able to turn around easier.

Mr. Shad asked if any quotes or pricing have been obtained for the alternative types of materials. Mr. Kowalski stated he has not. Ms. Burgess clarified the Staff's concern was not the visibility. The site could accommodate a lot of square footage, but since the parking pad would exceed the square footage of the house this seemed excessive and a different design, even with asphalt, may be better. The focus was really on the excessive amount of square footage. Ms. Zoren stated the material should be a consideration as adding 600+ square feet of impervious pavement to a small site in an area prone to floods and runoffs would cause a big impact. Ms. Zoren suggested the Applicant look into pervious pavement, such as Grasscrete or pavers. Mr. Reich suggested using pervious asphalt. Mr. Kowalski stated another concern is to be able to clear the parking area during winter weather and keep the area safe and to not have anyone slipping and falling. Mr. Roth asked about the number of cars that would be parked in the area. Mr. Kowalski stated normally only two cars, but they have out of town relatives that come to visit so additional cars would be parked. Mr. Roth stated he does not have any objection to the parking, but others in the area may. Mr. Roth said the Staff recommendations would be worth considering. Mr. Kowalski stated quotes will be obtained. It is very difficult at this time for any large vehicle, such as emergencies, to maneuver and turn around.

Ms. Tennor stated the proposed pad is a very large increase and asked if the Applicant really needs the increase for parking or for other vehicles. Mr. Kowalski stated it is a large increase in area, but due to the current size and terrain, it becomes very difficult if someone needed emergency service where the vehicle could not turn around. Ms. Tennor agreed that the area is not visible from the road, but said it is very unusual for a parking area to be this large. Ms. Tennor brought up the concern by the Applicant that a child would be less likely to be injured in a large paved area, rather than a smaller area. Mr. Kowalski stated the number of maneuvers needed to turn a vehicle around would be much less in a larger area, but in the current configuration, with cars parked, it takes multiple times to turn the car around safely, which increases the chance of hitting someone in a blind zone. Ms. Tennor asked about backing in the vehicle. Mr. Kowalski stated it helps a little, but does not solve the problem. Mr. Kowalski stated there is an easement on the property, which is 15 feet wide, but the easement cannot be used for parking. This would be a violation of the easement. Ms. Tennor asked if the Applicant would consider another configuration of the parking area, or if they've reviewed all of the alternatives to find a solution.

Mr. Taylor told the Applicant that the County has an office of Community Sustainability, which manages the storm water fee program. Staff can give the Applicant information to contact them. This office has a reimbursement program which can help pay for items such a pervious pavement, and may be able to come to the site and offer some alternatives with the configuration. Mr. Kowalski stated an issue with the configuration in trying to go back further is there is a very mature tree which he does not want to remove. The current proposed configuration was the best way to achieve the goal without disturbing any trees. Ms. Tennor asked if the Applicant is willing to consult with the County resources to see what can be recommended. Mr. Kowalski stated yes he is willing to talk to them. Ms. Tennor asked the Applicant if he is willing to do a continuation and return to the next month's meeting after consulting with the resources. Mr. Kowalski stated he would prefer to resolve the case now instead of continuing. Ms. Holmes stated the Commission can also add options in the motion to allow the Applicant choices per the Staff

recommendations, which would be contingent upon Staff approval.

**Motion:** Mr. Roth moved to Approve as submitted. Mr. Reich seconded. The motion was approved by a vote of 3 to 2. Ms. Tennor and Ms. Zoren opposed.

Mr. Taylor clarified the motion and asked if the motion includes the option for a smaller configuration and/or to use alternative paving to allow the Applicant the choice. Mr. Roth re-stated a new motion.

**Revised Motion:** Mr. Roth moved to Approve as submitted with the option of making a smaller pavement area or using alternative paving if the Applicant chooses to do so. Alternative paving or a smaller configuration would need to be approved by Staff. Mr. Reich seconded. The motion was unanimously approved.

**15-32 – 3832 Old Columbia Pike, Ellicott City, HO-558**

Advisory Comments for subdivision without demolition.

Applicant: Hong Tao Ma

**Background & Scope of Work:** According to MDAT the house dates to 1860. This property is located within the Ellicott City Historic District. The Applicant proposes to subdivide the property into three buildable lots. Lot 1 will contain the existing historic house and two historic outbuildings. There will be one open space lot, which will be located behind Lot 1 and will be a total of 1.5409 acres. The total acreage of the site is 3.0624 acres and is zoned R-ED.

The plan at this time requires Advisory Comments for the subdivision, but will later require a Certificate of Approval before any structures can be built.

The two new lots will be accessed from a driveway located on the side of the property. Based on the configuration of the lots and driveway, it appears the new homes will face west, whereas the existing historic house faces south toward the street. The sides of the houses will face the street.

**Staff Comments:** The two new lots will be located in direct view of the historic house. The new houses, on shown on the site plan, will present the side of the house to the street. Staff recommends the lots be reconfigured to present the front of the house to the street and staggered so that they are not directly in front of the historic house. Staff finds the lot layout as presented is not compatible with the historic district or the historic houses that line the street outside of the district. The majority of the houses along Old Columbia Pike face the street.

While the Commission can only offer Advisory Comments for the subdivision and lot layout, it is important to remember that no structures can be built without the Commission's approval. Staff strongly recommends the Applicant consider all comments from the Commission regarding the lot layout, which will eventually affect the architecture of the new homes, which the Commission has the authority to approve or deny.

Front loading garages are also not appropriate or commonly found in the historic district. Staff recommends the layout of the lots provide for rear detached or side loading garages, as well as features such as front porches, which are commonly found in the district.

**Testimony:** Ms. Tennor swore in Charles Crocken, the engineer representing the owner. Mr. Crocken stated he reviewed the Staff's correspondence and would like to give a response regarding some points in the letter. Mr. Crocken said the Environmental Concept Plan (ECP) was submitted to the County and was

approved. The existing driveway is located closer to the bend in the roadway, with very limited site distance. In regard to subdividing the property, there were several issues – the driveway location is a hazard to the public being it is located among several houses; concerns about the forest, steep slope, possible floodplains; the location of the property in relation to Ellicott City. Mr. Crocken stated he did the ECP before coming to the Historic Commission for several reasons. He thought there was no floodplain on the property, but discovered there is a small floodplain at the bottom of the hill. Mr. Crocken thought the Historic District ended at the neighboring property. Mr. Crocken said the front of the historic house actually faces east; it is on the right-hand side where the parking is.

Mr. Crocken said the site was designed after reviewing the zoning; the property is zoned R-ED. The intent was to develop the property under R-20 zoning, which is permitted in the R-ED district. The original plan was done showing four lots; 50% of the property was being given to open space which allowed each lot size to be reduced. Mr. Crocken was informed if the R-20 zoning was going to be used, under the R-ED regulations, the subdivision would be considered an infill subdivision and would be subject to the infill regulations. Mr. Crocken said these regulations were actually changed during the process of preparing the ECP. The allowed lot size became a minimum of 20,000 square feet, and it was not possible to create 20,000 square foot lots within the 1½ acres, since the remainder of the acreage was given up. The result was a plan for a three lot minor subdivision with the density, lot size and configuration based on the R-ED zoning.

Mr. Crocken said that different configurations were reviewed in locating the houses. He explained that the houses were located to face the driveway to avoid the houses facing front to back. Mr. Crocken checked to see if the houses could fit in the building envelope if turned and they could fit. He said that all the houses can be turned to face the road, but the side of the house now becomes the rear. The rear yard setback is just 25 feet, so the rear yard would only be 25 feet from the back of the house to the property line. With the grading to be done for storm water management, this configuration would not work. Mr. Crocken stated another concern is this property is uphill from Ellicott City, and there is flooding from Tiber Run. A typical minor subdivision would design the storm drainage to accommodate the 10 year storm, but this plan would have to provide for a 100 year storm. He explained that it was not possible to design storm drainage on the hill to provide for that, so a bio-retention facility was designed for each backyard on each lot. Storm water management was provided to the maximum extent possible to satisfy the Maryland Department of the Environment, and was also approved by the Development Engineering Division. Mr. Crocken would like to have the front lot facing the road.

Mr. Burgess stated for clarification that Staff appreciates the garages being located on the side. Staff was looking more for a visual entrance from the road, rather than a literal switching of the house footprint. She explained that it involves more of the architectural features. Mr. Crocken stated he is trying to avoid the front to back configuration. The houses had been placed so that there was a clear view of the historic house in the back coming up the driveway, but the Development Engineering Division in Planning and Zoning preferred the houses to be closer to the use-in-common driveway to reduce the amount of paving needed. Mr. Reich asked how R-ED fixes the lot size. Mr. Crocken stated since 1½ acres have been given up, lot sizes can be reduced. R-ED will allow lot sizes to go down to 6,000 square feet as a minimum. The calculated net area is being used to produce reasonable sized lots. The lot for the historic house is larger, as it was given more area. Mr. Roth stated there are a lot of constraints to deal with, but keeping the character of the historic district also needs attention. Ms. Tennor asked about a setback line showing on the plan stating 40 foot BRL; is this as close to the road as is allowed. Mr. Crocken stated the actual road setback in R-ED for all structure and uses is 75 feet; R-20 zoning would have allowed a smaller setback. Mr. Crocken said this plan is subject to approval of a zoning variance from the 75 foot setback to a 40 foot setback for the front yard. The plan is also subject to a waiver of the driveway location for site distance, and a waiver for the storm water management to allow management of the 10 year storm with bio-retention facilities.

Mr. Roth stated the front entry driveway house does not belong in the historic district. This could become a problem, even though the entry does not face the road, as the entry is facing the neighbors. Ms. Holmes asked about the pre-submission meeting and how the neighbors reacted having the new structures located to look into their side yards. Mr. Crocken stated the neighbors did not have any major objections to the plan, plus at that time the plan had been for 4 lots. Mr. Crocken said that the plan at this point is not definite and depends on whether the variance and waivers are approved. Mr. Reich asked if there is a forested area. Mr. Crocken stated all the back (northern) area is forested. Mr. Reich asked about a delineation of steep slope. Mr. Crocken stated yes the slope will be 25% or greater. This area is set into the open space parcel which does not allow any building or disturbance. This is required by County Regulations.

Ms. Tennor commented about changing how the houses face and having a common driveway where Lot 3 faced the road and Lot 2 faced the historic house on Lot 1. Mr. Tennor asked the width of the driveway. Mr. Crocken stated the use-in-common portion of the driveway must be 16 feet wide. Once the driveway goes past the front lots, it can be narrowed down to 12 feet to serve the existing house. Ms. Holmes said that homes with backyards facing the street need to have screening to prevent seeing backyard activities. She asked the Applicant if he would be amenable to do additional landscape screening above what is required. Mr. Crocken stated yes, he would be amenable to additional landscape beyond what the Landscape Manual requires.

Mr. Shad appreciates that the historic home will not be demolished. He suggested that once architectural details are added to the new construction should be compatible with the existing house.

Mr. Roth said that the houses should face the road to be in keeping with the historic district. He stated that front loading garages are not appropriate and maintaining the character of the community neighborhood is needed.

Mr. Reich likes the suggestion that the house on Lot 3 face the road; the Lot 2 house face north. He suggested that the common driveway should wrap around and load Lot 2 from the north and Lot 1 from the south side of the existing house. Mr. Reich found this would be the best arrangement to keep with the historic district. Mr. Reich said he is opposed to the whole idea, and finds the plan should have been presented to the Commission much earlier in the planning process. Mr. Reich feels the optimum solution is to place the historic home in the front and move the other homes to the back.

Ms. Zoren stated when preparing the final layout is it urged to do rear or side garage access. Obtain Lot 2 access from existing, widened drive from the north. Face the wider side of Lot 3 to face parallel with Old Columbia Pike. Treat the side of the house as a true front entrance using items that would be appropriate on the front of a house like using symmetry in the design, including porches and quality materials. Preserve the view corridor to the existing historic home and not block the view.

Ms. Tennor stated she has nothing to add as her suggestions have already been incorporated by the other members.

#### ADDITIONAL BUSINESS

Grace Kubofcik, Fred Dorsey and Dick Tufts attended the meeting on behalf of the Preservation Advocates group. They spoke briefly with the Commission to discuss their plans for a demolition/demolition by neglect law.

Ms. Tennor moved to Adjourn the meeting. The motion was seconded. The meeting was adjourned at

9:02 p.m.

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

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Beth Burgess, Executive Secretary

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Eileen Tennor, Chairperson

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Carol Stirn, Recording Secretary



## HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

*ELlicott City Historic District ■ LAWYERS HILL Historic District*

3430 Courthouse Drive ■ Ellicott City, Maryland 21043

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*Administered by the Department of Planning and Zoning*

www.howardcountymd.gov

VOICE 410-313-2350

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### June Minutes

The fifth regular meeting for the year 2015 of the Historic Preservation Commission was held on Thursday, June 4, 2015 in the C. Vernon Gray Room located at 3430 Court House Drive, Ellicott City, Maryland.

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

Members absent:

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

Chairperson Tennor opened the meeting at 7:00 p.m. with a statement explaining the process and rules of the meeting. Mr. Reich moved to Approve the May 7, 2015 minutes. Mr. Roth seconded. The motion was unanimously approved.

#### **PLANS FOR APPROVAL**

1. 14-55c – 8000 Main Street, Ellicott City
2. 14-18c – 2106 McKendree Road, West Friendship, HO-192
3. 15-33 – 8267 Main Street, Ellicott City
4. 15-34 – 8167 Main Street, Ellicott City
5. 15-35 – 3570 Sylvan Lane, Ellicott City
6. 15-36 – 3641 Sylvan Lane, Ellicott City
7. 15-37 – 3765 Church Road, Ellicott City

#### **14-55c – 8000 Main Street, Ellicott City, HO-72**

Final tax credit approval.

Applicant: Kay Sandler

**Background & Scope of Work:** On August 7, 2014 the Applicant was pre-approved to paint the exterior of the building, with the exception of the rear modern staircase.

**Staff Comments:** The work complies with that pre-approved and the receipts add up to the requested amount.

**Staff Recommendation:** Staff recommends Approval as submitted.

**Testimony:** There was no testimony.

**Motion:** Mr. Reich moved to Approve the final tax credit. Mr. Roth seconded. The motion was unanimously approved.

**14-18c – 2106 McKendree Road, West Friendship, HO-192**

Final tax credit claim.

Applicant: Steve Allnutt

**Background & Scope of Work:** On April 3, 2014 the Applicant was pre-approved to paint the exterior siding, sand and repaint the existing vinyl shutters, paint the metal roof black, paint the front door, replace exterior lights, repair and paint porches, repoint brick on front steps and two chimneys, replace steel door with a new doors, refinish three existing doors, add storm windows. The house has a modern side addition and the work approved was for the historic portion of the house only.

The Applicant has submitted documentation that \$37,225.00 was spent on the work and seeks \$9,306.25 in final tax credits.

**Staff Comments:** Staff has requested additional statements and receipts that break down the work done as the invoice submitted was very general, and only work to the historic portion of the house was eligible. There is also a typo on the invoice that shows an item cost \$2600 but does not include what the item is; the tax credit claim shows this is to replace a steel door and refinish three doors. The pictures provided show a double door as a completed project, however that door is from the modern addition and not eligible. In order for Staff to know if the expense is correct, an itemized breakdown of the cost per door is needed.

The Applicant provided some additional receipts. One receipt for electrical work states that 8 exterior lights were replaced for a total of \$2700.00. However, Staff finds that only 5 lights are eligible, as three are located on the modern addition. The lights are not all the same style, so there should be a difference in price between the lights that are eligible versus not eligible. Some of the shutters that were painted were located on the new addition, which also are not eligible.

The application also indicates that \$1100.00 was spent to repoint the brick on the front steps and two chimneys and an additional \$1200.00 was spent to repair and paint the front porch. Staff would like to know what the \$1200.00 repair included, if repointing was included in the \$1100.00 item. Additionally, the chimneys do not appear to have been repointed, as mortar gaps in brick coursing are visible from the ground. Additional information on these items would be helpful in order to determine if the expenses can be approved. The \$1100.00 line item for repointing of the steps and chimney is from Maryland Landscape Supply for concrete, mixes and grinder with blades.

The total for the painting was \$16,000.00; however only the historic portion of the house is eligible. The invoice does not indicate that the painting was only for this historic portion of the house, not including the modern addition and detached garage. The cancelled checks provided totaled \$40,000 and the Applicant said they over paid and received a refund. Staff is not sure if the invoices reflect work done to the historic portion of the house versus the entire house and garage.

**Staff Recommendation:** Staff recommends the request for tax credit final approval be withdrawn by the Applicant and resubmitted at the time that all invoices and receipts can be accounted for.

**Testimony:** Ms. Holmes explained that the Applicant requested this case be continued to the next month in order to obtain additional information.

**15-33 – 8267 Main Street, Ellicott City**

Exterior alterations.

Applicant: Bridget Graham

**Background & Scope of Work:** The building dates to about 1940. The Applicant proposes to install an art sculpture in front of the Howard County Welcome Center building. The art sculpture is part of the Howard County Arts Council and County Government program and will only be there for 11 months. This item recently came before the Commission for Advisory Comments and the Applicant now seeks a Certificate of Approval for the work. The proposed art sculpture will be a small eggplant that is 41 inches high by 24 inches wide and 25 inches deep. It is a resin cast coated in automotive clear coat that sits on a wooden block base. The base will be secured to the concrete so that the piece cannot be accidentally knocked over or removed from the site. The Applicant proposes to install the piece on the concrete entryway to the building, next to one of the benches. The location will not impede pedestrian traffic. The space on the concrete entryway is preferred over a lawn site, so that they do not have to add concrete into the lawn area.

**Staff Comments:** The Guidelines do not offer any recommendations for this type of project. However, the proposed sculpture will be smaller than many of the other art sites over the years. The sculpture will be drilled into the existing concrete pad and will not disturb the lawn in front of the building or impede the pedestrian right of way on the sidewalk.

**Staff Recommendation:** Staff recommends Approval as submitted.

**Testimony:** Ms. Tennor swore in Bridget Graham. Ms. Tennor asked if there were any additions or corrections to the Staff comments. Ms. Graham had none. Mr. Reich said the sculpture is fine and tasteful. Ms. Tennor said the sculpture is great and very fun and is a great representation of Howard County's agricultural history. Ms. Graham stated there was a very short amount of time in order to make a decision and she had only had a week to pick a sculpture and therefore couldn't return to the Commission with several options as originally planned. She said the Tourism team spent a lot of time deliberating all the choices, and this piece was the perfect choice because of its size, color and the subject.

**Motion:** Mr. Reich moved to Approve the sculpture for installation. Ms. Zoren seconded. The motion was unanimously approved.

**15-34 –8167 Main Street, Ellicott City**

Exterior alterations.

Applicant: Alan Gaffere

**Background & Scope of Work:** The building dates to the mid-1980s and was built after the original building burned in 1984. The Applicant proposes to install one 24 inch high by 30 inch wide double-sided projecting sign. The sign will be a total of 5 square feet. The sign will have a white background with teal and orange text, accents and graphics. The sign will be read on 5 lines:

HI PRO  
PRODUCTIONS & MEDIA

Audio & Video  
Production, Post-Production

[www.hipromedia.com](http://www.hipromedia.com)

**Staff Comments:** The application generally complies with Chapter 11 recommendations. The sign will only contain three colors – orange, teal and white. This complies with Chapter 11.A recommendation to, “use a minimum number of colors, generally no more than three.” However, the sign does not comply with Chapter 11.A recommendations, “emphasize the identification of the establishment rather than an advertising message on the face of the sign.” The sign does have two lines of advertising on it, which are in a similar font size to the name of the business.

Initially when the Applicant submitted the application, Staff took a quick look and recommended adding a border around the sign, which is something the Commission has been looking for in signs over the years. However, after closer examination of the sign, Staff recommends creating more of a hierarchy between the name of the business and the advertising message. While the advertising message is recommended against it could be more appropriately placed and sized on the sign, which would then make it less concerning. The largest font on the sign should be the business name. The description of the business and the website should be smaller, secondary fonts to the main font and font size.

The size of the projecting 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.”

The sign has already been printed and installed on the building, so this is essentially a request for retroactive approval.

**Staff Recommendation:** Staff recommends the sign be redesigned to present more of a hierarchy within the typography and recommends a border be added to the sign.

**Testimony:** Ms. Tennor swore in Allan Gaffere. Ms. Tennor asked if there were any additions or corrections to the Staff comments. Mr. Gaffere stated he has altered the design to comply with the Staff comments, and handed out a picture of the updated sign to Staff and the Commission. Ms. Tennor asked if the applicant is willing to modify the sign per the Staff’s suggestions. Mr. Gaffere said yes. Ms. Tennor commented that she also worked on the design and came up with a layout for the sign, which allows another alternative and fits the Staff recommendations. Instead of having a box inside of a box, the logo was taken apart a bit, and making the business name a larger representation and a smaller presentation of the services offered, but still retaining the web site address.

Mr. Tennor verified that the sign is already installed. Mr. Gaffere stated the sign maker was supposed to take the sign before the Commission, but never did. Mr. Gaffere went ahead and had the sign installed, and then came forward to the Historic Commission to obtain approval. Ms. Tennor asked if the best approach would be to place a new set of graphics on the panel. Mr. Gaffere stated yes. Mr. Reich asked if the Applicant is fine with the new layout offered by Ms. Tennor. Mr. Gaffere said he is fine with it, even though the logo is not shown as the sign does represent the business. Mr. Reich asked if the other sign on the side of the building will stay. Mr. Gaffere stated no, the new sign will replace it. Ms. Holmes clarified that the other sign in question, which should identify the entire building, does not belong to Mr. Gaffere. This is the owner’s sign. Staff is going to see if the sign can be removed since it is in poor condition and does not identify any tenants in the building. Ms. Tennor asked the Commission if anyone had a preference on which sign is used. Mr. Reich stated he had no preference. He finds the current sign looks nice and identifies the business without being obtrusive. Mr. Roth stated the Applicant’s sign is nice, but also likes Ms. Tennor’s sign. Mr. Roth finds that if the advertising was not quoted on the sign, no one may understand what the business does. Ms. Holmes stated this is why a recommendation was made for redesign of the hierarchy of text, but not removing the information. Ms. Holmes stated for the record that Staff preferred Ms. Tennor’s design.

**Motion:** Mr. Reich moved to Approve the sign design as made by Ms. Tennor, if the Applicant is in agreement. Mr. Roth seconded. The motion was unanimously approved.

Mr. Taylor clarified that the Applicant is in agreement with using the proposed sign done by Ms. Tennor. Mr. Gaffere stated yes he agreed.

**15-35 – 3570 Sylvan Lane, Ellicott City**

New construction, retroactive approval.

Applicant: Charles Kyler

**Background & Scope of Work:** According to MDAT the building dates to 1898. The Applicant seeks retroactive approval for the construction of a shed, playhouse and bocce court. The Applicant also seeks approval to construct a new garage in place of the existing carports.

**Retroactive Approval**

The red shed is 12 feet by 16 feet and is constructed with a wood frame and T-111 siding. It was installed in 1997 and was built with a permit. The Historic Planner at the time told the Applicant it did not require Historic District Commission approval, which was unfortunately incorrect. The reason this issue is being brought before the Commission today is that a Zoning Complaint was filed on the Applicant regarding the carport structure and the zoning inspector also found these other issues.

The existing three story playhouse is located in the back yard, behind the main historic house. The playhouse was constructed with yellow vinyl siding, white aluminum double hung storm windows, asphalt roof shingles in the color weathered wood and green vinyl louvered shutters. The door is a split wood door, painted white. The playhouse is built on stilts. The structure is over 15 feet tall, which will require the Applicant to obtain a zoning variance as the maximum height for an outbuilding is 15 feet. The house has a small front porch and deck.

The Applicant also constructed a 10 foot by 40 foot bocce court in front of the house, terraced into the hillside. The court is not visible from Sylvan Lane. The only thing visible from the street is a granite retaining wall. The landscaping includes slate and granite steps, walkways and retaining walls. There are black metal exterior lights along the walkway and bocce court.

**New Construction**

The Applicant proposes to construct a new two story carriage house/detached garage. This building will replace the current carport in the driveway. The building will have wood board and batten siding with a metal roof. It will be a two car garage with a side lean-to for a third car. This building will not be visible from Sylvan Lane. The building will be painted white with black trim. The roof will be a green metal roof. The windows will be aluminum clad wood white casement and double hung windows. The shutters will be black wood with panels. The exterior lights will be green metal and located on the side door and above the loft door.

For the foundation, the Applicant has stated that because of the terrain they would like to do a bank barn style foundation at the rear, but has not provided any other details. Staff has requested additional information regarding the bank barn style foundation.

**Staff Comments:** The shed complies with Chapter 7.C recommendations, “if allowed by the size and shape of the property, place new outbuildings to the side or rear of the main building, separated from the main building by a substantial setback.” The Guidelines also state that “most outbuildings in Ellicott City are of

frame construction with painted wood siding.” The existing shed is frame construction with painted wood siding.

The playhouse also 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.” The playhouse is located completely behind the main historic house and is not visible from the street at all. Chapter 7.C recommends, “use materials compatible with the main building on the lot or with historic outbuildings in the immediate neighborhood” and states that the section on materials for additions will also apply. Chapter 7.A recommends using “exterior materials and colors (including roof, walls and foundations) similar to or compatible with the texture and color of those on the existing building” and “for frame construction, use wood siding or wood shingles similar in appearance to the siding or shingles on the existing building. Aluminum or vinyl or another substitute siding may be acceptable if already used on the existing building. A substitute siding material that is compatible in width, profile, shape, texture and finish to the wood siding on the existing building may be used for additions to non-historic buildings if wood siding is not a viable option.” The siding on the playhouse is vinyl with aluminum storm windows. While these are not typical historic materials, they seem appropriate for a playhouse that is not visible from the street and that is built into a tree.

**Staff Recommendation:** Staff recommends:

1. Retroactive approval of the shed and playhouse, subject to the results of the zoning variance request.
2. Retroactive approval of the bocce court.
3. Approval of the carriage house/garage, subject to additional information regarding the bank barn style foundation.

**Testimony:** Ms. Tennor swore in Charles Kyler. Ms. Tennor asked if there were any additions or corrections to the Staff comments. Mr. Kyler stated at this time he was actually looking to obtain recommendations regarding the garage, not full approval [the application for Certificate of Approval was submitted, not the Advisory Comment application. The Applicant amended the application to Advisory]. Ms. Zoren asked if there will be additional space on top of the garage. Mr. Kyler stated yes, it is going to be a woodshop with stairs inside going up against the back wall of the garage. The rear windows will most likely be casement as the windows will be above the stairs and would not be reachable for a double-hung window. Mr. Reich commented that the shed, playhouse and bocce court cannot be seen from the street, only a part of the garage will be seen when the trees are not in bloom. Mr. Kyler stated the playhouse is tucked around behind the house. Mr. Kyler said the playhouse is too high and also needs a variance. Mr. Reich feels the structures already built are different styles but fit in with the overall property.

Mr. Reich said that Mr. Kyler needs more time to do additional details on the drawings for the garage. He finds the drawings are good for obtaining feedback from the Commission, but the drawings need more accurately illustrated details. Mr. Kyler said he is looking for feedback on the aesthetic impact. He handed out pictures showing the back where the carport canopies are currently located, and this is basically the exact footprint of where the garage will be constructed. Ms. Tennor asked the Applicant if he agrees with Staff that more information is needed for the bank barn style foundation. Mr. Kyler stated yes, but clarified that he still wishes to receive Advisory Comments from the Commission. Mr. Reich stated the approach is right; the board and batten bank barn look with doors on the front that fit with the style of the house. Mr. Roth concurs with Mr. Reich’s comments. Mr. Shad asked about the carriage house roof. Mr. Kyler stated the roof will be metal. Mr. Shad asked about the windows. Mr. Kyler said the windows would be aluminum clad wood, Pella windows. The one window on the lower side will be a single double-hung. There is a window upstairs behind the shutters for the hay loft that will be used as an emergency egress. The back windows will be casement.

**Motion:** Mr. Roth moved to give retroactive approval for the shed and playhouse, subject to the results of the zoning variance, and retroactive approval for the bocce court. Mr. Reich seconded. The motion was unanimously approved.

**15-36 – 3641 Sylvan Lane, Ellicott City**

Exterior alterations, tax credit pre-approval.

Applicant: Tom Harman

**Background & Scope of Work:** According to MDAT, the house dates to 1993, although according to file construction began in 1992 after the previously existing historic house, which was in poor condition, was demolished. The Applicant proposes to install a patio area for the firepit, repaint the house for tax credit pre-approval and build a children’s playhouse.

The firepit/patio area will be constructed in the yard, below the driveway. There will be a 22x20 foot irregular flagstone patio installed on compacted granite dust. Adjacent to the flagstone area will be an 8x18 foot Brazilian Ipe deck. The shed will be relocated within the immediate area to be adjacent to the wood decking. The edge of the deck will have a white railing and the grade slopes significantly toward trampoline in the yard. The railing will match the railing used on the house and is aluminum covered in white vinyl.

The Applicant also proposes to paint the house using the existing colors and to repair or replace any damaged wood siding and trim, with materials to match the existing.

The Applicant also proposes to construct a 2-story clubhouse. The clubhouse will be located back in the woods and will not be visible from the street. The clubhouse will be built on grade on concrete blocks. Pressure treated lumber will be used for the framing and the clubhouse will be sided with cedar clapboard siding. The siding will be 6” cedar clapboard siding. The asphalt roof will be a dark grey shingle and the windows will be vinyl clad wood Pella windows.

Staff has requested a sample or photo of the flagstone to be used and a spec sheet or photo of the doors on the clubhouse.

**Staff Comments:** This property has received tax credits in recent years, which should not have been approved as new construction is not an eligible expense. There is plenty of documentation in the file that shows the historic house was torn down and this new house was constructed in its place. While parts of the current house resemble parts of the historic house, it is new construction and not a historic building. The Applicant was also involved with the construction in 1992. Staff recommends denial of the tax credit pre-approval as Section 20.112 of the County Code states that eligible work does not include new construction and that the tax credit is “for the restoration and preservation of an eligible historic property.”

Staff has requested a sample of photo of the flagstone to verify the color of the stone.

The shed has not been approved and the Applicant said that it was only temporary. However, if the shed will be in place longer than a few months and is not seasonally placed, then it is not considered temporary and will require approval. The style of the shed does not comply with Chapter 7.A and 7.C of the Guidelines; Staff recommends a more permanent solution be looked into if the shed is to remain in place longer than 3-4 months.

**Staff Recommendation:** Staff recommends approval of the patio and deck and clubhouse. Staff recommends Approval of painting the house, but denial of tax credit pre-approval. Staff recommends the shed be removed and replaced with a more appropriate structure if it is to remain longer than 3-4 months.

**Testimony:** Ms. Tennor swore in Tom Harman and Ashley Harman. Ms. Tennor asked if there were any additions or corrections to the Staff comments. Mr. Harman stated one item which Staff brought up is what kind of stone is being used. He had not been quite sure what stone would be used, but it was decided that a dark grey color stone, which comes in four varieties, would be best and would match the existing stone wall. Mr. Harman would like to use large, irregular rustic type stones for the patio and asked if there was any guidance or recommendations regarding these stones. The patio will be on compacted crushed granite, not on a concrete slab. Mr. Reich stated that any one of the stone colors would work. The patio is far enough from the road, and there is some landscaping. Mr. Roth also agrees any one of the stone colors would be fine. Ms. Holmes told the Commission that if they did not object to any of the four varieties, they could approve all four and let the Applicant decide later.

Mr. Harman said he would like to build a pressure-treated trellis structure over the shed, with a vine planted so it can grow over the trellis. Ms. Tennor stated there is no mention of a trellis in the application, and it would need to be part of the application. She also asked if the railing was in the application. Mr. Harman stated the railing was not depicted, but it is actually the same railing as on the front of the house. He stated when the addition was added forty feet of railing was removed so the same railing will be used. Ms. Tennor asked what it will look like from the edge of the deck to the grade; will it be totally open with supports for the deck. Mr. Harman stated the deck will be made to be level. At the edge of the deck, there is more than an 18 inch drop. The same decking which was part of the removed house will be re-purposed and used for this deck. The wood will match well with the home. As far as the trellis, Ms. Tennor stated that the Applicant will need to submit an application and drawing of the proposed trellis and a product sheet so it can be reviewed and approved.

Mr. Harman said that the fire pit will be a portable one; it has not yet been purchased. Mr. Harman stated the clubhouse will be a two-story structure in the backyard, back into the woods so it is not visible from the road. A small door made out of vertical pieces of wood siding, which was on the original clubhouse, was shown to the Commission. This style door will be incorporated into the clubhouse, but a larger version of the door will be used as the main door. The materials will be pressure-treated wood and cedar siding. Windows will be located on both the lower and upper levels. The upper level is smaller and has a deck. Ms. Tennor asked about the roof material. Mr. Harman stated dark asphalt shingles. Ms. Harman added the outside will not be painted so it will blend in. Ms. Zoren stated she feels the clubhouse could be a little taller to allow a bit more standing room; the allowed height should be checked through Zoning.

Regarding the tax credit, Mr. Harman disagrees with Staff's recommendation about the house being historic. Mr. Harman spoke on the history of the original house and the reasoning for tearing it down. The original intent was to preserve as much as possible of the original structure. The original foundations still remain. Some of the bannisters are fire-charred due to a previous fire, but were being kept. Another banister was oak and rustic, which was hand-sanded and could be used. The previous owner had removed some boards which then allowed rain water to flow into the house and caused damage. Mr. Harman stated as they went through the house much more rot and damage was discovered to the point that materials were just crumbling away. The decision was made to remove the entire house (without HDC approval). Mr. Harman stated a set of new plans was submitted to the then current HDC for building the house. Mr. Harman said does not think it is new construction, but a rehabilitation. He said that the original foundation was used; it was never replaced. Mr. Harman had a lumber mill make siding for the house to match, as the siding was not commercially available. The original pieces of siding, which were not rotted, had been cut out to be used to patch areas of the house. The shutters were milled to period, as well as the hardware. Mr. Harman feels he has restored the house to the state it should be, and still considers the house historic. He said the framing of the house is new, though, because the old framing was too rotted. Mr. Harman stated he has generally not sought out tax credits regularly, but decided to request them this time. Mr. Harman stated he has had issues with the Sherwin Williams paint as the paint formulation has changed and the

paint only lasts about 5 years. It will start to peel off. Ms. Tennor asked Staff the definition for distinction between a rehabilitation and restoration. Ms. Holmes stated there is a file transcript written from 1992 that the house was taken down to the foundation. Mr. Harman stated the house was taken down to the foundation, because it was not in a habitable condition. Ms. Tennor asked if there were architectural elevations done before the original house was removed. Mr. Harman stated back at that time they were not part of the process. Mr. Harman stated he produced the original drawings for the restoration, as he is a civil engineer. The intent was to reproduce the original house. Mr. Reich commented all the aspects of the built house look like they follow the intent of the original design.

Mr. Roth moved to go into closed session to obtain legal advice from Mr. Taylor regarding tax credits. Ms. Zoren seconded. The Commission approved the motion. The session went off the record at 8:20 pm.

Ms. Tennor reconvened the meeting, on the record, at 8:51 pm. Mr. Roth asked the Applicant when the house was taken down to the foundation to what extent were materials from the original house used for the new structure. Mr. Harman stated the only items that were not rotted and usable were the stairwells banisters. All other items were framed up to match the existing layout. Mr. Harman stated instead of doing a standard beam, a narrow beam was done and had straps running with plates; this would not have met code. The foundation walls are still remaining. Mr. Reich asked if any work will be done to the walls. Mr. Harman said mainly just painting. Mr. Harman stated the intent from the start was to put new siding on the house which would be part of the structure to be painted, whether being the original framing or not. Mr. Harman wanted to discuss this and have the Commission understand what was being done, as he feels he has met the intent of the period for the house.

Ms. Tennor opened up the meeting for public comment. Mr. Kyler spoke about the code and that the intent is to maintain the character of the historic district, and to maintain the character of the property and structures. Even though the original house was taken down, he thinks the house was rebuilt with the same footprint, same window cadence, same siding which would be more of a repair and replace, rather than a new design. Mr. Kyler finds the structure that was built very closely resembles the original structure, and helps keep the structure contributing to the historic district.

Mr. Reich suggested that this case be continued to the next month in order to study the tax credits code. Mr. Taylor asked the Commission if anyone would second the motion. No one seconded. Mr. Taylor stated the motion then fails. Ms. Tennor stated a determination will now be done regarding the eligibility for tax credit pre-approval.

Ms. Zoren stated the foundation could be considered as historic. Based on the architectural details and rebuilding of the house, a lot of the detailing is different and the structure looks more like a reproduction. Ms. Zoren does not consider this a historic structure. Mr. Reich is going to abstain on the tax credit. He feels more understanding of the code is needed, and he does not really feel qualified to make an opinion of whether the structure legally fits the requirements for tax credit. Mr. Roth stated he is going with new construction; it is not a historic structure. Mr. Shad stated he would deny tax credits. Ms. Tennor stated because the house was removed almost in entirety due to its condition, there are details which remove the house from being an exact historic reproduction and character. The chimneys were demolished and the structure was a duplex at one point. The structure cannot be considered historic nor qualify for tax credits.

**Motion:** Mr. Roth moved to Approve the patio with any of the four stone options. Ms. Zoren seconded. The motion was unanimously approved. Mr. Roth moved to Approve the application for the playhouse as submitted, with the option to make the playhouse slightly higher, but within code. Mr. Shad seconded. The motion was unanimously approved. Mr. Roth moved to Deny tax credits. Mr. Shad seconded. The motion was approved by a vote of 4. Mr. Reich abstained.

**15-37 – 3765 Church Road, Ellicott City**

Exterior alterations, tax credit pre-approval.

Applicant: Archana Leon-Guerrero

**Background & Scope of Work:** According to MDAT the house dates to 1872. The Applicant proposes to make several interior and exterior structural repairs and seeks tax credit pre-approval for the work. In February 2015 a water pipe burst in the basement of the home. During the cleanup process it was discovered that the sillplates, sillbeams, braces, wall studs, floorboards, Luan underlayment boards were rotten. The Applicant has provided an addendum to the application, outlying the specific work to be done.

Item 1 includes the structural repairs to the interior of the house, which include removing walls and ceilings to expose the damaged areas. The interior structural work then includes:

- a. Remove wall coverings, including paneling and baseboard heater to expose studs and beams and gain access.
- b. Remove ceiling boards from rear wall of basement rec room to expose rear beam.
- c. Remove plywood soffit from crawl space under basement to expose rotten sillboard.
- d. Install temporary shoring with wood braces to support rear rec room ceiling beam.
- e. Cut out rotted sections in sill board at east wall of basement bathroom and cold cellar crawl space.
- f. Replace sections cut out with preservative treated wood flat plates, wood shims and a long board to tie sill sections together.
- g. Reinforce rotted diagonal brace in bathroom wall with a long board on top of the brace.
- h. Replace rotted wood sill board/plate at rear wall of basement rec room.
- i. Add two boards to inside of damaged ceiling beam at rear wall of basement.
- j. After water damaged framing has been repaired, reinstall the wall, floor and ceiling boards (Staff finds this to be finishing work, which Section 20.112 states is not an eligible expense).
- k. The wood column in the crawl space at rear left corner of house will have the rotten portion removed and it will then be filled with preservative treated wood pieces and then primed and painted to make it waterproof. This column supports the entire weight of the rear portion of the house.
- l. The wood columns in the crawl space at the left front corner of the basement rec room needs the rotted portion cut out and filled with wood putty and then primed and painted to make it waterproof.
- m. Grade soil/mulch so that it is below the wood framing along left side of the house, use cobblestone as a barrier between soil and mulch to prevent further rotting of structural wood columns.

Item 2 includes the repointing of both sides of the stone foundation wall under the house, in the crawl space. Repoint the other stone walls throughout the basement area as needed. The color of the mortar will match the existing.

Item 3 includes the repair of two chimneys, including repointing/repairing flashing to make them waterproof. The chimneys will be relined and repaired to become workable. The mortar will match the existing.

Item 4 includes repainting/replacing/rewiring an exterior light post that is located in the front yard along the street.

**Staff Comments:** Item #1 generally qualifies for tax credits as referenced in Section 20.112 of the County Code. Staff finds Item 1.J in the application addendum is finishing work, which is not an eligible expense per Section 20.112.

Item #2 and #3 comply with Chapter 6.C (page 26) recommendations, “maintain or restore granite buildings, foundations, steps, lintels, sills, fence posts and retaining walls,” and are considered an eligible expense per Section 20.112 of the County Code. The foundation is structurally integral to the historic structure and the chimney must be properly repaired and lined or it could cause the entire structure to burn down.

Item #4, the painting and repair of an exterior street light that is located in the yard. The Applicant may repair the light, but the light is not eligible for tax credit pre-approval per Section 20.112 of the County Code. If the light is to be replaced, the Commission will either need to approve a replacement fixture or designate Staff to approve if replacement is found to be needed over repair. A replacement light fixture was not included in the application package. Staff recommends that if replacing the light fixture is needed, it should be replaced to match the existing in style, color and material.

**Staff Recommendation:** Staff recommends:

1. Tax credit pre-approval for Items 1-3, with the exception of Item 1.J in the application addendum.
2. Approval of the replacement of the exterior light, if needed, subject to Staff approval for the fixture to be installed.

**Testimony:** Ms. Tennor swore in Archana Leon-Guerrero. Ms. Tennor asked if there were any additions or corrections to the Staff comments. Ms. Leon-Guerrero stated there have been many contractors, and including Staff, which have pointed out many items which need repairing. In addition, the basement flooding from the burst pipe has exposed many rotting and damaged areas. Ms. Leon-Guerrero has had structural engineers to review the damage and how to fix the problems. Ms. Tennor asked the Applicant if she was generally in agreement with the Staff’s assessment. Ms. Leon-Guerrero stated she is, but does not agree with the recommendation for Item 1.J. She said that if additional walls, floor boards and ceiling require cutting out to see the extent of the damage, everything will need to be replaced and does not seem that this should be classified as finishing work. Ms. Holmes read from the Code why Staff considered this finishing work. Ms. Leon-Guerrero stated that a technician has looked at the street light and it does need replacing.

Mr. Roth moved to go into closed session to obtain legal advice on tax credits. The Commission approved the motion. The session went off the record at 9:16 pm. Ms. Tennor reconvened the meeting, on the record, at 9:20 pm.

Mr. Roth had no additional questions.

Mr. Reich clarified with the Applicant that it was necessary to remove the finishes in order to assess the damage and to repair the damage framing. Ms. Leon-Guerrero stated correct. There had been no plans to do any work on the interior. Mr. Reich asked if the finishes being removed will also be replaced back once the work is done.

Ms. Tennor asked if the damaged interior finish has been removed and is there a second stage of removal. Ms. Leon-Guerrero stated nothing has been removed yet. She said the engineer has recommended removal of more than the interior finish in order to fully assess the damage further back. Ms. Tennor asked the Applicant to submit a picture of the replacement light to Staff for review and approval. Staff confirmed that Staff approval was fine for that item.

Mr. Reich found that Item J should be included for tax credit pre-approval due to the nature of the amount of work to be done and to maintain the historic structure.

**Motion:** Mr. Reich moved to Approve for tax credit pre-approval, including Item J. Mr. Shad seconded. The

motion was unanimously approved.

Mr. Roth moved to Adjourn the meeting. Mr. Shad seconded. The meeting was adjourned at 9:26 p.m.

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

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Beth Burgess, Executive Secretary

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Eileen Tennor, Chairperson

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Carol Stirn, Recording Secretary

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HOWARD COUNTY HISTORIC PRESERVATION COMMISSION  
*ELlicott City Historic District ■ LAWYERS HILL Historic District*  
3430 Court House Drive ■ Ellicott City, Maryland 21043

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*Administered by the Department of Planning and Zoning*

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## July Minutes

Thursday, July 2, 2015; 7:00 p.m.

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The sixth regular meeting for the year 2015 of the Historic Preservation Commission was held on Thursday, July 2, 2015 in the C. Vernon Gray Room located at 3430 Court House Drive, Ellicott City, Maryland.

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

Members absent: Erica Zoren

Staff present: Beth Burgess, Samantha Holmes, and Lewis Taylor

Chairperson Tennor opened the meeting at 7:00 p.m. with a statement explaining the process and rules of the meeting. Mr. Roth moved to Approve the June 4, 2015 minutes. Mr. Shad seconded. The motion was unanimously approved.

### **PLANS FOR APPROVAL**

1. 14-31c – 8358 Main Street, Ellicott City
2. 15-21 – 3713 Old Columbia Pike, Ellicott City (continued)
3. 15-38 – 8550 Fair Street, Savage
4. 15-39 – 3820 Old Columbia Pike, Ellicott City, HO-302

#### **14-31c – 8358 Main Street, Ellicott City**

Final tax credit approval.

Applicant: Kathleen Taylor

**Background & Scope of Work:** On June 5, 2014 the Applicant was pre-approved to replace the side porch roof, flashing and caulking. The Applicant has submitted documentation that \$2,460.00 was spent on repairs and seeks \$615.00 in final tax credits.

**Staff Comments:** There is a charge for \$195.00 for the repair of downspouts and cleaning of gutters that was not part of the original proposal. If the Commission determines this work does not fall under the work pre-approved as mentioned above, Staff recommends an adjusted amount of \$566.25 (\$2,265.00 in eligible work) for tax credit pre-approval.

**Staff Recommendation:** Staff recommends Approval of the adjusted amount of \$566.25 in final tax credits.

**Testimony:** There was no testimony.

**Motion:** Mr. Roth moved to Approve the final tax credit as amended by Staff. Mr. Reich seconded. The motion was unanimously approved.

**15-21 – 3713 Old Columbia Pike, Ellicott City (continued)**

Exterior repairs and alterations.

Applicant: Megan Reuwer

**Background & Scope of Work:** This application came before the Commission in April and was continued in order to receive additional information, as requested by the Commission. The exact date of construction of this building is unknown, but it shows up on the 1959 Sanborn maps. The building is concrete block construction and Staff does not find it to be of historic or architectural value to the district. Section 16.607 of the County Code states, “It is the intent of this subtitle (Standards for Review), that the Commission be strict in its judgment of plans for contributing structures. It is also the intent of this subtitle that the Commission shall be lenient in its judgment of plans for structures of little historic value or plans for new construction, except where such plans would seriously impair the historic or architectural value of surrounding structures or the surrounding area. It is not the intent of this subtitle to limit new construction, alteration or repairs to the architectural style of any one period.” Staff finds that the proposed renovations will not impair the historic or architectural value of the structure or surrounding area.

The Applicant has submitted new, detailed drawings as requested by the Commission, but the proposal is basically the same as the original:

1. Cover the exterior of the building in DryVit stucco material, in the color Midnight Blue.
2. Add a brick patio for exterior dining in front of the building (where the current parking pad is located). The brick patio will match the brick sidewalk.
3. Install black metal railing around exterior dining area.
4. Add standing seam metal porch roof in the color silver smith. Wood supports for the standing seam porch roofline will be treated wood, stained in a chestnut color. The porch ceiling will be a finished beadboard style ceiling.
5. Install decorative trim around large picture window, color to be Sherwin William Divine White.
6. Open up previously closed in windows, as shown in the color rendering provided with the application. Install new window glass in these areas.
7. Enlarge the closed window on the front façade to the right of the entrance doors, to match the size of other existing window on the left façade. The windows on the side of the building facing the alley will be opened back up again.
8. Add parapet wall coping in the color Regal Blue.
9. Extend front parapet wall 4 feet in height.
10. Replace the double metal entrance doors with new double metal and glass door. The trim and trim color will match the windows.
11. Add a new rooftop dining area, with exterior access bumpout. The bumpout will have a standing seam metal roof to match the front porch roof color. DryVit stucco will be applied on the enclosure, and painted Midnight Blue to match the rest of the building. Install safety railing

around dining area on rooftop deck, to match the sidewalk patio railing. The door will be a full lite metal and glass door.

12. Paint the exit door on the back of the building Nomadic Dessert.
13. A black metal egress staircase will be located on the right side (alley side) of the building.
14. The gutters will be black half round aluminum gutters and aluminum downspouts to match the fencing and blend in with the building.

**Staff Comments:** Staff finds the design complies with the Guidelines, as stated in the April staff report. The front parapet wall will be extended, which will allow for the awning to be constructed.

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 recommends against "replacing or covering original masonry construction." However, Staff does not find that the building is historically significant and finds that covering the concrete block with DryVit stucco will improve the aesthetic of the building.

The black metal railing complies with Chapter 9.D recommendations, "install open fencing generally not more than five feet high, of wood or dark metal." The new porch roof complies with Chapter 7.B recommendations, "design new porches and decks to be simple, compatible in design with the existing building, and in scale with the existing building in size and roof height."

The new paint colors comply with Chapter 6.N recommendations, "use colors that are generally compatible with (and do not clash with) the colors used in the district, particularly on neighboring buildings. 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." There are several buildings along Main Street that were recently painted various shades of blue; the proposed color will not stand out, but will coordinate with the other buildings.

**Staff Recommendation:** Staff recommends Approval as submitted.

**Testimony:** Ms. Tennor swore in Megan Reuwer and Ashraf Shaker, the architect. Ms. Tennor asked if there were any corrections to the Staff comments. Ms. Reuwer had no corrections, but made some additions. Ms. Reuwer shared how the owners of Taylors Antiques and Pure Wine also own this building and pointed out from the pictures of restoration work done the past few years, explaining that they want economic success for the stores in Ellicott City. Ms. Reuwer showed a Powerpoint presentation on the present condition of 3713 Old Columbia and explained the need for repair and then went through the architectural drawings of the proposed work. Ms. Reuwer reiterated the plan for improvements. She gave extensive reasons why stucco exterior is still the best solution to the cracked exterior and stated how it was an excellent treatment for the exterior once the cracks have been repaired. She explained that since the building is not found to be significant, the stucco treatment is appropriate for this age of building and will seal and protect the building by sealing all the cracks below windows and above doorway. She pointed out how there are several existing stucco buildings already in the historic district, like Great Panes and the recently approved Ooh La La hair salon. Ms. Reuwer addressed how the 'Midnight Blue' color is a complement to existing Main Street colors and named several blues facades.

Ms. Reuwer discussed the parapet height being increased by 4 feet and illustrated the roof elevation. He showed details of the porch having dark brown chestnut stain and a standing seam metal. Mr. Reich asked if there was a sample for the silversmith roof color. Ms. Reuwer did not have a sample. She said

the brick will be a reddish grey mix. The railing is black metal with spiced rum color for the synthetic roof top decking.

Mr. Taylor stated that for the record, the presentation from Ms. Reuwer is received as part of the record, along with the paint colors and midnight blue paint samples.

Mr. Roth clarified the sample of the dark brown is the chestnut stain. Ms. Reuwer said yes. Mr. Reich said he understands the project better and said that the awning will be inviting. He said this will be an attraction to Main Street and appreciated the additional details to the plan. Ms. Tennor clarified that the windows are being opened versus the previous proposal to enclose and cover them. Ms. Reuwer confirmed the existing windows are to be opened and that no windows were to be covered. Ms. Holmes stated the alley windows are currently covered, but will be opened back up.

Mr. Reich asked if the cracks of the building will show through the stucco. Mr. Shaker said the cracks will be treated before the stucco is applied. Mr. Roth asked if the foundation was sound and stable. Mr. Shaker said the cracks have been monitored before the owner purchased the building and they haven't moved. Ms. Tennor swore in Don Reuwer, the building owner. Mr. Reuwer said the foundation is a concrete slab so there is no structural foundation issues. Ms. Burgess said she was told the large crack under the storefront was caused by a car hitting the building.

Ms. Tennor swore in Steve Wecker, Mutiny Pirate Restaurant and Bar owner, who shared the history of his restaurants, and its vibe, culture and community involvement. He shared prospects for working in Ellicott City and working toward the revitalization process.

Ms. Tennor swore in Craig Stewart of Old Columbia Pike. He inquired about loading issue and where the loading services would be located and asked if this was addressed in the application. Mr. Taylor stated this is not an issue which would be handled by the Historic Preservation Commission. The HPC only considers applications to exterior alterations to buildings. They do not have authority over parking, loading or zoning issues. Mr. Roth asked Mr. Stewart if a loading issue would impair the historic or architectural value of the surrounding structures or the area. Mr. Stewart said no, this is not related to the question; it is more functionality.

Mr. Reich asked for clarification of the wood source for the porch and whether the wood was framing stock lumber or custom that will be stained. Mr. Shaker replied that it will be stock framing that will be cut and stained with black bolts to create a more antique look. Mr. Reich clarified the gutters will be black and Mr. Shaker confirmed they will be black to match the railings. Mr. Reich asked if the parapet wall was increased 4 feet to hold the porch and asked how much of the deck will be visible from street. Mr. Shaker replied the wall was increased for the porch and that the deck is further back on the roof and will not be visible from the street. Mr. Shaker showed a 3D model of the building, which will be provided to Staff and was entered into the record. Mr. Reuwer said the view from deck is of the courthouse and church spire and it is very private and not seen from the sidewalk. Mr. Reich asked if there was a precedent for the roof deck. Staff listed off several other roof and rear decks that exist in the historic district.

Mr. Reich said he is in favor of the design and said the roof deck will give minimal amount of disruption to Main Street.

**Motion:** Mr. Reich moved to Approve as submitted. Mr. Roth seconded. Mr. Shad recused himself because he was absent at the April 2015 HPC meeting. The motion was approved with a vote of three in favor and one recused.

**15-39 – 3820 Old Columbia Pike, Ellicott City, HO-302**

New construction addition

Applicant: Mr. Craig Stewart

**Background & Scope of Work:** This property is located in the Ellicott City Historic District and is also listed on the Howard County Historic Sites Inventory as HO-302. According to MDAT, the historic house was built in 1899 and is approximately 851 square feet. This property is listed on the Historic Sites Inventory as HO-302, the Charles Ringley House #1. According to the survey sheet, which dates to 1982, the structure may be log construction that has been covered with siding. However, this information is unconfirmed and can only be determined by opening up walls inside the house.

The Applicant proposes to add a 1,938 square foot, 1½ story addition to the existing residence. The existing shed will be removed and new one constructed in the same location. The front porch railing will also be replaced.

New Addition

The addition will be constructed on the rear of the house, and sit parallel to Old Columbia Pike. The addition will consist of the following materials:

1. Siding – HardiePlank CedarMill siding in the color Artic White and stone veneer
2. Windows – Pella Aluminum clad wood, varying types.
3. Roof – fiberglass shingles in the color weathered wood.
4. Doors – White paneled wood.
5. Lighting – Bronze wall mounted at doors.
6. Landscaping – New junipers and annuals will be planted at the front of the addition. Existing grades and other landscaping to remain.
7. Deck – trex with vinyl railing.
8. Foundation – cement parging.

Existing Historic House

9. Front porch – Remove existing metal railing and replace with a white PVC railing to match the deck.
10. Replace existing vinyl siding with HardiePlank siding.
11. Replace existing windows with 6:1 Pella simulated divided lite.

Shed

12. Remove existing shed and rebuild a new 8 foot by 12 foot shed with stained wood siding. The roof will be fiberglass shingles to match the house.

**Staff Comments:** The application generally complies with Chapter 7 recommendations for new construction. This property presents a unique situation. The original historic building is quite small and, in comparison, the lot is relatively large (.68 acres). The historic house is located at the far western edge of the property. Chapter 7.A (page 51) of the Guidelines recommends that “additions should be subordinate to historic buildings and not compete with or obscure the existing structure.” The addition will be placed to the rear and side of the existing historic house. The addition also complies with

Chapter 7.A recommendations, “design additions so that the form and integrity of the historic structure would be unimpaired if the addition were to be removed in the future.” The proposed addition will be attached to an addition, so the historic structure will not be disturbed.

The windows on the existing house will be replaced to match those on the new addition. The windows are most likely not original to the existing house, which has been altered over time. The windows would then comply with Chapter 7.A (page 52) recommendations, “Design windows to be similar in size, proportion and arrangement to the existing windows.”

The proposed doors appear to be 12 lites over one panel and the application says they will be white wood. The doors comply with Chapter 7.A recommendations, “use doors and simple entrance designs that are compatible with those on the existing building or similar buildings nearby.” The proposed doors are compatible with the existing building.

Chapter 7.B (page 54) states, “decks should not be added to a historic building’s primary façade or a façade highly visible from a public way.” The proposed deck will not be added to the historic building’s primary façade, as it will be attached to the addition. However, the proposed location is on the side of the addition, which will be visible from Old Columbia Pike. However, as mentioned previously, the location of the house on the existing lot limits the placement of the addition. This location for the deck utilizes the large lot.

Chapter 7.A (page 53) recommends, “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 siding, windows, doors and roof comply with this recommendation and can be found on the existing building.

Staff has requested the following supplementary information:

- 1) Photos or spec sheet of all proposed doors.
- 2) Photos of spec sheet of all styles of proposed windows.
- 4) A more detailed photo of the proposed railing
- 5) A clear, close up photograph of the stone on the existing house.

**Staff Recommendation:** Staff recommends Approval as submitted, pending receipt of the additional information requested.

**Testimony:** Mr. Stewart was already sworn in. Ms. Tennor asked if he had any corrections to the Staff report. He said that the on the application the front door was going to be wood and painted white and he would now prefer to use a Pella aluminum clad door.

Mr. Reich complemented the overall design. Mr. Stewart explained that the original house was 800 square feet and he added an addition 6 years ago, using a local stone and HardiePlank. He proposes to use the same stone and HardiePlank on the current proposed addition. He explained that the metal rail on the front porch is poor condition and needs to be replaced. He would like to use a white vinyl rail. The roof shingle will match that used on the previous addition.

Mr. Reich asked what material is typically approved for railings. Ms. Holmes said wood or metal. Mr. Stewart explained the history of the building construction; the original structure was built w/ log framing and the 2<sup>nd</sup> floor was lined with logs and tree limbs. He said the wall framing is timber, but it is not a log cabin.

Mr. Stewart doesn't want posts or columns to change the look of the front porch and would prefer to use a white railing to replace the black metal material. Mr. Shad has no objection to the overall proposal, but finds the PVC railing is not appropriate. Mr. Stewart does not find the current quality of wood to be good. The Commission agreed the railing should be replaced with wood or metal, which are the most appropriate materials.

Regarding the shed, Mr. Taylor explained that the Applicant is seeking to demolish a building within the historic district and the Commission needs to determine if it is a Structure of Unusual Importance. Ms. Holmes stated that Staff does not find it to be of unusual important. The Commission agreed the shed was not of unusual important and is not a contributing feature or significant to district.

**Motion:** Mrs. Tennor moved to Approve application as submitted with the change that the PVC railing be changed to be wood or metal railing material for both the front porch and back railing. The motion included the demolition of the shed. Mr. Shad seconded. The motion was unanimously approved.

**Other business:**

Clarification of approval for the Sylvan lane property with Tom Harmon. Was the plastic shed included in approval. No, the plastic shed needs to be removed as it was not approved. Mr. Harmon was going to submit a plan for a shed and trellis in the future.

**15-38 – 8550 Fair Street, Savage**

Architectural compatibility review for R-H-ED requirement.

Applicant: Peter Stone, Pennoni Associates

**Background & Scope of Work:** This project is before the Commission because it falls under the new R-H-ED zoning, which requires that the design of the new structures be determined by the Historic Preservation Commission to be compatible with the historic character of the area. The site will consist of 77.74 acres located on and adjacent to the parking lot for Savage Mill. There are no existing structures on site, but the Applicant proposes a 35 lot subdivision on 6 acres. The proposed structures will include single family detached housing, townhouses and duplex units. The site layout will include a system of alleys and private streets to allow some rear loaded units to be constructed.

The single family and duplex houses will be constructed along the Washington Street extension. The townhouses will be located behind the duplexes. The new development will not be located directly adjacent to the existing housing, the parking lot and park will provide a buffer.

**Staff Comments:** Savage has a mix of housing types. Those found closest to the site location for the Settlement at Savage Mill are more modest, bungalow style buildings, although there are some elaborate structures located close by, such as the Mansion House (HO-218) and the Holte-Grafton House (Manager's House, HO-220), which have elements of the Greek Revival and Second Empire style respectively. The front loading garages on the proposed single family houses and front loading duplexes are not commonly seen in the area, but many of the existing homes have driveways and cars in the front of the houses. The front loading duplexes are also located farthest away from the existing historic housing. The scale of the new construction will be larger than most buildings found in Savage. But overall the proposed buildings appear compatible with the various style of architecture found in Savage.

**Staff Recommendation:** Staff finds the proposed buildings are architecturally compatible with the historic buildings found in Savage.

**Testimony:** The Commission went into closed session prior to the start of the case to obtain legal advice regarding the new R-H-ED zoning and clarification of the process when there is opposition to a case.

Ms. Tennor swore in Peter Stone from Pennoni Associates in Columbia, MD; Mr. Jeremy Potter from W.C. Ralston Architects in Chantilly, VA; and Nihar Shah from Bozzuto Homes in Washington, D.C. Ms. Tennor asked if there were any corrections to the Staff comments. Mr. Stone clarified the size of development; he said the area that is subject to development is approximately 13 acres, but only 6 acres of which will be developed. The 77 acres includes the adjacent Savage Park, a portion of which is being subdivided out.

Mr. Taylor asked if there was anyone present in opposition and several citizens raised their hands. Ms. Tennor confirmed that all in opposition had signed in. Mr. Taylor clarified the process when a case is contested. He explained that the Commission's role is to make a determination about whether the exterior aesthetic appearance of the proposed development is compatible with the historic character of the surrounding area. He explained that the Applicants will make a presentation and then the opposition can ask the Applicant questions about their presentation. The Commission will then ask questions of the Applicants, if they have any. After that, the opposition will have an opportunity to present their case. At that time, the Applicants can ask the opposition questions after the opposition has presented their case. Then the Commission can ask questions of the opposition. Ms. Tennor explained that they will be sworn in when they come up to speak.

Mr. Stone with Pennoni Associate gave a Powerpoint presentation of the application, which was part of the paper application package to the Commission. The presentation included an overview of the entire project. There will be 35 lots, consisting of single family houses, duplex houses and townhouses. There will be a land swap with the County's Department of Recreation and Parks. Mr. Stone said there will be street and water and sewer improvements as part of the project as well. Mr. Stone reviewed the site and site layout.

Mr. Roth asked if the parcel the development extends into is the same parcel the historic mansion is located on. Mr. Stone said that the mansion is on its own lot at Baltimore and Fair Street. Mr. Roth asked if Baltimore Street was one street to the north of Washington Street. Mr. Stone said that was correct.

Mr. Stone showed a plan of the land swap and explained the red area is current County park land that would be transferred to the developer and the green area is land that is currently owned by the Mill that would be transferred back to the County. Mr. Stone and the Commission discussed the land swap map.

Mr. Roth inquired about the topography and if the topo is illustrated in the presentation. Mr. Stone stated the site is modeled as a flat site, but that there is a fairly steep slope. Mr. Stone said there is a cross section that shows more of the slope.

Mr. Potter discussed the various styles of architecture in Savage. He said that aside from the industrial mill and bungalow style buildings; there are Federal style duplex housing and Victorian style civic buildings, churches and single family houses. They looked toward more of the decorative styles for architectural influence. Townhouses are more of the Mill style and scale as they are larger buildings. Mr.

Potter discussed the various styles of housing – the duplex, townhouses, and single family houses. Mr. Potter said there are 3 and 4 story options the developer is presenting. The models show 4 stories and the architecture is the same, but contains a roof terrace. The 4<sup>th</sup> story designs are setback in the development. Mr. Potter showed photos of some of the existing architecture in the neighborhood. Mr. Potter said there are front porches throughout the community, so they have incorporated that detail into the design. Mr. Taylor said that some of the photographs were not in the application. Mr. Stone said that they added four photographs and he would provide them to Staff.

Mr. Roth asked if there were any townhouses in the historic section of Savage. Mr. Potter said there is a 4 unit housing structure, but no townhomes. Mr. Roth asked if the Mansion can be seen from the new construction. Mr. Stone said the ball fields are in between the site and the Mansion. Mr. Roth said his understanding is that the Mansion lies between Fair Street and the ball field and that the new single family homes would be adjacent to the Mansion's parcel and the ball fields. Mr. Stone said the new single family are immediately south of the ball field. Mr. Roth asked if there was a photo that shows the extent that the Mansion would be visible from the gravel parking lot. Mr. Stone said he did not have a photo.

The Applicants concluded their presentation and the proceeding moved to questions from the public. Ms. Tennor swore in Stuart Kohn, who lives in Laurel, 7 miles away from the development. He asked how tall the tallest unit would be. Mr. Potter said the zoning regulations allow for a 40 foot height, so a 4 story option is available. Mr. Kohn asked what the tallest building in the community was. Mr. Stone replied that the Mill is the tall building. Mr. Kohn stated that he does not find a 4-story building to be compatible. Mr. Stone said it is compatible as the 4<sup>th</sup> story is optional and recessed back from the façade.

Ms. Tennor swore in John Garber, of Gorman Road. Mr. Garber asked about the average setback for the homes. Mr. Stone replied there are 20 foot setbacks. Mr. Garber asked about the percentage of lot coverage. Mr. Stone did not know the percentage of lot coverage, but said it is less than on Baltimore Street or Washington Street in Savage. Mr. Garber and Mr. Stone discussed the views of the street.

Ms. Tennor swore in Susan Garber, Savage Mill Community President and Savage Historic Society member, of Gorman Road. Ms. Garber asked why there isn't a perspective drawing from the river side. Mr. Stone said there was no reason. Ms. Garber and Mr. Stone discussed the viewshed. Mr. Stone said that efforts were made to move everything away from the river with the County land swap. Ms. Garber stated that it was the community's idea to swap the land. Ms. Garber asked questions regarding the federal style buildings, and the number of units in the townhouse design, layout and density.

Ms. Tennor swore in Brent Loveless, of Whiskey Bottom Road, who lives 1 mile away from the development. Mr. Loveless asked if the development site had any design consideration for or relevance to any local historic figures or events. Mr. Loveless questioned the architectural features of the development- the lack of chimneys, the roof pitch being too steep at 60% pitch, siding materials, too much Victorian style relative to the worker mill community, and the presence of rooftop decks. Mr. Loveless asked how the project draws people to Savage Mill. Mr. Stone stated the goal is to develop and draw people to the community. Mr. Potter thought more local people would increase the Savage Mill retail. Mr. Loveless asked if there has been any archaeological digging of the site and inquired of the grade change. Mr. Stone planned to keep the grading minimal and believed the shift of development to the North has helped minimize grading. Upon a question of whether grading was relevant, Mr. Taylor advised that final grading would be relevant because it affects the appearance of the site.

Mr. Roth noted the footpath allowing public access to the River and asked if the footpath was going to remain. Mr. Stone stated the footpath is not preferred there but access to River is being discussed with DRP.

Mr. Reich asked if side or back elevations had been produced. Mr. Potter had not created those elevations but stated the same façade materials are being wrapped around to the back. Ms. Tennor asked whether the open space adjacent to the single family homes was prescribed by County. Mr. Stone said yes, they are required by the County for SWM. Ms. Tennor asked if they meet the minimum requirement and Mr. Stone said he believed they exceeded the minimum. Ms. Tennor suggested that a different open space configuration could allow the single family lots to have side loading garages verses the current front loading garages which would be more appropriate for the architectural compatibility.

Mr. Reich asked where the plan is in the subdivision process for feedback. Mr. Stone said they need to attend several other meetings, so the lot lines are not final. Mr. Reich asked what is anticipated for landscaping and if the landscape plan is being reviewed by HPC. Mr. Stone said the landscape plan will be reviewed by HPC. Mr. Stone stated they plan to maintain some existing mature trees and the east end area adjacent to the Savage Mill parking lot will be screened. The high point of development site is about 10 feet above the existing parking lot. Street trees are required on Washington Street and Mr. Stone does not think any part of the community will be seen except for some of the height on that part of the development.

Mr. Shad asked if the homes on sheet plan A3 are 2- story or 3-story. Mr. Potter said the roofline will be maintained as a 2-story home but that an owner could have an option to have a 3<sup>rd</sup> story interior above the roofline exterior. Mr. Shad pointed out the existing community has 2-story homes with short roofs. Mr. Potter thinks the mansard mansion style sets the precedent for the 3-story built-in. Mr. Reich stated that front garages are all on the single family homes and the townhomes are all alley loaded and asked where the visitor parking will be located. Mr. Reich questioned if the development meets the parking requirement and if any parking was allowed on the Mill lot. Mr. Stone said the development meets the requirement with the garages included in the calculation and the visitor parking will be on the road. Mr. Stone said there is no provision to park at the Mill and no conversations have taken place with the Mill owners to allow that opportunity.

Ms. Susan Garber stated the Community was only shown the plan at the pre-submission meeting the night before. She shared a flowchart of the DPZ plan review process from Mr. Sheubrooks and Ms. Mclaughlin of DPZ from 2013 (Submitted to Commission as Protest Exhibit 1). Ms. Garber stated a small town feel draws people and makes it a sustainable community. Many homes in Savage are passed down generations and keeping a small town feel is critical to Savage. Ms. Garber submitted an image by DRP from May 2013 that shows the original 5 acre development site by the River. The proposal to shift the development further from the river would protect more environmental features, minimize site grading, reduce a proposed 17 foot retaining wall, and utilize the cleared and flat existing area.

Ms. Garber noted the proposed plan has an urban look and Savage is not an urban town. The density, the closeness of buildings, and the height of the homes are all out of scale to the existing Savage community. Ms. Garber is concerned that each step of the meetings and development process is building approval to DAP. She stated the balcony decks do not overlook green space but look into adjacent hardscape homes. She stated concern for loss of mature trees and noted the large difference from forest tree canopy vs street trees. RK&K, subcontractors to DPW, created plans for the Savage sewer project and Ms. Garber submitted exhibit (Protest Exhibit 2) with Applicants approval and stated

this plan is a good illustration of the set-backs and lots sizes of the historic district that the community wants to see in the new development.

Mr. Roth asked about the land swap and zoning specific to this plan. R-H-ED is the zoning and the original 5 acre development site of the original 10 acre was up for rezoning. Community requested no greater density and 10 units per acre for R-H-ED were allowed but all parties (developers and community) agreed to a 30 units development total. The noted steep slopes were a concern for development and the community wanted a buffer and protection of river so the community suggested moving the development forward, assuming it would be zoned R-H-ED.

Mr. Reich stated most of the Historic District is in a grid. Ms. Garber agreed and added it is on a steep hill. The highest building is the masonic lodge from the 1800's. There was the intention to continue the grid. Ms. Garber did not think about the street pattern since the original plan reflected a loop road. Mr. Roth asked about the Mill race trail. Ms. Garber said it is a pedestrian and bike trail that leads to the river's edge, unsure of material, maybe gravel and dirt. The trail cuts through land swap. Mr. Roth asked the Applicant about the trail connection. Mr. Kohn stated there are a lot of unknowns on this project and a 4- story building would not be compatible to Savage. He is concerned there is no buffer to site.

Mr. Loveless said it is unconscionable that there is no character history included in the site that has history dated back to 1685 which was surveyed by Colonel Ridgely. Mr. Loveless shared some history that this area was prime real estate, a fall line; the Warfields built a Mill in 1750's which is no longer standing; an industrial settlement. Commodore Joshua Barney, served in war of 1812, had a home there and Savage Mill is named after Commodore Barney's partner, John Savage.

Mr. Loveless submitted Protestants Exhibit 3, a Google earth picture of Captain Watson's house in Philadelphia. This black and white photo exhibit of a 4-story brick townhome that looked similar to the proposed Savage development in which Mr. Loveless expressed was not an appropriate townhome for a mill community.

Mr. Loveless was concerned that development is occurring on environmentally sensitive areas of the County in lieu of available land. He referenced the General Design Guidelines, Secretary of Interior Standards for 1992. Mr. Loveless shared excerpts directly from the Guidelines website. Mr. Taylor cited Sec 2.117. Mr. Reich pointed out the standards are for historic homes and not for new development. Mr. Roth said consideration of the site is perfectly appropriate. Mr. Taylor advised that there may be relevance from this. Mr. Stone had no objection to Mr. Loveless's perspective from the Secretary of Interiors but denied Protestants Exhibit 4 from being submitted into the record because there has been no advance review of paraphrasing or misinterpretation from this submittal. Mr. Loveless highlighted excerpts from the Secretary of Interiors: there should be minimal disturbances of terrain, no damage to important landscape features or archeological resources. Surveying and documenting areas of disturbance is needed. Retention of plant materials, trees and landscape features. Adding conjectural landscape features to sites that are historically appropriate. It is not recommended to have new buildings or site feature out of scale or have an inappropriate design. New building sites should not have a false appearance by basing the reconstruction or conjectural designs or the availability of features from the nearby historic site. Mr. Loveless concluded by stating fake historical structures are not historical.

Mr. Reich asked Mr. Loveless what is appropriate for this site and is something specific to this parcel that could relate to Commodore Joshua Barney. Mr. Loveless replied he would prefer for the site to be purchased as parkland for the County and remain an archeological site. He continued if development

was to happen, replicas of the Mill would be most appropriate. The steep slopes, mature growth and environmental features should remain as such. Mr. Shah from Bozzuto acknowledged concerns of citizens but believed the architectural designs are good and requested the HPC approve the plans and he will provide more details per requested.

Mrs. Tennor summarized her points of concern being that the development has small lots sizes relative to Savage, the front loading garages are not compatible, the high density is not compatible to Savage and the conflict between Victorian vs Federal style needs resolution. She reiterated the new R-H-ED zoning is design to be compatible with the historic area.

Mr. Reich requested more details. He said the application lacks dimensions, side and back elevations, color schemes and lentel details. Mr. Reich said this design is more of a suburban feel than the Savage community.

Mr. Roth does not find the design to be compatible because of lack of historic context, the encroachment on the Mansion, the design of townhomes when they don't currently exist and the lack of public access to the river. Mr. Roth points out the route 1 (CAC zoning) design guidelines that seek compatibility with the community in size, scale and articulation and does not believe this design does that.

Mr. Shad agreed with HPC members comments. States the actual site located on a hill concerns greatly the incompatibility to the rest of Savage.

The Commission went into closed session for legal advice from Mr. Taylor on the determination of architectural compatibility.

In open session, Mr. Shah, Bozzuto homes, stated he is amending the application to be Advisory comments and the Applicant will amend and resubmit at a later date.

Mrs. Tennor moved to Adjourn the meeting. Mr. Roth seconded. The meeting was adjourned at 11:12 p.m.

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

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Beth Burgess, Executive Secretary

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Mrs. Eileen Tennor, Chairperson

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Carol Stirn, Recording Secretary

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HOWARD COUNTY HISTORIC PRESERVATION COMMISSION  
*ELlicott City HISTORIC DISTRICT ■ LAWYERS HILL HISTORIC DISTRICT*  
3430 Court House Drive ■ Ellicott City, Maryland 21043

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*Administered by the Department of Planning and Zoning*

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## August Minutes

Thursday, August 6, 2015; 7:00 p.m.

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The seventh regular meeting for the year 2015 of the Historic Preservation Commission was held on Thursday, July 2, 2015 in the C. Vernon Gray Room located at 3430 Court House Drive, Ellicott City, MD.

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

Members absent:

Staff present: Beth Burgess, Dan Bennett, Lewis Taylor and Lisa Kenney

Chairperson Tennor opened the meeting at 7:00 p.m. with a statement explaining the process and rules of the meeting. Mr. Roth moved to Approve the July 3, 2015 minutes. Mr. Shad seconded. The motion was unanimously approved.

### **PLANS FOR APPROVAL**

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

### **Agenda**

1. 14-77c – 8069 Main Street, Ellicott City
2. 14-80c – 8396 Park Drive, Ellicott City
3. 15-40 – 3711 Old Columbia Pike, Ellicott City
4. 15-41 – 3637 Fels Lane, Ellicott City
5. 15-42 – 8020 Main Street, Ellicott City
6. 15-43 – 8020 Main Street, Ellicott City
7. 15-44 – 8312 Main Street (Lot E), Ellicott City
8. 15-45 – 3884 Ellicott Mills, Ellicott City
9. 15-46 – 3880 Ellicott Mills, Ellicott City
10. 15-47 – 3578 Sylvan Lane, Ellicott City
11. 15-48 – 3570 Courthouse Drive, Ellicott City

### **CONSENT AGENDA**

#### **14-77c – 8069 Main Street, Ellicott City**

Final Tax Credit Approval.

Applicant: Len Berkowitz

**Background & Scope of Work:** On November 6, 2014 the Applicant was pre-approved to repair and resurface the existing metal roof with a weather barrier. The Applicant has submitted documentation that \$7,500.00 was spent on repairs and seeks \$1,875.00 in final tax credits.

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

**Staff Recommendation:** Staff recommends Approval of the final tax credit as submitted.

**Testimony:** There was no testimony.

**Motion:** Mr. Roth moved to Approve the application. Mr. Shad seconded. The motion was unanimously approved.

**14-80c – 8396 Park Drive, Ellicott City**

Final Tax Credit Approval.

Applicant: Tarpley Long

**Background & Scope of Work:** On November 6, 2014 the Applicant was pre-approved to replace 2 vinyl windows with wood windows, replace the roof and the structural issues and engineering work pertaining to the roof, replace front and side doors, and paint the doors window and trim. The Applicant has submitted documentation that \$55,417.00 was spent on repairs and seeks \$13,854.25 in final tax credits.

**Staff Comments:** The work complies with that pre-approved and the cancelled checks and invoices show proof of work that add up beyond this requested amount.

**Staff Recommendation:** Staff recommends Approval of the final tax credit as submitted.

**Testimony:** There was no testimony.

**Motion:** Mr. Roth moved to Approve the application. Mr. Shad seconded. The motion was unanimously approved.

**15-40 – 3711 Old Columbia Pike, Ellicott City**

Install Awning.

Applicant: Courtney Kehoe

**Background & Scope of Work:** The exact date of construction of this building is also unknown, but it also shows up on the 1959 Sanborn maps and is not found to be significant to the historic district and is concrete block construction. The Applicant proposes to add a Black Shed awning to the storefront. The awning will be treated Sunbrella, anchored mechanically to the block wall and will have the dimensions of 12' long x 4' wide x 5' slope.

**Staff Comments:** The Application complies with Chapter 6.L (page 48) recommendations, “when installing awnings or canopies, use shed-style awnings that are scaled appropriately for the building size and window spacing. Awnings should be made of non-reflective canvas or another strong fabric, in a

color compatible with the building façade.” Staff recognizes that the Commission has found that awnings are not always appropriate for every building on Main Street. Staff has no objection to the installation of the awning as this building is not significant and is not visible from Main Street. The awning is of appropriate scale to the building size and window spacing; it will cover the entire length of the transom without enclosing or damaging the existing transom. The awning will be black Sunbrella and will complement the current black, grey and red colors of the exterior. Staff has no objection to the awning and believes it will bring more curb appeal to the flat façade. The awning is not a permanent change to the building and can be removed if the business was to ever leave the space.

**Staff Recommendation:** Staff recommends Approval as submitted.

**Testimony:** There was no testimony.

**Motion:** Mr. Roth moved to Approve the application. Mr. Shad seconded. The motion was unanimously approved.

**15-41 – 3637 Fels Lane, Ellicott City**

Install Fence.

Applicant: Joseph Hauser

**Background & Scope of Work:** According to MDAT the house dates to 1900. The Applicant seeks retroactive approval to install a split rail fence around the rear and west side of the house. The fence is approximately 110-120 linear feet and will have a wire garden fencing to keep the Applicant’s dog contained. The fence rail will remain unfinished and will gray naturally and consist of three rail sections.

Additionally the Applicant has installed a black metal railing on the east side of the rear patio. This railing connects to the fence and will prevent injury from someone falling off the patio.

**Staff Comments:** Chapter 9.D (page 69) recommends split rail or post and rail fences being used in the more appropriate areas of the less densely developed areas naming several residential streets of Ellicott City. The Guidelines recommend more preservation of historic fences of granite and wrought iron when visible from the public ways. A small portion of this fence is visible from one viewpoint on Fels Lane but it is minimal. The majority of the fence is in the back yard from which this house has an addition not original to the house. The fence is simple, left unstained to blend with the environment and will be covered with vegetation. The black metal rail is a standard item used throughout Ellicott City adjacent to steps.

**Staff Recommendation:** Staff recommends Approval as submitted.

**Testimony:** There was no testimony.

**Motion:** Mr. Roth moved to Approve the application. Mr. Shad seconded. The motion was unanimously approved.

**15-42 – 8020 Main Street, Ellicott City**

Exterior Sign.

Applicant: Mark Bean

**Background & Scope of Work:** According to MDAT, the building dates to 1890. The Applicant proposes to install a wood sign on an existing metal bracket. The sign will be 24 inches in height and 20 inches wide for a total of 3.3 square feet. The background is white and the text will be gold and dark red. The sign will be circular in graphic form with the top arch reading "COTTON Ducks" and the bottom arch reading "Art & Apparel" with the logo cotton duck in the middle of the sign.

**Staff Comments:** There is an existing bracket on the building from the previous tenant. The County Sign Code requires that projecting signs have a minimum clearance of 10 feet above the sidewalk but this sign does not hang above the sidewalk and is not in the way of pedestrians. The sign currently has been removed every night keeping it from being a permanent sign.

The text on the sign complies with Chapter 11.A (page 80) recommendations, "use simple, legible words and graphics" and "keep letters minimum and the message brief and to the point." The text also complies with Chapter 11.A (page 80) recommendations, "use lettering that is between one-third and one-half of the sign height and covers no more than 75 percent of the face of the sign."

The sign will be a wood base and is hand painted. Therefore, Staff finds the application complies with Chapter 11.A recommendations, "use historically appropriate materials such as wood or iron for signs and supporting hardware."

Chapter 11.B of the Guidelines recommends, "use only one projecting or hanging sign per building." This will be the only hanging sign on the building. The Guidelines also recommend (page 84), "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 smaller than the recommended size.

**Staff Recommendation:** Staff recommends Approval as submitted.

**Testimony:** There was no testimony.

**Motion:** Mr. Roth moved to Approve the application. Mr. Shad seconded. The motion was unanimously approved.

## **REGULAR AGENDA**

### **15-43 – 8020 Main Street, Ellicott City**

Exterior Window Sign.

Applicant: Jereme Scott

**Background & Scope of Work:** According to MDAT, the building dates to 1890. The Applicant seeks retroactive approval for the exterior window display of the CottonDuck logo in the storefront of 8020 Main Street.

**Staff Comments:** The application complies with the guideline recommendations in Chapter 11.A (page 80), "use simple, legible words and graphics" and "keep letters 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 logo is white paint on glass and black painted muntins 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.”

Chapter 11.B (page 82) recommends against, “two signs where one is sufficient to provide an easily visible identification of the business”. The Applicant has a store sign that has the shop name and the logo. This logo is considered a second sign displaying the stores logo. The Guidelines also recommend against (page 83) “attaching letters directly to the building façade without benefit of surround, unless the letters fit within and are framed by architectural detailing.” The Guidelines also state (page 84) “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 logo takes up the entire storefront window and exceeds the six square feet scale. The logo is directly painted on the interior of the storefront glass and exterior of the store window muntins. Painted muntins or storefront windows are not found in the District and are not a historical feature.

**Staff Recommendation:** Staff recommends denial of the logo painted on the storefront. Approval of the sign would set a precedent of such signs throughout the District.

**Testimony:** Ms. Tennor swore in Mr. Jereme Scott. Ms. Tennor asked if there were any corrections to the Staff comments. Mr. Scott shared that the approved sign is removed every night and is not permanent. Ms. Tennor explained that if the sign is up every day it would not be considered temporary.

Mr. Scott explained that the muntins break up the glass in the window, which makes it hard to display art work. He also stated that painting his logo on the front of the store attracts clients to his store.

Mr. Roth asked how long the store has been open and how long the logo has been on the window. Mr. Scott said he had been open for a year and a half and the logo has been on the window since July, 2014. Mr. Roth asked if the sign had made a difference in business. Mr. Scott said it had made a big difference and was featured in several marketing publications.

Ms. Tennor asked if the painted sign was the same design as the sign that is taken down every night and why is it taken down every night. Mr. Scott said yes the design is the same. He said that the he removes the other sign every night because it is a hand painted sign that is not installed high enough to not be stolen.

Ms. Tennor said that she appreciated the issue of visibility, but was not sure visibility is less than other merchants in Ellicott City and other merchants are subscribing to the Guidelines for signage, which generally call for one sign per business. Mr. Scott said that with the design of the window and muntins you cannot see into the store and consumers might think that it is empty. Ms. Tennor said that the sign seems more appropriate to the environment of a mall than a historic downtown and that it is not consistent with the Guidelines.

Mr. Reich asked if there are any precedents in Ellicott City for this type of sign. None were identified.

Ms. Tennor swore in Sherry Fackler-Berkowitz. She said that the subject business sits in a section that is difficult to attract pedestrian traffic. Ms. Fackler-Berkowitz spoke in support of the sign and that it is simplistic and not offensive. She said if there was no sign on the window, the store would look vacant.

Ms. Tennor asked Mr. Scott if something could be done with the lighting in the store to keep it from looking dark and vacant. Mr. Scott said that he has tried different things and that at night it is very

visible, but not during the day. He also stated that the design was done in a historic fashion as it was painted on glass.

Ms. Tennor said that the Commission's role is not to render judgment on its aesthetic merits, but decide if the sign is consistent with the Design Guidelines for the Historic District.

Mr. Roth moved to go into closed session and Mr. Reich seconded to obtain legal advice on "exterior appearance" and storefront windows vis-à-vis the Guidelines.

Ms. Burgess stated that the muntins are charming and create an old look, however they are not original windows and other store fronts have opened up their windows to allow for displays.

Ms. Tennor swore in Mark Bean, the owner of 8020 Main Street. Mr. Bean presented the Commission with photographs showing that the muntins were not in place originally and that it was a bay window. He also stated his opinion that the current painted sign allows the muntins to disappear and give the effect that it is one pane of glass. Ms. Tennor clarified that the muntins are not functional and just for decoration. Mr. Bean explained that they are functional as the window is no longer a single sheet of glass.

Mr. Bean stated that the six foot square rule in the Guidelines refers to hanging signs and would not apply to the painted sign. He also stated that there are not two signs for the store since the hanging sign is removed every night. Ms. Burgess explained that the six foot square rule in the Guidelines is for all signs not just hanging signs. Mr. Taylor explained that the sizing of signs are in a couple of different places in the Guidelines and that the Guidelines appropriate scale recommendations apply to all signs in the historic district. Mr. Bean states that Mr. Scott's sign reduces clutter, it is a simplified logo with one color, it minimizes the impact of the muntins, and it turns the window into a solid looking structure.

Mr. Reich stated that merchandise display is not governed by the Guidelines. Ms. Tennor clarified that whether you paint on the inside of the glass or the outside, it is still visible from the exterior as a sign. Mr. Scott stated that his merchandise is his design and his art. He asked if some sort of artwork could be displayed letting consumers know that it is an art store and that he would leave the muntins black. Mr. Reich said that would be acceptable. Mr. Reich said the Commission has to adhere to the Guidelines for everyone up and down Main Street. He explained that the size and scale of the existing sign is not in the Guidelines.

Mr. Scott asked what constitutes a display and the timeframe for a display to be considered temporary. Mr. Taylor explained that the existing sign is an issue because it is applied as an architectural element. As such, although it can be replaced, it is more permanent than having a window display.

Mr. Scott asked if he took the painting down and painted a new one on the inside of the glass and left it up for a year, would it be considered temporary display. Ms. Tennor stated that painting on the glass would be considered a sign on the window. Mr. Scott asked if he painted a sign on the window that is less than six square feet would it be acceptable. Mr. Reich clarified that there are several constraints, having more than one sign and having a sign that is too big, so both are problematic, along with the painting on the muntins.

Mr. Bean interjected that one sign is removable and therefore should be considered temporary and not counted in regards to the one sign limit recommended by the Guidelines. Mr. Taylor stated that the

Commission has to apply the Design Guidelines to the subject sign as it is a permanent installation despite the fact that it is taken down periodically.

Ms. Fackler-Berkowitz asked if artwork is allowed on the window. Mr. Taylor stated that if the window was periodically repainted, each painting would have to get a certificate of approval based on the Howard County Code. Mr. Taylor and Mr. Reich clarified that painting the window in such a way affects the exterior appearance that comes under the Design Guidelines.

Mr. Scott asked if a small vinyl sign affixed to the window would be acceptable. Mr. Roth stated that it would still be considered a second sign and would not be allowed under the Design Guidelines.

Mr. Bean stated that the reason the sign is larger than allowable is due to the location of the business. Mr. Roth asked if there are other ways to attract business. Ms. Tennor questioned the logic and necessity of the sign. Mr. Bean said that the sign draws business to the store; it is a visual appeal. Ms. Tennor stated that there is nothing in the Guidelines to cover an exception for this case.

**Motion:** Ms. Tennor moved to Deny the application per staff recommendation, that the one sign is approved under the consent agenda. Ms. Zoren seconded. The motion was unanimous for denial of the retroactive approval of the window sign.

#### **15-44 – 8312 Main Street (Lot E), Ellicott City**

Exterior fencing around Lot E perimeter

Applicant: Mark Richmond, Howard County Department of Public Works

**Background & Scope of Work:** The Applicant was approved in 2014 to make improvements to Parking Lot E (behind Ellicott Mills Brewery) and construct a stairwell connecting Main Street through the parking lot to upper Court Avenue and the Courthouse. The Lot E scope of work from the previous approval is complete and the current scope is to address the perimeter fencing. Currently on site is a chain link fence that was never approved by the HPC and will be removed. There is a wood fence on the lower side of Court Ave that was constructed from boards from Talbott's historic lumberyard (HO-341) previously located at the Lot E site. The current condition of the fence is poor as many boards have fallen off or have been stolen and the Applicant recommends a black 2 foot metal railing to be mounted on top of the existing stone wall in replacement of the wood fence. The Applicants recommends the continuation of the guardrail to extend down and around the Stormwater basin area until it ends where the new metal railing will begin.

**Staff Comments:** The guardrail is a remedy for the safety issue of cars driving off the Court Avenue road. The guardrail style is found throughout the steep roads of Ellicott City and installed on County roads when needed. The new black metal railing is compatible with what was approved at the Feb 2014 meeting. The length of rail varies to fit the exact length and vertical drop to the existing stone wall. The posts will be 2 inch square, round top and bottom rails with half inch round pickets for a total height of 2 feet. These materials comply with Chapter 9.D (page 70) recommendations, "construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way."

**Staff Recommendation:** Staff recommends approval as submitted.

**Testimony:** Ms. Tennor swore in Mr. Brian Cleary, Department of Public Works. Ms. Tennor asked if there were any corrections to the Staff comments. Mr. Cleary stated no.

Ms. Tennor swore in DeeDee Lancelotta. Ms. Lancelotta questioned the location of the proposed wrought iron railing and guardrail. Mr. Cleary, using a large site plan, explained the location of the wrought iron rail, stating that the existing chain link fence will be removed and replaced with a guardrail for safety reasons.

Ms. Zoren asked if the fencing would be actual wrought iron fencing and Mr. Cleary stated yes it would match existing wrought iron fencing in the area.

Ms. Lancelotta stated her preference for a decorative wrought iron railing instead of a view of a highway guardrail. Ms. Lancelotta stated that for safety concerns there needs to be more than just a highway guardrail installed. Ms. Tennor asked Ms. Lancelotta if her request for fencing would be to soften the view. Ms. Lancelotta stated that it would also be for safety reasons since a guardrail is low to the ground, adding a fence would be safer.

Mr. Cleary explained the intent is for pedestrians to use the sidewalk on the opposite side of the street. He also stated that there is a sharp curve which would create sight distance issues if there was a tall fence. Ms. Tennor questioned the height of the fencing and guardrail. Mr. Cleary stated that the railing is elevated on top of a stone wall.

Mr. Roth stated that the Commission can only vote on what is in the proposal. Ms. Tennor asked Ms. Lancelotta if she had objections to anything in the proposal. Ms. Lancelotta stated she objected to the installation of a guardrail.

Ms. Tennor clarified that the proposed guardrail would not be galvanized metal, but brown in color. Mr. Cleary stated that yes it would be brown and that it is being installed as a required safety measure.

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

#### **15-45 – 3884 Ellicott Mills, Ellicott City**

Exterior Alterations: Stair Treads and Pathways.

Applicant: Lisa Wingate

**Background & Scope of Work:** According to MDAT, the barn at 3884 Ellicott Mills Drive dates back to 2004. The Applicant proposes the following work:

##### **Barn and Adjacent Site Work**

- 1) **Remove the stepping stones to the river and add concrete block steps with railings.** The proposed steps/tread will be same top capped bullnose concrete block used for the top of the retaining walls. The steps will be in replacement to the stones from the top of the patio down to the river's edge. A black metal double rail will be installed supported at intervals with no balusters.
- 2) **Change wood decking treads to grey Trex treads.** The stairs are constructed out of wood and will have the grey Trex tread on each step. The stairway is located to the west side of the barn starting from the driveway and leading down to the west side of barn and to the lower patio.

- 3) **Retroactive approval for the retaining wall.** Install a 2 foot retaining wall at the back of the barn patio to hold the northern hillside from erosion and run-off onto the paved patio. The wall has a 3 foot diameter half round fire pit created from existing stones unearthed during construction. Concrete block stucco wall with a bullnose concrete cap.

**Staff Comments:** Application #13-48 approved CR-6 gravel as a switchback path to the stream. Disturbance in the existing area is evident and large rocks are currently connecting the lower patio to the river. Staff agrees the path is unsafe for use. Regarding steps, Chapter 9.D (page 68) recommends “Original materials, which include stone, brick and wood, should be preserved. Even if the original material has been replaced by a modern alternative such as concrete, the location, size and grade of these features are often important to the settings of historic buildings.” Beyond the Guidelines, Staff has concern of infrastructure and disturbance too close to the river. Streams and Wetland Regulations state “grading, removal of vegetative cover and trees, paving, and new structures shall not be permitted within 25 feet of a wetland in any zoning district or within 50 feet of an intermittent stream bank, or 75 feet within a perennial stream bank (Use I stream as classified by MDE).” The proximity of the Applicant to the tributary stream (a Use I classification) flowing to the Patapsco main stem (a Use IV classification) is problematic for developing access to the stream with permanently installed concrete stairs. Staff recommends denial of the installation of the stairs and recommends not installing a hardscape connection to the river. If stair access to the River is determined to be allowed, staff suggests to use wood or rock steps to minimize installation and disturbance along the river’s edge.

The stairs comply with Chapter 7.B (page 54) recommendations, which states “use stained or unpainted wood (other materials from the painted wood) on the rear of the building in a location not facing or highly visible from a public way. Although the treads are obviously modern, the proposed stair treads will be to the west of the barn not visible from any view except for someone standing on the stairs or seen from the lower patio area which is not a public view. The construction of the stairs including supports and stringers are all made of wood. Only the tread which cannot be seen from any view or distance is the grey Trex. Staff recommends approval of treads because it is not in view of public way, nor is it located at the front of any buildings.

Chapter 9.D (page 70) states to “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 Guidelines state “build a new retaining wall no more than 2 feet high and 12 feet long.” Staff recommends approval of the 2 foot retaining wall with the concrete bullnose capping. The wall is aiding the support of the steep slope and collecting the run-off to the stream. The wall is not visible from public way and is in keeping with the color and materials of the historic district and features on site. The fire pit is made of indigenous rock and is placed in the center of the wall.

**Staff Recommendation:** Staff recommends retroactive approval for #2 and #3, the wall and the treads but recommends denial of the installation of concrete steps to the river.

**Testimony:** Ms. Tennor swore in Ms. Lisa Wingate and Mr. Steensen. Ms. Tennor asked if there were any corrections to the Staff comments. Ms. Wingate explained the layout of the subject property and historical background.

Ms. Tennor suggested a site plan be submitted with every application, regardless if it has been before the Commission previously so that new Commission members would have accurate information.

Ms. Wingate stated that the current stone stairs leading from the property down to the stream are dangerous and the homeowner would like to be able to access the stream. Ms. Wingate stated the applicant would like to use a more modern material of concrete bullnose. Ms. Tennor asked if the stairs would be a straight staircase. Ms. Wingate stated no and explained it would follow the current topography of the existing pathway.

Ms. Wingate explained that if the Commission would not approve the concrete steps, the applicant would need to replace several stones along the stairs as well as install a railing for safety reasons. She explained that the rail would be a very simple wrought iron rail on newels. Ms. Wingate explained item #2 would be to add Trex treads on existing wooden stairs and item #3 would be the retaining wall. She stated the applicant would like to install a retaining wall at the back of the patio due to steep topography. She also stated that the retaining wall cannot be seen from Main Street.

Mr. Roth asked the origin of the existing stone path down to the river. Ms. Wingate stated that a pathway existed, however the applicant added the stones from the property.

Mr. Reich stated that the application is missing details, such as a site plan or sample materials, making it hard to visualize.

Ms. Tennor asked about previously approved plans in HPC 13-48 regarding a switchback path. Ms. Wingate explained that there was a plan for a switchback path to be built, however it was abandoned due to difficulty maintaining the path because of run-off from the subject property.

Ms. Tennor questioned the compatibility of the application and the Commission's responsibility versus the restrictions that are referenced in the staff report. Mr. Reich stated that the Commission does not have any purview regarding SWM and zoning issues. He also stated that the applicant should come back to the Commission and bring a site plan of the yard with more details. Ms. Wingate stated that the applicant is just replacing existing stones with concrete bullnose and that the topography of the path would remain intact. Ms. Zoren asked if the bullnose would be installed on the dirt or would there be a foundation or structure. It was not clear what the foundation would be.

Mr. Shad stated that more information is needed, showing all the existing structures as well as the proposed structures with different options for the stairs.

Ms. Wingate stated the proposal is for a black metal top railing. The Commission asked for details regarding the railing to be included in the application. Ms. Tennor stated that a plan showing the location of the path relative to the rest of the property would be helpful. Ms. Wingate stated that the Department of Planning and Zoning does have a site plan on file and that the applicant was not aware that a plan was needed. She also stated that she does have a sketch however it would not show the steps or the retaining wall or the existing topography. Mr. Roth suggested that the Howard County website has a GIS site where the applicant could locate the subject property with property lines showing the topography of the subject property.

Mr. Reich stated that he had no problems with the proposal, however documentation for the file is important. Mr. Taylor asked if the applicant would be willing to continue item #1 and have the commission consider items #2 and #3. Ms. Wingate answered yes.

Mr. Roth moved to Approve items #2 and #3. Mr. Reich stated that all of the items should be provided on a site plan by the applicant and continued until the next meeting.

Ms. Tennor stated that she had no objection to the retaining wall and would move to Approve it.

The application for the stairs to the river was continued to the September 3<sup>rd</sup> HPC meeting with the applicant's consent.

**Motion:** Ms. Tennor moved to Approve item #2 and #3, the grey Trex and the retaining wall and fire pit with the stipulation that the retaining wall will be included on a site plan that will be on file with the Historic Preservation Commission. Mr. Reich seconded. The motion was unanimously approved.

#### **15-46 – 3880 Ellicott Mills, Ellicott City**

Exterior Alterations: Porch Railings and Retroactive Patio Steps.

Applicant: Lisa Wingate

**Background & Scope of Work:** According to MDAT, the historic house dates to 1800. The Applicant proposes to replace rotting wood on the porch railing and paint white to match. The Applicant seeks retroactive approval of the installation of three steps made of gray pavers.

**Staff Comments:** The addition of the white wood pickets and railing could be considered similar to a recommendation from Chapter 7.B (page 54), which states, "design new porches and decks to be simple, compatible in design with the existing building, and in scale with the existing building in size and roof height" and "on historic buildings, construct porches of painted wood." Staff considers this in-kind work and recommends approval.

HPC application 15-11 approved the removal of the existing rear patio and the excavation to lower the grade to accommodate the addition. The proposed paving materials for the terraced gardens, patio, retaining walls, walkway, barn patio/driveway and retaining wall are all consistent with Chapter 9.D recommendations, "construct new site features using materials compatible with the setting and with nearby historic structures" and "construct new terraces or patios visible from a public way from brick, stone or concrete pavers designed to look like indigenous stone." The site work will not be visible from a public way, but complies with the Guidelines. The steps added to this patio are the same material as the patio pavers approved at #15-11 meeting. Staff recommends retroactive approval of work.

**Staff Recommendation:** Staff recommends approval of in-kind railing replacement and retroactive approval of the patio steps as submitted.

**Testimony:** Ms. Tennor swore in Ms. Lisa Wingate. Ms. Tennor asked if there were any additions or corrections to the Staff comments. Ms. Wingate stated that the application is for three steps not two.

Ms. Wingate explained the history of the additions to the historic site as well as the approvals for the additions. She stated the topography in the rear of the structure was changed due to existing site conditions which required three steps and not two. Ms. Wingate explained that once the master bedroom addition was completed it was determined that the patio needed to be lowered. The existing brick patio had to be ripped up in order for BGE to install a gas line. The applicant retained approval to lower the patio and the gray paver material previously from the Commission.

Ms. Wingate stated the applicant is asking to replace a small piece of rotting wood originally built in 1990, so it would be routine maintenance.

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

**15-47 -3578 Sylvan Lane, Ellicott City**

Gutter and Porch Repairs. Tax Credits

Applicant: Mr. & Mrs. Hade; Mr. & Mrs. Suter

**Background & Scope of Work:** According to MDAT, the building dates to 1905. The Applicant seeks approval for the following work. The Applicant will repair decayed fascia, soffit and rake boards with replacing them with wood grain aluminum covering yellow pine boards to match existing shape and dimensions. Soffit will be “Triple four Solid V-panel” similar in appearance to the porch ceiling. All the existing gutters which vary in size and shape will be replaced to a uniform 6 inch k-style white aluminum gutter. The wood tongue and groove porch will be replaced with light grey 3 inch tongue and groove PVC flooring. Along the foundation of the house the “water-table” drip edge will be replaced with aluminum covered pressure treated yellow pine. Applicant seeks tax credit for porch floor and gutters.

**Staff Comments:** Staff recognizes that although this property is within the historic district, it is located on Sylvan lane on the outer edge of the district and not very visible from the road. Staff confirms rotting fascia boards and peeling paint during site visit but believes prime and painted wood is the best replacement for all the trim, fascia and rake boards on the home. Using wood materials that are properly prepared will be eligible for the 25% tax credit. Chapter 6.J (page 44) states “Replace deteriorated features with materials as similar to the original as possible”. Replacing wood with new yellow pine and wrapping with aluminum will not guarantee a maintenance free treatment because insects and water can still have access to the non-treated wood behind the aluminum.

Staff does not recommend the approval of the Applicants soffits. Primed and painted wood soffits would be most appropriate for this house as per Chapter 6.J. If ventilation is needed, small round vents can be installed in the wood soffit. The wood soffit allows for the drip edge that would not exist on the aluminum wrapped wood. Chapter 6.D recommendations, “composite siding materials may be used to replace wood siding on non-historic building if the particular material proposed is compatible in appearance with the building itself and with wood siding used on nearby historic buildings.” Staff would recommend a Hardie-board composite material for the soffits in lieu of aluminum modern soffits but this is a 1905 historic home.

Chapter 6.F (page 34) of the Guidelines recommends for the use of similar materials to the original and recommends against, “adding or replacing porch features using materials not appropriate to the building’s style. Materials generally not appropriate for historic porch replacements include unpainted pressure treated wood, poured concrete and metal.” Chapter 7.B (page 54) states, “on historic buildings, construct porches of painted wood.” Staff recommends a prime and painted wood tongue and groove porch replacement. If the Applicant doesn’t want paint maintenance, Staff recommends different varieties of wood such as Ipe, a water resistant Brazilian hardwood, which if used, would not be painted. Staff did note on site visit that the enclosure of the porch has caused porch drainage issues and recommends remedying the drainage and support issue before the porch is replaced. Proper drainage would reduce the rot of new porch. The fascia board of the porch and perhaps the porch sill and structural supports of the porch may need repair prior to the porch replacement. Staff objects to using Trex composite on the front porch of a historic home and does not recommend tax credits for this repair if wood materials are not used.

The replacement of the gutters comply with Chapter 6.E recommendations, “use gutters and downspouts of painted metal or prefinished aluminum in a color consistent with the building’s exterior walls or trim. Locate downspouts along natural vertical lines and corners of the building.” Staff recommends using half round gutters throughout the historic home as this style is more appropriate for the home. But Staff does not object to the 6 inch K-style gutter as submitted by Applicant. Gutters are eligible for Tax credits.

Chapter 6.C (page 26) recommends, “maintain or restore granite buildings, foundations, steps, lintels, sills, fence posts and retaining walls,” and are considered an eligible expense per Section 20.112 of the County Code. Staff recommends using painted pressure treated wood with a beveled edge for the drip edge sills instead of the aluminum wrapped pine.

**Staff Recommendation:** Staff recommends approval and 25 % tax credit for all work using wood replacement to the front porch, all new aluminum gutters, wood painted fascia boards, bevel edged pressure treated wood drip edge and any structural support related to the porch replacement. Staff recommends against tax credits if porch is not a wood replacement and if any of the repairs are done with aluminum wrap or materials items such as Trex, composite, or PVC board.

**Testimony:** Ms. Tennor swore in Mr. Charles Suter and Ms. Nancy Suter. Ms. Tennor asked if there were corrections to the Staff comments.

Mr. Suter agreed with staff recommendation for the Hardie board for the soffit area. He stated that the unpainted wood would not blend in with the existing structure. Ms. Suter stated that they would like to be able to install the PVC that looks like the wood for the porch. Ms. Tennor clarified that the applicant would not get the tax credit for the PVC product, however if the Commission approved it, the material could be used. Ms. Burgess clarified staff recommendation was for the rake board and fascia to be constructed with painted wood.

Mr. Reich questioned whether the applicants would be willing to do the fascia board and decking out of real wood. Mr. Suter stated his strong preference for composite for the actual decking. Ms. Suter questioned if her son-in-law wanted to go with wood to get the tax credit, then would the application need to be changed. Mr. Reich stated that the application could be changed by the Commission or the applicant can contact Staff. Mr. Taylor clarified Commission could approve Trek decking with option to use the wood and include the tax credit pre approval.

Mr. Reich stated that the decking cannot be seen from the road and he would like to allow the applicant to use the Trex decking if so desired, but without allowing tax credit if the Trek decking is used. He encouraged the applicant to use the original materials of wood for fascia and decking and get the 25% tax credits for all of the work.

Ms. Tennor stated that consistently the Commission requires the front porch to be wood in a historic district. Mr. Suter explained that originally his property was not part of the historic district.

Ms. Tennor stated her approval would be for wood, new aluminum gutters, wood painted fascia boards as the staff recommends.

Mr. Taylor asked the applicant if they are willing to amend their application to make the porch be wood. Mr. and Ms. Suter stated yes.

**Motion:** Mr. Roth moved to Approve the staff recommendation including the requirement to use wood for the porch. Mr. Shad seconded. The motion was unanimously approved.

**15-48 – 3570 Court House Drive, Ellicott City**

Advisory Comments for Site Development Plan Adjacent to Ellicott City Historic District

Applicant: Robert H. Vogel Engineering, Inc

**Background & Scope of Work:** This property is not historic, but is located adjacent to the Ellicott City Historic District, and therefore requires Advisory Comments for the proposed site development plan. The site consists of 3.39 acres along Fels Lane and Court House Drive. There are three existing apartment buildings to be demolished and three new buildings will be constructed. The number of units will remain the same; there will be 60 total units.

**Staff Comments:** The proposed plan will have the apartment buildings on the outer edge of the property to allow for the majority of the parking lot to be more hidden from the road. All three building's fronts face out to the community and adjacent roads. There are five retaining walls and based on the plan range from 2 feet to 29 feet. The shorter walls are around the entrances and building. The larger wall is in the center of the parcel dividing the parking and the building #1 to building #2 and #3. The walls will be the stacked Keystone Compac in color Toffee/ Onyx. Staff recognizes this parcel slope varies 40 feet in height, 50 feet including SWM basins and agrees the retaining walls should be placed internally to the community within the parking area and not adjacent to the edge of property or the buildings.

Staff strongly recommends the Applicant consider switching the stone veneer façade with where the fiber cement siding is installed and vice versa, have the fiber cement siding be placed where the stone veneer is proposed. Historically, like in Ellicott City, the main block of a building would be made of stone. Additions and pop outs that are currently depicted in the plans as stone would historically be framed additions and traditionally covered with clapboard. Switching the building materials would be more consistent to the historic structures. Additionally, the two and three tone of fiber cement siding is a modern trend that will date this design. Staff recommends the Applicant choose one color of siding for the entire complex or at least for each building and eliminate the two-tone siding that is currently proposed. The result of the building exterior will consist of stone veneer with one color of siding. The railings appear white painted metal in elevations. Staff recommends black metal railings to complement the railings of the historic district.

**Staff Recommendation:** Staff recommends the salvaging and reuse of as many construction materials both on the interior and the exterior of the apartment units to reduce landfill volumes. Staff recommends the switching of exterior building materials as described in comments to create a timeless design that is more appropriate to the historic architecture. Staff recommends using black metal railings throughout the community.

**Testimony:** Ms. Tennor swore in Mr. Vogel, Civil Engineer; Steele Bergman, Architect; Marc Ervin, Howard County Engineer; and Scott Link, Developer. Ms. Tennor asked if there were any corrections to the Staff comments. Mr. Vogel stated that revising the material to the greatest extent possible will be incorporated into the design. He also agreed with the reuse of materials and recycling of materials.

Ms. Tennor asked the amount of parking places for the proposed project. Mr. Vogel explained that they tried to achieve 1.5 to 1.8 parking spaces per unit, which are below Howard County's published numbers and that the numbers are based on a study done by The Traffic Group, where counts are taken daytime,

evening and weekends. Ms. Tennor asked if providing adequate parking was one of the objectives of the project and Mr. Vogel stated yes. Mr. Roth questioned the amount of parking required by zoning for the subject project. Mr. Vogel stated the parking required by the Zoning Regulations is 2.5 spaces per unit and the subject project is 1.8 spaces per unit.

Ms. Tennor asked if it was an objective to locate parking on the interior perimeter. Mr. Vogel stated yes. Ms. Tennor asked if the footprints of the buildings are comparable to the existing footprints in terms of square footage. Mr. Bergman stated yes the square footage would be the same. Ms. Tennor stated the scale of the proposed buildings is similar to the existing buildings, however the existing configuration allows a generous setback from Fels Lane. The proposed configuration place the new buildings right against Fels Lane, so the mass would be very dramatic compared to the little houses across the street, leaving a minimal tree buffer.

Mr. Roth asked if the applicant will be applying for a zoning variance for the parking. Mr. Vogel stated that it will not be a variance but a 'parking needs' analysis would be required. The analysis from The Traffic Group would be provided.

Mr. Vogel explained the existing vegetation along Fels Lane on the project side of the street should remain intact.

Mr. Reich questioned the location of the retaining walls. Mr. Vogel explained the layout of the project and location of retaining walls. He stated the parking lot is 20 feet higher than the bioretention facilities and stairs would be built to connect the areas. He further explained the design was such so that the large retaining wall was not visible from outside of the community. Ms. Zoren questioned the materials of the walls. Mr. Vogel stated it will be keystone interlocking block with geogrid tiebacks. Ms. Tennor clarified that the blocks would be the same as the existing with two color choices.

Mr. Vogel stated existing impervious surfaces are very similar in the proposed project and the big difference would be the installation of full onsite stormwater management. He explained the various stormwater management improvements on the subject site. Mr. Shad questioned how long the stormwater management part of the project will take to complete. Mr. Vogel estimated about four weeks of construction and stated the trenches will be covered up with metal plates each evening.

Ms. Burgess clarified that any road, curb or gutter work done in the Historic District would be under the Commission's purview like retaining the granite curbs on Fels Lane. Mr. Shad asked if materials being removed would be replaced with suitable materials. Mr. Vogel answered yes and explained that the work would mainly be in the paved areas not the granite curb area.

Mr. Shad asked about utilizing the same footprint as it currently exists. Mr. Vogel explained the poor drainage problems of the existing site left the lower units uninhabitable.

Ms. Tennor clarified the new organization of the site is to create a better drain system for the site. Mr. Vogel stated the design is much improved. Ms. Tennor asked about the existing trees along the street, and if there would there be additional landscaping. Mr. Vogel stated that was discussed at the community meeting and additional landscape will be provided for the existing residents on Fels Lane.

Mr. Shad stated his concern regarding the scale of the proposed buildings looming over Fels Lane.

Ms. Zoren asked if buildings two and three could be two equal sizes. Mr. Vogel stated the site is topographically challenged and the buildings could not be made the same size. He also explained that access to the adjacent Withers property had to be accommodated via the parking lot. The new proposed access is a much better solution than what currently exists.

Ms. Tennor swore in Bill Withers, a Fels Lane resident. Mr. Withers stated his concerns regarding setbacks of the proposed buildings and the looming buildings devaluing the adjacent properties. Mr. Withers stated that he agrees with the project concept, however not the site layout.

Ms. Tennor swore in Julia Hawrylo, a Fels Lane resident. Ms. Hawrylo stated her agreement with Mr. Withers concerns.

Ms. Tennor swore in Anne Eustis, a Fels Lane resident. Ms. Eustis stated her concerns that some tenants of the existing buildings would not be able to return to reside there after construction.

Mr. Withers read a statement from Kerry Lessard, a Fels Lane resident, stating her concerns with the proposed project.

Ms. Tennor clarified that the Commission can only offer advisory comments.

Ms. Zoren suggested setting buildings back from Fels Lane and addressing the size of buildings two and three as well as possibly adding a front porch. She also stated that reducing the footprint might alleviate some issues with the large retaining walls and positioning so close to the street. Ms. Zoren noted the HVAC unit locations and suggested removing them from view of Fels Lane and put them on the roof. Ms. Zoren stated her agreement with Staff comments and that the base of the building should be a heavier stone material.

Mr. Reich stated his agreement with staff comments and was satisfied that Stormwater management concerns on the site would be fixed. He also stated his concerns that the complex would look suburban and not suited for a historic district. Mr. Reich suggested the buildings be pushed back from Fels Lane and the architecture should be more compatible with a historic district.

Mr. Roth stated that the proposal was not respectful of the neighboring community and that he agreed with Mr. Reich regarding the suburban look of the proposed project.

Mr. Reich moved to Adjourn the meeting. Mr. Shad seconded. The meeting was adjourned at 10:05 p.m.

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

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Beth Burgess, Executive Secretary

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Mr. Allan Shad, Vice-Chairperson

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Lisa Kenney, Recording Secretary

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HOWARD COUNTY HISTORIC PRESERVATION COMMISSION  
*ELlicott City Historic District ■ LAWYERS HILL Historic District*  
3430 Court House Drive ■ Ellicott City, Maryland 21043

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*Administered by the Department of Planning and Zoning*

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## September Minutes

Thursday, September 3, 2015; 7:00 p.m.

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The eighth regular meeting for the year 2015 of the Historic Preservation Commission was held on Thursday, September 3, 2015 in the C. Vernon Gray Room located at 3430 Court House Drive, Ellicott City, MD.

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

Members absent: Eileen Tennor and Bruno Reich

Staff present: Beth Burgess, Lewis Taylor and Carol Stirn

Vice-Chairperson Shad opened the meeting at 7:00 p.m. with a statement explaining the process and rules of the meeting. Ms. Zoren moved to Approve the August 6, 2015 minutes. Mr. Roth seconded. The motion was unanimously approved.

### **PLANS FOR APPROVAL**

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

### **AGENDA**

1. 14-18c – 2106 McKendree Road, West Friendship, HO-192
2. 15-49 – 8385 Main Street, Ellicott City, HO-573
3. 15-50 – 6117 Lawyers Hill Road, Elkridge, HO-445
4. 15-51 – 15505 Cattail Oaks, Glenwood, HO-9
5. 15-52 – 3802 Church Road, Ellicott City
6. 15-45 – 3884 Ellicott Mills Drive, Ellicott City (continued from August)
7. 15-53 – 3880-3884 Ellicott Mills Drive (formerly 8448 Main Street), Ellicott City, HO-315

### **CONSENT AGENDA**

#### **15-49 – 8385 Main Street, Ellicott City, HO-573**

Install gate and counter.

Applicant: Jane Johnson

**Background & Scope of Work:** According to MDAT, the building dates to 1920 and is listed on the Historic Sites Inventory as HO-573. The business at 8385 Main Street, The Judge's Bench, received

approval from the Howard County Liquor Board for alcohol consumption on the side walkway. The Applicant proposes to add a customized black wrought iron gate to define the side exit of the building. The gate is 45 inches wide by 48 inches high and will sit 7 inches above the concrete sidewalk. The Applicant proposes to add a 10 inch deep by 17 feet long black metal counter to the exterior brick building. The overall brick wall is 23 feet and the counter will be installed 42 inches above the lowest part of the concrete sidewalk acting as a table surface for standing people.

**Staff Comments:** The Applicant wants a clearly defined area for people to stand outside with drinks without violating the Liquor Board boundaries and a wrought iron black metal gate will be installed at the end of the brick building before access to the public sidewalk. The Applicant seeks approval for the counter to serve as a resting space for food and beverages.

These materials comply with Chapter 9.D (page 70) recommendations, "install open fencing, generally not more than five feet high, of wood or dark metal." The Guidelines (page 69) explain "historic metal fences found in the historic district include wrought iron fences... simple metal fencing found along the railroad line..." The Application is consistent with the diagram in Chapter 9.D (page 68) illustrating "suitable fences for the historic district showing simple iron fences which this gate is created to be." The counter will be made of black metal and can easily be removed in the future.

**Staff Recommendation:** Staff recommends Approval as submitted.

**Testimony:** There was no testimony.

**Motion:** Mr. Roth moved to Approve the application. Ms. Zoren seconded. The motion was unanimously approved.

#### **15-50 – 6117 Lawyers Hill Road, Elkridge**

Install barn lights.

Applicant: Drew Roth

**Background & Scope of Work:** According to MDAT, the primary structure dates to 1932 and is on the Historic Sites Inventory as #HO-445 but this application is for an outbuilding on the property. The Applicant proposes to install lighting above each doorway of the barn. The Applicant is proposing a total of 5 exterior lights to be fastened to the barn above each doorway. The lights will be a galvanized gooseneck traditional in style to barns and historic structures. Each light will have a 12 inch shade and cast light downward to the door below it.

**Staff Comments:** The Lawyers Hill Guidelines Outdoor Lighting in Chapter 9.F states "new lighting should be unobstructive, in keeping with the historically rural character of the District." "Shield Lighting so that it illuminates only the area intended and does not spill onto neighboring properties." Avoid "lighting fixtures made of unpainted bright metal or other visually intrusive materials in the locations visible from public streets or neighboring houses." Staff finds the lights to be in compliance to the Guidelines in color, scale, location and casting of light.

**Staff Recommendation:** Staff recommends Approval as submitted.

**Testimony:** Mr. Taylor stated this case is to be continued to the next scheduled meeting because of lack of quorum.

**15-51 – 15505 Cattail Oaks, Glenwood, HO-9**

Termite damaged exterior repairs, tax credit pre-approval.

Applicant: Fiona Wilcox

**Background & Scope of Work:** According to MDAT, the building dates to 1747 and is listed on the Historic Sites Inventory as HO-9 and known as ‘Round About Hills’. The Applicant has discovered extensive termite damage and proposes to make several repairs and seeks tax credit pre-approval for the work. The Contractor has confirmed termite damage in the North Wall of the historic structure and proposes to remove all interior and exterior walls and replace with in-kind siding, windows, doors, framing, and any damage found in flooring, ceiling, supports, roof or foundation.

**Staff Comments:** The House’s siding, windows, doors, framing, porch foundation, flooring, supports, rails, and roofing may be damaged by termites. The scope of work is unclear at this time until the professionals can remove damaged areas. The Applicant is seeking in-kind replacements for all wood materials and will salvage what is possible. The application is consistent with the Secretary of the Interior’s Standards for Rehabilitation, Standard 6, “where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and where possible, materials.” The application is also consistent with Section 20.112 of the County Code which defines eligible work for tax credits as “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 replacement of an asphalt roof with a standing seam metal roof is consistent with the Secretary of the Interior’s Standards for Rehabilitation, Standard 2, “the historic character of a property shall be retained and preserved. The removal of distinctive materials...shall be avoided.” The metal roofing was most likely originally on the structure and removed at one point, with the current asphalt roof replacing the original material. Therefore, going back to a metal roof is appropriate. The application is also consistent with Section 20.112 of the County Code which defines eligible work for tax credits as “the repair or replacement of exterior features of the structure” and “work that is necessary to maintain the physical integrity of the structure with regard to safety, durability, or weatherproofing.”

**Staff Recommendation:** Staff recommends Approval as submitted; all tax credit approval for all structural and exterior repairs to the windows, walls, doors, porch, ceiling and structural features pertaining to the termite infestation using in-kind wood replacement materials and standing seam metal roof.

**Testimony:** There was no testimony.

**Motion:** Mr. Roth moved to Approve the application. Ms. Zoren seconded. The motion was unanimously approved.

**REGULAR AGENDA**

**14-18c – 2106 McKendree Road, West Friendship, HO-192**

Final tax credit approval.

Applicant: Steve Allnutt

**Background & Scope of Work:** According to the Historic Sites Inventory form the house dates to about 1908. The Applicant proposes to make several exterior repairs and seeks tax credit pre-approval for the work. The work will include:

- 1) Paint the exterior siding – the lower clapboard will be painted white and the upper fish scales will be a medium gray tone.
- 2) Sand and repaint existing vinyl shutters black, color will match the existing black.
- 3) Repair and paint metal roof black to match existing black
- 4) Replace exterior lights
- 5) Repoint brick on front steps
- 6) Prepare and paint front porch
- 7) Repair, replace and repaint exterior doors

The Applicant shows \$36,135.00 of total expenses for the renovation. The invoices submitted show that \$4,807.56 was spent on eligible, pre-approved work. The Applicant seeks \$9,033.75 in final tax credits.

**Staff Comments:** The work complies with that pre-approved but there are not enough adequate receipts proving payment of work. Staff recommends approval of 25% tax credits for \$4,807.56 which would be \$1,202.00.

**Staff Recommendation:** Staff recommends Approval of the final tax credit for the amount of \$1,202.00 based on the receipts totaling \$4,807.56.

**Testimony:** The Applicant was not present. Ms. Burgess stated the Applicant submitted some receipts, but has not submitted all of them to show proof of \$36,135.00 claim. She has requested more information from the Applicant. Ms. Burgess calculated the tax credits as being less than what the Applicant claimed, but the Applicant can still get approval for what was handed in. The Commission and Staff discussed how to handle what was submitted. Ms. Burgess explained her conversation with the Applicant and how the receipts documentation worked. Mr. Taylor stated the Commission could continue this case until next month and ask the Applicant to return, or they could approve the submitted amount as the final, or approve with the stipulation that the Applicant can come back with more documentation. Mr. Taylor stated on the Staff recommendation that the wording be amended to *“recommends final approval of tax credits for the amount of \_\_\_\_\_, with the provision the Applicant can return if the additional documentation for the remainder of the amount can be located”*. The Commission felt the Applicant should be given the opportunity to come back. Ms. Burgess stated she is fine with giving the Applicant more time to provide proof of payment.

**Motion:** Mr. Roth moved for final approval of tax credits for the amount of \$1,202.00, with the provision the Applicant can return if the additional documentation for the remainder of the amount can be located. Ms. Zoren seconded. The motion was unanimously approved.

#### **15-52 – 3802 Church Road, Ellicott City**

Replace roof and install AC unit.

Applicant: Diane Wimsatt

**Background & Scope of Work:** According to MDAT, the building dates to 1870. The Applicant proposes to replace the grade #1 wood shingle roof that was approved in July 1989 with a 30 year Charcoal Black Certaineed Landmark architectural asphalt shingle. The porch roof is a metal seam roof and will not be changed as it is noted as being in good condition. The Applicant proposes to use UDL RhinoRoof and will

also replace or add any plywood, flashing, pipe collars, shingle vents, caulking and drip edges as needed for a waterproof home. Staff notes the wood shingle roof is not original to the house. There was an existing asphalt roof before 1989 when it was renovated to be wood shingle that either has not worn well or was not installed properly, because the Applicant's photo shows rot and broken shingles that are no longer keeping the house waterproofed. The Applicant also proposes to remove air conditioning window units from the main section of the house and install either one 6-zone ductless or two 3-zone Mitsubishi AC/Heat systems, resulting in one or two small compressor units (approximately 30 inches by 20 inches by 10 inches) on the left (west) side of the house.

**Staff Comments:** The Guidelines Chapter 6.E (page 31) state "Asphalt shingles, introduced around 1910, are now the most commonly used roofing material. The original roof material has been replaced by asphalt shingles on many pre-1910 buildings." "Replace historic roof materials only when necessary due to extensive deterioration." The Applicant has chosen Charcoal Black shingle color but is open to the Commission's choice in a roof color. An in-kind wood shingle replacement would be eligible for the 25% tax credit.

Chapter 6.M (page 49) of the Guidelines states "whenever possible, install equipment (HVAC) out of sight of public ways or other properties." Staff finds the current AC units in the windows are unsightly and not appropriate for the Historic District. The removal of these units and use of the ductless AC/heat unit compressors are a great solution. The Applicant's house is on an intersection to Church and Emory Road so the west side of the house is the least exposed location from public view and is adjacent to a parking lot.

**Staff Recommendation:** Staff recommends Approval as submitted.

**Testimony:** Mr. Shad swore in Diane Wimsatt and Robert Wimsatt. Mr. Shad asked if there were any corrections to the Staff comments. Ms. Wimsatt commented that the house was just purchased and they do not really understand the process. She understands that using wood shingles would qualify for tax credits, and wanted to ask if metal roofing would also qualify. Ms. Burgess stated metal roofing is a material that is accepted in the historic district depending if it works on the style of house and is appropriate. Ms. Burgess does feel a metal roof would be appropriate for the house. Ms. Wimsatt asked if an asphalt shingle is found that looks like wood, would this qualify for tax credits. Ms. Burgess said the tax credit is interpreted as 'in-kind' replacement. Since the replacement was not in-kind to the wood, it was not eligible. Mr. Taylor stated he is not aware of an asphalt shingle looking like wood, but does not feel it would qualify. The metal roof would be more appropriate to the historic area. Ms. Wimsatt stated they want to do something that will be durable and qualify for the tax credit. Both Mr. and Mrs. Wimsatt would prefer not to use wood being that it may not be as durable. Mr. Wimsatt showed some samples for the shingles. Ms. Burgess asked if the Applicants brought any samples with them regarding the metal roofing. Ms. Wimsatt did request a quote from a contractor, but does not have a sample. She would like the metal roof to look the same as on the porch and the same color.

Mr. Taylor explained that if a metal roof was to be used, the Commission would need to see the proposal of what the roof looks like before it could be approved. Mr. Taylor also explained, for the Applicants, the process of how tax credits work and what needs to be done to receive them. Mr. Taylor stated if the Commission wanted to approve the proposed asphalt shingle, they could. If the Applicants wanted to look into the metal roofing and the tax credits, they would need to come back for approval. Mr. Shad questioned if the metal roof would be acceptable if the Applicants wanted to go with it. Mr. Taylor felt the Commission would need to first see the presentation of what would be used. Ms.

Wimsatt stated going with the asphalt shingles would be fine, and she would check on the metal roof and the costs. If the metal costs more than the asphalt, then the asphalt will be used instead.

Ms. Wimsatt stated the contractor feels it would be better to do one outside air unit instead of two. She showed the Commission a photo sample of the air unit, which is not the same brand as originally stated. This unit would be sized 35 inches by 45 inches by 14 inches. Mr. Wimsatt stated this unit would take less space and be able to be better hidden.

Mr. Roth stated he is fine with the submitted proposal. Ms. Zoren stated she is fine with either the standing seam roof or the shingles. Ms. Zoren commented there are better shingles on the market that carry long-term durability and give a better architectural interest level. Ms. Wimsatt stated the shingles they are considering are actually for 30 years. Ms. Zoren asked about some small landscaped buffering in front of the air conditioning unit. Mr. Wimsatt stated the area of placement already has landscape buffering, but it could have additional landscaping. Mr. Shad is also fine with the proposal. He did mention that the color black was mentioned in the application, but asked if the Applicant wanted to consider a different color. Ms. Wimsatt stated the black shingle color is her choice.

**Motion:** Mr. Roth moved to Approve the application of black asphalt shingle roof, and the amended larger air conditioning unit. Ms. Zoren seconded. The motion was unanimously approved.

#### **15-45 – 3884 Ellicott Mills Drive, Ellicott City (continued)**

Stairway installation to River.

Applicant: Lisa Wingate

**Background & Scope of Work:** According to MDAT, the historic house dates to 1800 and the barn dates to 2004 when it was torn down and rebuilt. The Applicant proposed in the August 2015 meeting application #15-45 to:

**“Remove the stepping stones to the river and add concrete block steps with railings.** The proposed steps/tread will be same top capped bullnose concrete block used for the top of the retaining walls. The steps will be in replacement to the stones from the top of the patio down to the river’s edge. A black metal double rail will be installed supported at intervals with no balusters.”

The Applicant has revised the scope of work to maintain the existing stepping stones with the exception of replacing 5-6 stones with more appropriate flat stepping stones to create a safer descent. The approximately 20 stones will be reviewed for leveling but will sit on the ground without foundations or footers. A single black metal rail will be installed to aid a person in their walk but overall it is proposed to be a natural, non-invasive pathway leading to the river’s edge.

**Staff Comments:** Staff noted concerns to infrastructure and disturbance to the river’s setback area and was recommending denial of permanent steps. Regarding steps, Chapter 9.D (page 68) recommends “Original materials, which include stone, brick and wood, should be preserved. Even if the original material has been replaced by a modern alternative such as concrete, the location, size and grade of these features are often important to the settings of historic buildings.” Beyond the Guidelines, Staff has concern of infrastructure and disturbance too close to the river based on Streams and Wetland Regulations having 75 feet perennial stream bank setbacks. Staffed measured the length of the path from the top of the patio berm to the river to be 40-45 feet. The first 6 feet is the climb to the top of the

berm and the next 25 feet is a steep descent to the flatter River's edge. Staff recommends approval of the natural stone pathway and metal railing if the railing installation stays within 30 feet of the top of the slope so that digging adjacent to the river can be avoided. The lower 10-15 feet of land by the River is more flat and open and a railing should not be that close to the River.

**Staff Recommendation:** Staff recommends Approval of the 20 stone steps and the metal black railing with a maximum length of 30 feet of railing from the edge of the patio down the steep slope to maintain a setback from the River's edge.

**Testimony:** Mr. Shad swore in Ms. Wingate and Mr. Steensen. Mr. Shad asked if there were any corrections to the Staff comments. Ms. Wingate stated no; the Applicant is fine with the proposal. Mr. Taylor clarified that Ms. Wingate and Mr. Steensen agree with the recommended 20 stones and 30 feet of railing. Ms. Wingate and Mr. Steensen said yes. Ms. Zoren stated she likes the stone steps much better.

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

#### **15-53 – 3880-3884 Ellicott Mills, Ellicott City HO-315**

Installation of retaining walls, handrails, fence, and enclose gas meter.

Applicant: Lisa Wingate

**Background & Scope of Work:** According to MDAT, the historic house dates to 1800. The Applicant seeks approval for the following at 3880 Ellicott Mills Drive:

1. House retaining wall: Retroactive approval for a parged concrete retaining wall 31 feet long that is 12 inches thick with 3 tiers having heights ranging from 13 inches to 22 inches. This was installed to prevent the hillside erosion. The materials match existing approved materials: the bullnose pavers, and parging of adjacent new construction building foundation, painted same the creamy buff color.
2. Railings: The installation of an ornate black metal iron railing in the back of the house from the French doors to the patio and if required by inspector, a single black metal rail at the French doors to the back porch.
3. Fencing: A white picket fence adjacent to the driveway south edge at the top of the slope west of the Barn. This fence will be a wood fence painted white with copper post caps, 24 feet in length and 3 feet high.

The Applicant proposes the following at 3884 Ellicott Mills Drive:

4. Gas meter screen: Build an 8 feet wide by 6 foot high poplar wood fence enclosure made from 11 inch wide vertical planks with double doors to access existing gas lines and meters located at northeast corner of the barn. Open on top (no roof) and open at base as necessary to permit double doors to swing freely.
5. Barn retaining walls: Curbing the asphalt drive or using railroad ties are proposed to stop or slow run-off from the upper house lot. Applicant seeks approval for up to 3 additional retaining walls on the wooded slope located southwest of the barn, each up to 12 feet long by up to 18

inches high and made of Nicolock Firma system in the Granite City Blend color with a cap of the same material.

6. Barn steps, railing and picket fence: East of the barn is an existing patio parking pad with a picket fence. Add four additional flagstone steps at the top of the existing stairs to complete the elevation transition. In lieu of previously approved railing attached to stone wall, install a single, free-standing black metal handrail at outer curve of these steps. Install an additional white, wood, picket fence extending 5 feet in length from the existing fence east of the barn below barn's parking pad.
7. Retaining walls by driveway: Stones unearthed on site will be used to extend the existing retaining wall off the northeast corner of the barn east by 7 feet. This wall between the driveway and barn patio/parking pad is 18 inches high at the western high side and diminishes to 4 inches at the east end. Also the existing stone wall south of the patio will be extended to the east by 7 feet using unearthed existing stones.

**Staff Comments:** The application generally complies with the Guidelines:

1. House retaining wall: The Guidelines state (page 67) "Because of Ellicott's City hilly terrain, retaining walls, terraces and steps are common throughout the town." (page 69) "Concrete walls can be used in locations with very little visibility." (page 71) "Build a new retaining wall no more than 2 feet high and 12 feet long." Although this wall is 31 feet in length, it is tiered into 3 heights breaking up the length and it is not visible from the front of the house. The wall is aiding the support of the slope and preventing run-off to the walkout basement. The wall is not visible from the public way and is in keeping with the color and materials of the historic district and features on site. Staff recommends retroactive Approval of the retaining wall with the concrete bullnose capping.
2. Railings: Railings are required when there are more than 3 steps. These black metal railing materials comply with Chapter 9.D (page 70) recommendations being, "of wood or dark metal." The Guidelines (page 69) explain "historic metal fences found in the historic district include wrought iron fences, the ornate cast iron fences that became common in the 1840s...new fences that emulate these older metal fences are appropriate for many areas of the historic district...for formal residences." Staff recommends Approval of the ornate rail and the simple black metal rail for the back patio steps.
3. Fence: Chapter 9.D (page 69) of the Guidelines states "a simple, painted picket fence is suitable for many of the district's residences." And retain "wrought iron, cast iron and wooden picket fences from the 19<sup>th</sup> and early 20<sup>th</sup> century (page 68)." The addition of a white picket fence complies with the Guidelines. Staff recommends Approval of the fence.
4. Screen: Chapter 6.M (page 49) of the Guidelines states "whenever possible, install equipment (HVAC) out of sight of public ways or other properties." With this property subdivided, the main historic house front porch now faces the gas meter. Staff recommends Approval of wood fence screening of the gas meter area.
5. Barn Retaining Wall: The proposed terraced garden complies with Chapter 9.A recommendations (page 63), "minimize grading by siting new structures and other improvements to make use of the land's natural contours. When necessary, use appropriately designed retaining walls... to create the minimum level area needed for a new use in accordance

with historic preservation development patterns” and “maintain and reinforce natural landscape elements such as rock outcroppings, water courses and tree lines.” The terraced slope will maximize use of the hillside, while also improving erosion control. Staff recommends Approval of the potential 3 retaining walls to address run-off and steep slope stabilization.

6. Barn steps, railing and fence: The choice of stone steps, metal railing and picket fence all comply with the Guidelines. The Guidelines state (page 67) “Because of Ellicott’s City hilly terrain, retaining walls, terraces and steps are common throughout the town.” Chapter 9.D (page 70) recommendations, “install open fencing, generally not more than five feet high, of wood or dark metal” Chapter 9.D (page 69) of the Guidelines states “a simple, painted picket fence is suitable for many of the district’s residences.” Staff recommends Approval of the stone steps, metal railing and picket fence.
7. Driveway retaining wall: Using rock to extend the wall complies with the Guidelines which state (page 67) “Because of Ellicott’s City hilly terrain, retaining walls, terraces and steps are common throughout the town.” (page 70) “When possible, reuse the historic building materials to repair or restore... Construct new terraces of stone or concrete pavers designed to look like indigenous stone.” Staff recommends Approval of the expansion of the rock walls.

**Staff Recommendation:** Staff recommends Approval as submitted of items #1-7.

**Testimony:** Ms. Wingate and Mr. Steensen are still sworn in. Mr. Shad asked if there were any corrections to the Staff comments. Ms. Wingate asked to make sure all this information is placed in both files for the two addresses, in the event of an ownership change so the new owners are aware of the changes and know what was approved. The Commission went through each of the Staff comments for items #1-7.

# 1 – House Retaining Wall: The Commission has no objection. Ms. Zoren commented that it would be better to parge the wall with the color added in the mix instead of painting the parged wall.

# 2 – Railings: The Commission has no objection.

# 3 – Fence: Ms. Wingate commented the picket fence goes across the south side of the driveway to the west of the barn, but is on the house lot. Mr. Roth said the fence visually connects to the house. Ms. Wingate corrected the fence visually connects to the barn. Because of the way the lot lines are drawn, the fence is part of the house lot. The Commission has no objection.

# 4 – Screen: Ms. Wingate stated the screen will be open at the top, and the bottom would be down as low as possible, but the doors need to be cut up so they do not hit the hillside when open. The screening will be low, but the opening must be functional. Ms. Wingate stated after a period of weathering, the screen will blend in with the siding. The Commission has no objection.

# 5 – Barn Retaining Wall: Ms. Wingate stated there are currently retaining walls and these small extensions will finish the walls off and be functional. The issue of the four steps is based on the landscape design plan. Steps were constructed but not enough to reach the top of the hill, therefore four additional steps are needed. Mr. Roth questioned if retaining walls are allowed in the forest conservation area. Mr. Taylor stated any type of construction is typically not allowed in the forest conservation area. Ms. Wingate stated the Applicant is hoping not to do retaining walls. She said the idea is to put an asphalt curb near the picket fence at the top where the driveway curves so the walls

will not be necessary for stabilization of the slope. The other choice would be to put a railroad tie or landscaping timber at the top to solve the run-off problem. Mr. Taylor commented this can be approved with the stipulation that Staff can obtain verification this is allowed in the forest conservation area. The Commission has no objection.

# 6 – Barn Steps, Railing and Fence: The Commission has no objection.

# 7 – Driveway Retaining Wall: The Commission has no objection.

**Motion:** Mr. Roth moved to Approve the application as submitted. Ms. Zoren seconded. The motion was unanimously approved.

Mr. Shad moved to Adjourn the meeting. Mr. Roth seconded. The meeting was adjourned at 8:00 p.m.

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

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Beth Burgess, Executive Secretary

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Allan Shad, Vice-Chairperson

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Carol Stirn, Recording Secretary



# HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

*ELlicott City Historic District ■ LAWYERS HILL HISTORIC DISTRICT*

3430 Court House Drive ■ Ellicott City, Maryland 21043

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*Administered by the Department of Planning and Zoning*

www.howardcountymd.gov

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## October Minutes

Thursday, October 1, 2015; 7:00 p.m.

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The ninth regular meeting for the year 2015 of the Historic Preservation Commission was held on Thursday, October 1, 2015 in the C. Vernon Gray Room located at 3430 Court House Drive, Ellicott City, MD.

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

Staff present: Beth Burgess, Lewis Taylor, and Carol Stirn

Chairperson Tennor opened the meeting at 7:00 p.m. with a statement explaining the process and rules of the meeting. Mr. Roth moved to Approve the September 3, 2015 minutes. Mr. Shad seconded. The motion was unanimously approved.

Mr. Taylor clarified some information for the public regarding Case 15-61, 8550 Fair Street in Savage. Mr. Taylor stated this case was returning for a determination, which is required for development, but the developers decided they needed to obtain additional advisory comments from the Commission on the revised proposal. Because of this, the developers will be presenting the application, but it will not be a contested case. After the proposal has been presented, there will be opportunity for public testimony, but this case will not be contested. In addition, since this will be a contested case later on, any information provided to the Commission is also required to be provided to all parties.

### PLANS FOR APPROVAL

1. 15-50 – 6117 Lawyers Hill Road, Elkridge, HO-445 (continued from September)
2. 15-54 – 1805 Marriottsville Road, Marriottsville, HO-191
3. 15-55 – 8090 Main Street, Ellicott City, HO-99
4. 15-56 – 3765 Church Road, Ellicott City
5. 15-57 – 8417 Merryman Street, Ellicott City
6. 15-58 – 3615 Fels Lane, Ellicott City
7. 15-59 – 9598 (HO-968), 9590, 9584 (HO-967), 9580, 9570 (HO-966), 9562 (HO-965) Route 108, Columbia
8. 15-60 – 5333 Kerger Road, Ellicott City, HO-865
9. 15-61 – 8550 Fair Street, Savage
10. 15-62 – 3618 Fels Lane, Ellicott City

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

## CONSENT AGENDA

### **15-50 – 6117 Lawyers Hill Road, Elkridge**

Install barn lights.

Applicant: Drew Roth

**Background & Scope of Work:** According to MDAT, the primary structure dates to 1932 and is on the Historic Sites Inventory as #HO-445 but this application is for an outbuilding on the property. The Applicant proposes to install lighting above each doorway of the barn. The Applicant is proposing a total of 5 exterior lights to be fastened to the barn above each doorway. The lights will be a galvanized gooseneck traditional in style to barns and historic structures. Each light will have a 12 inch shade and cast light downward to the door below it.

**Staff Comments:** The Lawyers Hill Guidelines Outdoor Lighting in Chapter 9.F states “new lighting should be unobstructive, in keeping with the historically rural character of the District.” “Shield Lighting so that it illuminates only the area intended and does not spill onto neighboring properties.” Avoid “lighting fixtures made of unpainted bright metal or other visually intrusive materials in the locations visible from public streets or neighboring houses.” Staff finds the lights to be in compliance to the Guidelines in color, scale, location and casting of light.

**Staff Recommendation:** Staff recommends Approval as submitted.

**Testimony:** Mr. Shad and Mr. Roth recused themselves from voting since both of them have a case on the consent agenda. There was no testimony.

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

### **15-54 – 1805 Marriottsville Road, Marriottsville, HO-191**

Waterproofing foundation and tax credit pre-approval.

Applicant: Michelle (Shelly) Levey

**Background & Scope of Work:** According to MDAT the house dates to 1850. The house is also listed on the Historic Sites Inventory as HO-191 and is eligible for tax credits. The Applicant proposes to waterproof the basement and add a drainage system to stop current water issues.

**Staff Comments:** Weatherproofing the basement and preventing water damage from the foundation and the basement is an eligible tax credit repair. Section 20.112.b.4.ii.b states “eligible work includes work that is necessary to maintain the physical integrity of the structure with regard to safety, durability, or weatherproofing;” The Applicant has submitted a clear scope of work and approval is recommended.

**Staff Recommendation:** Staff recommends tax credit Approval as submitted.

**Testimony:** Mr. Shad and Mr. Roth recused themselves from voting since both of them have a case on the consent agenda. There was no testimony.

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

**15-55 – 8090 Main Street, Ellicott City, HO-99**

Business sign approval.

Applicant: Robin Holliday

**Background & Scope of Work:** According to MDAT, the building dates to 1890. The Applicant proposes to install a hanging sign in the upper west corner of the first floor façade for a commercial business. The sign will be constructed of aluminum with a blue background and having white letters for the gallery logo laminated on both sides stating “HorseSpirit Arts Gallery”. The sign will be 14 inches high by 36 inches wide, for a total of 3.5 square feet. The sign will be hung from a 40 inch black heavy-duty steel Torino Elite Hanging Blade Sign Bracket. The sign will be double sided and will be mounted to clear the 10 foot sign clearance.

**Staff Comments:** The proposed sign generally complies with Chapter 11 recommendations (page 80), such as “use simple, legible words and graphics” and “keep letters to a minimum and the message brief and to the point.” Chapter 11.A of the Guidelines (page 80) recommends, “use a minimum number of colors, generally no more than three.” The sign will have two colors total, white and blue.

The projecting sign is proposed to be hung. The Guidelines (page 84) recommend against “extending the sign vertically above the window sill of the second-story of the structure” which this Applicant is not doing. The Guidelines (page 82) explain that “limiting signs to the first floor helps in maintaining a visual boundary between the store and upper story facades. A defined boundary between storefronts and upper facades helps to create a well ordered, attractive commercial streetscape.”

The black metal bracket complies with Chapter 11.A (page 80) recommendations, “use historically appropriate materials such as wood or iron for signs or supporting hardware.”

**Staff Recommendation:** Staff recommends Approval as submitted.

**Testimony:** Mr. Shad and Mr. Roth recused themselves from voting since both of them have a case on the consent agenda. There was no testimony.

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

**15-56 – 3765 Church Road, Ellicott City**

Gutter and porch replacement. Tax credit pre-approval. Façade Improvement Program funds.

Applicant: Archana Leon-Guerrero

**Background & Scope of Work:** According to MDAT the house dates to 1872. The Applicant has approval from the July 2014 #14-45 to replace the gutters, downspouts and porch repairs which were considered in-kind repairs. The Applicant seeks approval for using half round gutters instead of the current K style gutters. And the Applicant seeks Façade Improvement Grant Funding to help with the expense of the porch repairs.

**Staff Comments:** The application is consistent with Section 20.112 of the County Code which state that eligible work for tax credits includes, “the repair or replacement of exterior features of the structure” and “work that is necessary to maintain the physical integrity of the structure with regard to safety, durability or weatherproofing.” Staff recommends approval of the half round metal gutters which are more historically appropriate than the K style gutter.

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

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

**Testimony:** Mr. Shad and Mr. Roth recused themselves from voting since both of them have a case on the consent agenda. There was no testimony.

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

#### **15-62 – 3618 Fels Lane, Ellicott City**

Install Fence.

Applicant: S. Allan Shad

**Background & Scope of Work:** According to MDAT the house dates to 1867. The Applicant seeks approval to install a split rail fence around the rear southeast side of the house. The fence is approximately 142 linear feet and will have a wire garden fencing to keep the Applicant’s dog contained. The fence rail will remain unfinished and will gray naturally and consist of three rail sections and will have 2 gates each 4 feet wide, one adjacent to the back of the house and the other in the back corner of yard.

**Staff Comments:** Chapter 9.D (page 69) recommends split rail or post and rail fences being used in the more appropriate areas of the less densely developed areas naming several residential streets of Ellicott City. The Guidelines recommend more preservation of historic fences of granite and wrought iron when visible from the public ways. A small portion of this fence is visible from one viewpoint on Fels Lane but it is minimal and all of the fence is in the backyard. The fence is simple, left unstained to blend with the environment and compliments several adjacent neighbors fencing.

**Staff Recommendation:** Staff recommends Approval as submitted.

**Testimony:** Mr. Shad and Mr. Roth recused themselves from voting since both of them have a case on the consent agenda. There was no testimony.

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

## REGULAR AGENDA

### **15-57 – 8417 Merryman Street, Ellicott City**

Exterior Alterations and tax credit approval

Applicant: Michael Bollino

**Background & Scope of Work:** According to 1899 Sanborn Maps, the building dates to the last quarter of the 19<sup>th</sup> century. The Applicant proposes to inhabit the currently uninhabitable barn structure by doing the following:

1. Replace the Cedar wood board and batten siding in-kind.
2. Replace the corrugated metal roof with a standing seam metal roof to match the silver color in-kind.
3. Replace the existing doors single swing in-kind.
4. Replace the 2 existing top story windows in size and shape with wood windows in-kind.
5. Replace currently inadequate rubble foundation with a structural sound concrete foundation.
6. Replace structural walls with 2"x6" walls to allow for R-21 insulation and proper structural integrity.
7. Add an addition on the back southern side that will be 9'9" in depth by 16'4" in width and matching the same height of the existing roof. The addition will have the same siding, roof and exterior materials as the historic structure. There will be 3 large windows added to the back of this addition and no windows added on the side elevations (as the application elevations currently illustrate)
8. Add a skylight for bathroom lighting on the back additions roof.

**Staff Comments:** The work to the historic structure is all in-kind repair or replacement of existing features, using the same materials. The application is consistent with Section 20.112 of the County Code which state that eligible work for tax credits includes, "the repair or replacement of exterior features of the structure" and "work that is necessary to maintain the physical integrity of the structure with regard to safety, durability or weatherproofing."

The rear addition will not be seen from the façade and can be barely seen from Merryman Street. The addition will have all the same in-kind materials as the house. The windows for the house will be on the southern side and only added on the addition. Staff has no objection to a large scenic window that mimics the enclosure of a barn door or carriage size opening. This addition is compatible with the Guidelines Chapter 7.a (page 51-53) that state "Attach additions to the side or rear of a historic building to avoid altering the primary façade. Design additions so that the form and integrity of the historic structure would be unimpaired if the addition were to be removed in the future." "Design an addition to be subordinate to the historic building in size, height, scale and detail to allow the form of the original structure to be seen. Distinguish the addition from the original structure by using a setback or offset or a line of vertical trim between the old section and the new." "Do not use sliding glass doors, bay windows, skylights and similar features on additions to historic buildings unless they are in an unobtrusive location." "Use exterior materials and colors similar to or compatible with the texture and color of those on the existing building."

**Staff Recommendation:** Staff recommends Approval as submitted for all work and tax credit pre-approval for #1-6 with #5&6 showing proof of structural integrity.

**Testimony:** Ms. Tennor swore in Mr. Bollino. Ms. Tennor asked if there were any additions or corrections to the Staff comments. Mr. Bollino clarified the existing structure will be raised about 1½ feet to add the finished floor elevation slab. Ms. Tennor asked if it needed to be raised for the structural

integrity of the foundation. Mr. Bollino said yes. Mr. Roth asked about the material for the new foundation. Mr. Bollino stated concrete will be used.

**Motion:** Mr. Roth moved to Approve the application, as amended by the Applicant's statement for a new foundation. Mr. Shad seconded. The motion was unanimously approved.

**15-58 – 3615 Fels Lane, Ellicott City**

Advisory comments for parking pad

Applicant: William Withers and Julia Hawrylo

**Background & Scope of Work:** According to MDAT, the historic house dates to 1910. The Applicant is seeking Advisory Comments on a parking pad for the front of their home that sits on Fels Lane. Currently the owners have to drive through the apartment complex in order to access their property with a car. Demolition and construction of that apartment complex will occur soon and be under construction over the next year leaving the accessibility to their home limiting. There is no on street parking on Fels Lane in front of their home. Only a small block garage is at street level on Fels Lane which cannot accommodate the size of their vehicles and is in bad repair. The Applicants seek comments on retaining walls, railings, lighting, and being able to cut into their front slope to allow a pull off "eyebrow" driveway that will park 2 cars linearly one in front of the other. The Applicant will seek permission to demolish the garage that is considered "an attractive nuisance" that no longer can serve as a garage. There are more than 34 steep stairs linking the house ground elevation with Fels Lane so the Applicant seeks a switchback stair design that is easier and safer to walk.

**Staff Comments:**

1. Retaining walls: The front of this property is an extreme slope that ends at the edge of Fels Lane. Retaining some of the slope would help with erosion and stormwater issues and would create a safer, less steep approach to the front door. Grading is needed in order to allow a width of a car to fit adjacent to Fels Lane. The Guidelines Chapter 9.d state "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." Staff recommends a structural engineer consider a granite or stone veneer retaining wall at the base of Fels Lane where the wall is most visible by neighbors and traffic. This wall could be up to 4 feet high and tapering down to a 2 foot cornerstone pillar on either end of the eyebrow driveway. The driveway paving elevation would be the same as Fels Lane at both ends but peak up in elevation about 3 feet to help alleviate the steep slope of the stairway connection to the driveway. Staff recommends the remaining retaining walls be a veneered concrete wall or a dark colored concrete wall if they are to remain short like the recommended heights of 2 feet, a Keystone Compac that are 8"x 18" blocks that mimic the blocks of the garage as the Keystone Century Wall looks more like natural stone stacked or stacked stone. The detail and real stone wall would be more valuable at the base of Fels Lane since it will be closer to and more visible from the road.
2. Stairs: The Applicant does not want steep stairs and are considering a switch back design to reduce the immensity of the stairs drop. The Guidelines recommend stone, brick, or concrete for stairs.
3. Railings: Railings can be wood or iron or even aluminum finished to look like iron. Code requires railings throughout the stairway and recommends some type of black metal rail. Staff would recommend a black railing complimentary to the styles that exists in Ellicott City.

4. Lighting: Chapter 9.E of the Guidelines (page 71) states “New lighting fixtures do not need to replicate the style of historic lamps. Nevertheless, they should be simple and unobtrusive and scaled for the pedestrian environment of the historic district.” Staff recommends landscape pathway lights along the stairway or lights built in to the sides of the stairs in the retaining walls (example Lot E new staircase lighting).
5. Parking space: Chapter 9.D (page 70) recommendations, “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.” Chapter 10.b of the Guidelines state “Locate new parking facilities to minimize the impact on historic buildings and streetscapes. Design parking areas, curb cuts and driveways to be no longer or wider than necessary to accomplish their function.” The site has a large drainage ditch that is a safety and stormwater issue. Culverting the ditch for that 50 foot length would allow for a wall to be installed adjacent to the edge of the road. A standard parking space is 10 feet wide by 20 feet long so this driveway should be 15 feet in width by 50 feet to allow for 2 cars to ramp on and off of Fels Lane. The drive should not be wide enough to accommodate more than 2 stacked cars.
6. Garage demolition: The garage is historic in age but given the location, the condition, the nuisance factor and valuable road frontage, staff recommends demolition of the garage to allow for the driveway to be constructed.

**Staff Recommendation:** Staff recommends an arching driveway approximately 15 feet by 50 feet that is elevated and has a retaining wall buffering the cars from view and from Fels Lane. Staff recommends a structural engineer design a few additional retaining walls on the hill to accommodate the slope in a more stable manner. Staff recommends the railing and lighting to follow the Guideline recommendations.

**Testimony:** Ms. Tennor swore in William Withers and Julia Hawrylo. Ms. Tennor asked if there were any additions or corrections to the Staff comments. Mr. Withers stated before any work is started some advisory guidelines are being requested on what they can and cannot do and what to expect. Ms. Hawrylo commented that Ms. Burgess has offered some very helpful input and would like to find out what would look good in the neighborhood. Ms. Tennor stated the eyebrow parking pad parallel to Fels Lane is to be elevated enough to allow adequate drainage, and asked how high the retaining wall is expected to be for the parking pad. Ms. Hawrylo stated the elevation should be only about 2 ½ to 3 feet. She stated a pipe-style railing could be added on the wall to prevent the wall from looking too visual and give more of an airy feel. Ms. Hawrylo wants the wall to give a separate look so that the property remains private. Mr. Reich asked if the back parking pad goes away. Mr. Withers said they will still have access to the rear parking pad. Ms. Hawrylo said that during the construction it may just be easier for them to park in the front instead of trying to access the back. Mr. Withers commented that to prevent the neighbors across the street seeing cars parked on a hill, additional planting and/or retaining walls may need to be installed. Mr. Reich said the retaining walls will be seen and finds stone would be the best material to go with the landscaping.

Mr. Reich asked what the size of the parking pad would be. Mr. Withers stated he is looking at 16 feet wide for two cars stacked. Mr. Reich said if the garage is removed, the space between it and the stairs would accommodate the vehicles. Mr. Withers stated that the code requires railings. He commented on the photo showing the old pipe railing and asked if the pipe would be too rustic to use. Mr. Reich stated the pipe railing would not be the best choice and suggested something more finished. Ms. Zoren stated the current pipe may not meet the current codes; more vertical elements may be needed. She said that black metal would be more appropriate. Mr. Withers asked if the Commission sees any issues with removing the stairway and rebuilding it as the treads are very narrow and deeper treads would be used.

Ms. Hawrylo said the treads are decaying. Ms. Tennor agreed that the treads do not look salvageable. Ms. Burgess asked if the walls will be one large wall or several smaller walls. Ms. Hawrylo stated she prefers the more terraced look and that it would help with drainage. Mr. Shad commented the telephone pole location could be an issue. Mr. Withers agreed. Mr. Shad also pointed out the drain line from another development will drain down the hill and cross the street close to the property. Ms. Hawrylo stated this is a reason why the project is taking a while as they are concerned about how the drainage will flow.

**15-59 – 9598 (HO-968), 9590, 9584 (HO-967), 9580, 9570 (HO-966), 9562 (HO-965) Route 108, Columbia**

Advisory Comments for subdivision with multiple demolitions.  
Applicant: J. Chris Phippen, Triangle Old Annapolis Associates LLC

**Background & Scope of Work:** According to MDAT, the historic house dates to 1920. The historic houses are not located in a local historic district; the application is for Advisory Comments for the subdivision. The Applicant proposes to demolish the remaining Columbia Woodlands development established in the 1930's to create 90 duplex townhome dwellings on the approximate 5.5 acres.

**Staff Comments:** The houses on this street range from 1917, 1945, 1946, 1947, and 1976 with a church noted for being in 1970's but has evidence of it too being 1940's construction with a renovation converting it to a church in the 1970's. Staff notes the expanded road and commercial intersection adjacent to the neighborhood has changed the setting these homes once experienced. The removal of this street will leave only 4 homes on the west side of Columbia Road on Woodland Road that are built before 1950. Staff finds the removal of 4 Howard County Historic Sites in one development warrant some type of documentation of the community that was one of the few communities in Howard County in existence pre-Columbia.

**Staff Recommendation:** Staff recommends these homes be offered for relocation or deconstruction of their materials for recycling or reclamation and documentation made on each of the homes built before 1950.

**Testimony:** Ms. Tennor swore in Robert Vogel. Ms. Tennor asked if there were any additions or corrections to the Staff comments. Mr. Vogel stated he has no issues regarding someone wanting to relocate the structures or do reclamation of the materials. Mr. Vogel agrees with the characterization regarding changes of the area. He explained on a drawing the development which happened in the past before the current project emerged. Mr. Reich asked about the documentation of these homes. Ms. Burgess stated these homes will be researched by DPZ's architectural historian to do verification and photography, to see if any items can be salvaged, and to confirm the time period of these structures. Ms. Zoren commented the area is out of context, but to respect the character of the old homes, the homes should be set back to what the original homes were set back to. She said the proposed townhouses are rather clustered considering the area is partly rural. Mr. Vogel explained the area is zoned RAPT, giving 25 to 35 units per area in zoning. With the zoning, it was originally thought this area would be developed with apartments, but the number of units that could be achieved, with the environmental restrictions and setbacks, did not work. A community meeting was held with the Dorsey Search neighborhood. The neighborhood did not want apartment buildings, so the plan was reduced down much less than the allowable density. Mr. Vogel understands the concern of being packed together, but with the zoning, they are not allowed to do normal townhouses. These townhouses are stacked units, so they can be used by multi-families, per the regulations. The townhouses are

horizontally and vertically separated, which makes them look dense. Ms. Zoren asked if the townhouses are four floors with a pitched roof. Mr. Vogel stated correct. Ms. Tennor clarified there are 19 units per acre. Mr. Vogel confirmed and said the amount is less than the allowed 25 units which could be up to 35 units per acre by using neighborhood density exchange. Mr. Reich asked the status of the development process. Mr. Vogel stated the Environmental Concept Plan has been processed; next is the Design Advisory Panel. After this a sketch plan would be submitted. At this point, the plan may go on hold due to closed schools. Once open schools become available, the sketch plan will probably go right to site development plan. It will be a few years before any construction starts. There will be plenty of time for someone to find a use for the old houses.

Ms. Tennor commented about the 9 specimen trees, with only one of them to remain, and also on the rain garden for each unit. Ms. Tennor asked about any other thoughts for the area. Mr. Vogel stated there is an environmental area which will be preserved. It is possible to have some type of boardwalk so the residents can walk without disturbing any environmental features. There are several bio-retention areas which will be landscaped. Mr. Vogel stated there is a jersey barrier which serves as a retaining wall. A strip will be created along that area to provide a better and nicer buffer. Ms. Tennor asked if the jersey barrier will be removed. Mr. Vogel stated the barrier will stay as SHA right of way is adjacent, but the grass area will be widened to create a substantial landscape strip. Mr. Vogel does not think SHA will need to be involved as the project is on County right of way. There will also need to have some sort of noise barrier put up for the development. There will be some parallel parking added in the area; a tot lot is also being discussed. Ms. Tennor asked about the amount of paving in the development. Mr. Vogel stated there will be a court, parking/visitor parking, landscaped island, sidewalks.

#### **15-60 – 5333 Kerger Road, Ellicott City, HO-865**

Advisory Comments for subdivision with demolition of HO-865.

Applicant: Steve Breeden, Security Development LLC

**Background & Scope of Work:** According to MDAT, the original historic house dates to ca. 1850's and is documented as the John. S. Ridgely farm. "It is a 2 1/2 –story, 3-bay, gable front, wood-frame Greek Revival style farmhouse with a 1914 L-shaped wood-frame addition that mimics the appearance of a four-square. The house has a stone foundation, wood German siding covered with vinyl siding, wood two-over-two windows, and an asphalt roof. According to the historic inventory the interior retains many of its significant features, including wood floors, stairs, doors and trim, and parlor mantel." Howard County's Architectural Historian says most of the construction and features to the house are the turn of the 19<sup>th</sup> century so neither 1850's nor 1914.

The historic house is not located in a local historic district; the application is for Advisory Comments for the subdivision within this 5.18 acre parcel. The Applicant proposes to subdivide the property into 13 total lots, with Lots 1-11 having houses and Lots 12-13 being open space. The Historic house is sitting in close proximity to Lot 6 which is the last northeastern house on the development. There are several outbuildings (barns and sheds) but they are in failing condition.

**Staff Comments:** Staff notes the John. S. Ridgely farmhouse has the size and scale of a large new home. The existing home has a setback from the property line 40-45 feet but it is in the general area of where Lot 6 is located. Lot 6's perimeter can be shifted to envelop this house without the design, T-drive and rest of the lots having to change. If a waiver is need for setbacks in order to retain this existing historic house, it should be sought. The front of the house is currently facing north (northwest) and the back of the house facing south toward the proposed road. The back porch now proposed as the front would

enter into the rehabbed family room that has an open concept and is more modern than the rest of the house. In the scope of building a new house, this historic home could be saved by a minimal lot reconfiguration and by building a garage to blend with the community and compete with the modern neighboring homes but be sold at a similar price to the new construction. A garage could be added to the western side of the house adjacent to the kitchen where there is currently a bay window which would allow the back of the house to be reconfigured as the front.

Staff finds this house to be in great condition with basic updates required. The basement could be excavated and concreted for more modern appeal but the structure and interior is in good condition for a renovation. Staff believes this house could be considered by Historic Ellicott City (HEC) organization that hosts the annual Decorator Showcase homes where professionals repaint, remodel, repair and display work that could be a win-win for the developer to have interior work and landscape done for this house and also for HEC that is often seeking historic homes available for this event that are vacant and available for display.

The other outbuildings are historic and an architect could convert the 1904 barn that literally sits in the footprint of the house for Lot 7 but Staff recognizes converting a barn into a house has more challenges with infrastructure than an existing house. Staff recommends the focus be salvaging the Main house and deconstructing the stone and siding and materials from all other historic outbuildings. Staff recommends 25% tax credit for any restoration work done to the exterior of the Main house, for instance, restoration of the German siding, new shutters, repair to any original windows, any foundation work is all eligible.

**Staff Recommendation:** Staff recommends retention of the John S. Ridgely house to become the house for Lot 6. Staff recommends deconstruction of the barn or offering it for someone to take off the property prior to construction.

**Testimony:** Ms. Tennor swore in David Thompson of Benchmark Engineering. Ms. Tennor asked if there were any additions or corrections to the Staff comments. Mr. Thompson's concern is a statement in the Staff report that says 'Staff finds this house to be in great condition with basic updates required, and Staff's recommendation for retention of the house'. A structural engineer was retained by the developer to do an assessment of the house. A report of the findings was made; a copy was handed out to Staff and the Commission. The structural engineer's findings and analysis stated the house needs a lot of work – walls will need to be removed or reinforced, new foundation, porch and floor framing will require reinforcement, removal of drywall and other finishes. The report recommends demolishing the house and rebuilding. In addition, Mr. Thompson stated there are zoning issues with retention of the house. The open space requirement and setback issues. For development, 50% of open space must be provided; the percentage right now is slightly over 50%. To expand Lot 6 to encompass the house for retention, the open space would most likely become smaller than 50%. A zoning waiver would be required for this. The other main issue is the building setback. There is a 75 foot use and structure around the property on all the sides that are adjacent to residential structures. A majority of the house is within the 75 foot setback. The house is about 40 feet from the line, so 30 feet of the house is not in compliance. For zoning encroachment, a zoning variance must be done. Mr. Roth asked if this was grandfathered. Mr. Thompson said he was told no. If a variance can be obtained, then the developer would be willing to look into retaining the house.

Mr. Reich finds the lot lines could be redrawn, which would help with maintaining the 50% open space. Mr. Roth commented that by wanting to preserve the house it seems the exception would be justified. Mr. Reich stated if this house is removed another piece of Howard County history is gone, and there are not that many left in the County. On the economic side, the house could be renovated and sold prior to

the remainder of the subdivision being sold. Mr. Reich stated the barn could also be renovated and turned into a house. Landscaping just needs to be placed around the house and the barn to create a separation from the rest of the homes. Ms. Zoren stated the community is very familiar with this house. Ms. Burgess stated many of the historic homes that are demolished do not fit in with the size of the new homes, but this house is one that should be saved and renovated. Ms. Zoren stated the small structures that are not part of the historic house have stone that should be reclaimed for some sort of a stone feature like a wall or a monument on site. Mr. Roth suggested that the wagon house also be offered to Historic Ellicott City for their showcase homes use for further renovation. The Commission stated they wanted to see the house preserved and they will support any waivers or variances necessary to do so.

### **15-61 – 8550 Fair Street, Savage**

Architectural compatibility advisory comments for R-H-ED zoning requirement.

Applicant: Peter Stone, Pennoni Associates

**Background & Scope of Work:** This project came before the Commission at the July 2, 2015 meeting as #15-38. It is returning for a determination of its architectural compatibility because it falls under the new R-H-ED zoning, which requires that the design of the new structures be determined by the Historic Preservation Commission to be compatible with the historic character of the area. There are no existing structures on site, but the Applicant proposes a 35 lot subdivision on approximately 6 acres that sits adjacent to the parking lot for the Savage Mill, ballparks of Howard County Recreation and Parks and Little Patuxent River. The proposed structures will include 6 single family detached houses, 5 sets of townhouses and 5 duplex units. The site layout will include a system of alleys and private streets.

The single family and duplex houses will be constructed along the Washington Street extension. The townhouses will be located behind the duplexes. The new development will not be located directly adjacent to the existing historic houses; the parking lot and park will provide a buffer.

Research has revealed historic barns and orchards once resided in this area as part of the mill complex. The Applicant has revised the architectural components of the site to resemble a mill complex, showing 6 manager homes, 5 duplex unit worker homes, 2 wood barns “converted” to 6 unit dwellings and 3 small brick mills “converted” to 13 unit dwellings.

**Staff Comments:** Savage has a mix of housing types from “mill worker” home duplexes to Victorian farmhouses. Those found closest to the site location for the Settlement at Savage Mill are more modest, bungalow style buildings, although there are some elaborate structures located close by, such as the Mansion House (HO-218) and the Holte-Grafton House (Manager’s House, HO-220), which have elements of the Greek Revival and Second Empire style respectively.

Staff finds the concept of the small mill complex to be a creative means to develop a community. The Applicant has submitted a substantial packet showing all views, elevations and dimensions as requested by the Commission. Staff is focusing on the comments from the July meeting to highlight what issues have been addressed:

1. Plan view layout: Overall the plan view is very similar to the previous design. Staff notes the street and sidewalk pattern have remained the same except for a path connecting the open space and the 3 sets of duplexes have been converted to 2 sets of 3 townhomes.
2. Front loading garages: Comments expressed concern about front loading garages. The previous design had a third (12 out of 35) of the dwellings with front loading garages, 6 of them being the

- single family homes that are the homes first seen in the development. Now, out of 35 units, 6 units are front loading with the majority of them being from the barn buildings.
3. Single Family houses: These 6 homes are considered the “manager homes” for the mill. Comments were that front loading garages are not compatible and the redesign reflects 5 out of 6 homes having side loading garages. Victorian architecture styles have been eliminated from the homes, making them a more simple style. The roof lines were reduced by 20% in pitch, providing a visual decrease of roof seen from the façade.
  4. Duplexes: All front loading duplexes have been eliminated. The Victorian style gingerbread although found in Savage have been eliminated. The pitch of the roof has been reduced by 20% providing a simpler, less steep design. The garages are back loading and complement the historic Savage duplexes with the garage being a bumpout enclosure similar to many of the numerous additions added to the back of the existing homes throughout the community. The opportunity for outdoor space is added on the roof of the garage so no modern deck posts are seen from the road.
  5. Townhomes: Comments expressed concern about townhomes. Staff found several houses on Baltimore Street have 3 unit dwellings, one having asphalt in the front and back yard to provide parking for 8 vehicles. For the new design 2 units will have 3 townhomes, 2 units will have 4 townhomes and 1 unit will have 5 townhomes. Three of the townhome sets are designed to mimic small brick mills that would have been converted into dwellings. The architecture is simple without porches or details beyond the brick and the consistent mill pattern of windows. The back of the mill townhomes have garages and a top floor balcony that cannot be seen by the front or sides as they are cut into the roof. The other 2 townhome units complement the look of barns with minimal details to the exterior and garages looking like barn door openings. The western side of the barn has a lower 3<sup>rd</sup> walkout level like most bank barns would have. The western side provides the most windows to view the open space of the river and park. There are 6 wood decks off the back of these units which cannot be seen from the road or any view from the community as they face open space.
  6. Architecture: Comments in July stated that the conflict between Victorian vs Federal style needs resolution. This plan no longer has Victorian features to the design. The community is minimalistic in architectural features and focuses on more of the patterns, materials and scale of a mill complex such as wood exterior for barns and brick exterior for the small mills.
  7. Rooflines: The rooflines were considered too steep and have been reduced by 20% to have less of a pitch and less vertical height visible which complement the current homes in Savage.
  8. Connectivity to parkland: Previous plan did not show a connection to the open space. The revised plan shows a path linking to the recreation space.
  9. Parking requirement: Staff finds there have been no changes to parking per the Commissions comments but previous testimony stated the County parking requirements had been fulfilled.
  10. Urban town look: The dense townhomes have been converted to larger scaled buildings like mills and barns that are more appropriate for the mill town of Savage. Mills often had multiple buildings of different sizes with narrow walkways and alleyways to allow for deliveries or pedestrian access. The close proximity of development seems more appropriate as a mill complex than as dwelling units.
  11. Density of development: Comments identified compatibility with the size, scale and articulation relative to the surrounding community. Staff finds a small mill complex complimentary to the larger Savage mill adjacent to it. A person has to pass by the Historic Savage Mill to reach this community and the scale of the mills and barns adjacent to “Mill worker” homes are more relevant than the previous design.
  12. Lack of historical data/connectivity: Staff notes the historic documentation identifies barns and orchards as the only historic findings on this site. The continuation of a mill community next to

an existing mill seems more compatible than creating an urban residential landscape. One comment from July testimony was “replicas of the Mill would be most appropriate.”

13. Landscape plan: Landscape plan has not been submitted but the current plan shows standard street trees. Staff recommends consideration of a cluster of 6-10 trees planted in open space to mimic the orchards discovered on site. Staff recommends more of a buffer from the residential side of the community and a buffer from the Mill’s parking lot so new residents do not look onto the parking lot.
14. Topography: Staff finds the majority of the development will be at the 250-248 foot elevation at the facades of the homes. The Barns will have a lower third floor walkout in the back west side of the property with elevations at 240 feet. The closest existing house at Fair Street and Washington Street has an elevation of 248’. The Mansion is at 252’. The Mill’s parking lot is mostly in the 240’ elevation and the west side of the mill at the roundabout drop-off is at 205’ elevation which is 630 feet from the entrance to the development. Staff finds the grading minimal and notes the lack of retaining walls found on the site which is often the solution to new development grading issues, but would be disfavored here from a compatibility context.

**Staff Recommendation:** Staff finds the proposed buildings are architecturally compatible with the historic buildings found in Savage.

**Testimony:** Before Ms. Tennor swore in the Applicants, one of the residents speaking for the citizens of Savage and surrounding areas requested a dismissal of this case on the grounds that the petitioner was to speak to the community, per the Commission’s order at the July 2 meeting. The petitioner has never had any meeting with the residents regarding this project. Mr. Taylor explained to the resident that there is nothing to dismiss. This meeting is just for advisory comments. The resident asked if material was supposed to be provided ahead of time. Mr. Taylor stated the application is on file at DPZ, and anyone can speak with Ms. Burgess about it. The opposition insisted that a ruling was made at the previous meeting and it has now been 90 days with no meeting. Mr. Taylor stated there was no ruling made; the meeting was only for advisory comments. The public will have a brief opportunity after the presentation to make comments that the Commission will take into consideration. Mr. Taylor said legally there is no requirement that any meeting must be held between the Applicant and the community before the presentation is given to the Commission, especially for Advisory Comments. The resident still insisted that a ruling was made. Mr. Taylor again stated there was no ruling made, and invited the resident to speak with him after the meeting is over.

Ms. Zoren has recused herself from this case, as her firm has done work on this project previously.

Ms. Tennor swore in Peter Stone from Pennoni Associates in Columbia, MD; Jeremy Potter from W.C. Ralston Architects in Chantilly, VA; Nihar Shah from Bozzuto Homes in Washington, DC; and Lisa Wingate, historical advisor. Ms. Tennor asked if there were any additions or corrections to the Staff comments. Mr. Stone made a short presentation of the project regarding modifications made to address the Commission’s comments from the previous meeting. Lisa Wingate, a historic preservation consultant, has been added to the team to help with the architectural portion of the plan. Mr. Stone said changes made to the site plan include a trail connection added to the northwest; units on the west side will be addressed by Mr. Potter and Ms. Wingate; the single family detached units have side loaded garages. One of the units was not able to have a side loaded garage, but this will continue to be looked into.

Ms. Wingate explained the development team is working to provide four different kinds of houses, rather than a single townhouse style. She said the four different housing types will provide diversity in

the community from a marketing standpoint and from an architectural standpoint. The re-design which took place was about purposely trying to mesh the Savage Mill character and its surroundings with the new architecture. She said the architectural styles specifically reference brick, textile mills, Savage's frame Victorian buildings, common pair dwellings, and many of the dwellings in Savage containing features typical of a craftsman or bungalow style. This architecture is fairly common in Savage in the 20<sup>th</sup> century housing stock. Ms. Wingate stated there seemed to be much discussion at the last meeting on what is Victorian architecture versus Federal style architecture in Savage. In researching the area, she said there is a bit of every style located in Savage. Savage was looked at as a whole in the range of architecture; it was not just specific to the national register district. Ms. Wingate stated there was no duplication of any one particular style, or copying of any one particular building.

Ms. Wingate explained that in looking at the history of the proposed site, she found there used to be barns which were constructed by the Savage Manufacturing Company. There were two barns almost end to end, and had the same north-south orientation like the townhouses building for the west end of the site. The reason the configuration was changed from 3 pairs to 2 sets of 3 dwellings was to not have to use front loaded garages. The architectural style chosen was a large barn with a fairly dominant gable roof, which would look like the historic barns. This would allow the architecture to be relevant to Savage. Ms. Wingate stated the other change that was made was to the townhouses on the southeast corner of the site. Previous comments were made that this group of townhouses seem to be too urban in feeling. The solution was to design the townhouses to look similar to a brick textile mill building, but not to copy or make identical. Concerns were raised at the previous meeting that the townhouses were too large and too tall to be like Savage housing. The revised plan makes them like a mill complex with a variety of buildings. There was also concern about the density. There are many other locations which have the same type of complexes with housing of different sizes. These complexes are densely packed for functional reasons. The other type of housing used within the project is semi-detached housing. The new development represents a variety of architecture, and includes the potential to have a mill manager style house. On the back of the brick mill residence have a roof top deck, as one of the old photos of the area showed a roof top deck on one of the buildings.

Ms. Wingate stated the homes are more simplified and have removed the Victorian style. The single family detached houses were realigned and are facing almost directly to Washington Street, instead of being angled. Five of the houses now have side loading garages. The northern barn also was side loaded with a garage. The size of original barn's second floor windows were not used as there is not enough ventilation or egress to be bedroom windows. However, the windows are grouped in a way that this is not a typical townhouse. The doors were recessed in shadow in order to downplay the doors, especially the front garage doors. The new garage doors could not be produced the same shape as the barn doors, but the concept still exists. Ms. Wingate said that three of the townhouses are the same size and shape as one of the barns, hence the concept of two buildings with three units each. Mr. Stone stated another concern was raised on site grading. He showed on the drawings the different grading. Mr. Potter spoke about the barns and summarized the types of materials used to make the barn look uniform. Ms. Wingate stated the idea is to make the structure like a bank barn with a small amount of stone foundation visible in the front. The site slopes down making the back stone more visible, but from the front the structure looks like a two story dwelling.

Mr. Potter spoke about the brick townhomes and the height. The roof has been lowered, no longer being a four-story building. A rear roof terrace built into the back roof remains in the design but is not visible from the side. The brick would wrap the corner of the back side. Mr. Potter commented about the buildings being too urban; there is now a much more traditional amount of wall to window ratio with the windows reducing in size as they go up in story. Mr. Potter commented on the duplexes being

too tall that the roof and front pitch can be lowered. The units will change from the higher pitched roof of the Victorian style to the more traditional lower pitched roof. Some of the Victorian detail in the roof has been removed. The shutters are now louvered, rather than the previous panel. The windows now have four divided lites, rather than two. Porches will have hip roofs. Mr. Potter said the single family dwellings have changed with the roof slopes decreasing referencing more of the bungalow and craftsman. The only other change was to make the garage side loaded.

Ms. Wingate brought up a point from the previous meeting about a portion of this area being in the National Registry Historic District. She stated the Secretary of Interior Standards and Guidelines do not apply for this case, and the National Registry Historic District provides protection for historic resources when there is Federal licensing, Federal permits, or Federal tax credits. The Commission is not reviewing using local design guidelines, as guidelines have never been created since this not a local district. The Secretary of Interior Standards and Guidelines apply primarily to the rehabilitation and restoration of historic structures and the portion of the site that falls within. Since this is an open site, there is no historic preservation occurring. Ms. Tennor clarified that the Commission was charged with reviewing the development in the context of the new zoning classification which the County defined. Mr. Taylor stated the guidelines of the Secretary of the Interior are not binding on the Commission. If a higher authority reviews the decision of the Commission, they will be looking for substantial evidence on which the Commission based its decision. The Commission needs to rely on reasonable information. A reference point could be that the Secretary of Interior guidelines referenced in the Ellicott City guidelines could be used to consider the compatibility of the proposed development with the existing community.

### **Commission Comments**

Mr. Reich thanked the Applicants for putting together all the information on the project as it is very informative. Mr. Reich likes that the subdivision is separated from the rest of the community by the park, treed area and parking lot. For the landscape plan in the future, Mr. Reich recommends adding more landscaping along the eastern boundary, if the density remains, to provide additional separation and buffer. The changes and materials used to make the development more compatible makes it look like it belongs in Savage. The density is still going to be more than the rest of Savage. The side loading garages to the houses is a big improvement. Mr. Reich asked if all the single family houses have the same style and color or will they vary. Mr. Potter stated the idea is essentially to keep the houses similar with maybe small color variations. Mr. Roth stated since these houses are being positioned as manager houses, it is more likely that the houses would be different. Ms. Wingate stated she does not see any problem with putting five look-alikes in a row in Savage. Slight changes could be put on the houses, but it is traditional in many towns to have the same houses in a row. Mr. Reich stated the houses work better with varying setbacks due to the curb. There is some landscaping going along the street. Mr. Reich suggested the Applicant bring in a color palette when they are ready to make the final submission.

Mr. Reich asked about the brick façade and how it is done and will there be siding on the back. Mr. Potter explained the sides will have brick; the back will have pilaster and HardiePlank siding, painted the brick color. Mr. Reich commented about the elevations for the east-west section; the mill building was not shown. It would be helpful for the Commission and the community to give a better visual of the sections and the visual impact from the streets. Mr. Reich stated for the final presentation the goal should be to make the project compatible with the area, not to copy any of the buildings. Mr. Reich asked if the duplexes all have the same façade. Mr. Potter said yes. Mr. Reich asked if the HardiePlank is used or Board and Batten and what colors. Mr. Potter stated the duplexes have HardiePlank, and the single family homes will have the Board and Batten. Mr. Potter stated there will be a variation in color,

but maybe pairs of units will be similar in color. Ms. Wingate commented there may be a unifying theme with color variation.

Mr. Roth stated this plan is significantly improved from the initial one. He likes the look of the barns. Mr. Roth stated preservation of the public park access has been achieved by tying into the trail system. Maintaining the neighborhood character was a concern but the massing and articulation is much improved; which helped by lowering the building height. Mr. Roth stated he understands the density for being functional and making the buildings inspired by places. All the details must be done correctly for this project to work.

Mr. Shad stated a much better job has been done incorporating comments and materials. He still has some concern about the size and height of the structures. Mr. Shad still feels the 2 story looks like a 3 story; the 3 story looks like a 4 story. He is unsure what the development will look like from other perspectives – the existing mill, the parking lot, and other entrances – and how it will appear.

Ms. Tennor stated she is very appreciative of the responses to the comments from the previous meeting. Every comment of the Commission has been considered and addressed. All the buildings now have such a variety, but using the barn style helps amend the sense of density; it breaks apart into more manageable units rather than the vast grouping of townhomes. Ms. Tennor said these are new residential buildings, they are not the mill buildings, so the scales are not the same. She also understands that the old buildings are not being copied into the new structures, and feels it is great insight to look to the barn as part of the mill complex. Ms. Tennor stated there is a difference between the rendering of the barn structure and the architectural drawings. Even though it is referencing the barn, there is an opportunity to add more interest architecturally by making the barn door openings as deep as the rendering suggests. The barn is not drawn with much of an overhang, but is rendered as though there is an overhang. This kind of detailing could make the barn more interesting architecturally. Ms. Tennor stated the details could be enhanced on the building to give it a more residential feeling and more interest. The garage parking is much improved. There is just one unit with a front loading garage due to the curve of the street. The fact that a side garage can be placed on the barn helps vary the façade of the two buildings. Mr. Potter stated no shadows were shown on the computer drawings for the garage doors, but it is intended to do a recess for the doors so it has the shadow as on the rendering. Ms. Wingate said the garage doors will be painted a color to help them recede even more. Ms. Tennor shares Mr. Shad's concern regarding the scale, but agrees with Mr. Reich that the parking lot is buffering these buildings from the mill. The structures in their form now do help address the density.

### **Public Comments**

Ms. Tennor swore in Mr. Ron Coleman, a Savage resident. Mr. Coleman asked for a clarification of when the developer presented the application in July, they had come in seeking certification, not for advisory comments. Mr. Taylor stated during the course of the hearing the Applicant requested to amend the application to receive advisory comments instead. Mr. Coleman stated it sounds like the team has done a lot of work on the plan since the July meeting. The issue is that no one from the community was able to give any input. Some of the comments stated tonight by the Commission would probably be the same comments that the community would have given to the developer and most likely more, if the team had the concept of community involvement in the development of the project. Mr. Coleman does not know if this developer has any policy against involving the community in the development, but it does seem to be the intent of what happened. The public is the community and the community should have been with the developer to walk the grounds, look at the drawings, and give some feedback about the size and scale that would fit in the community. The developer had not received any kind of information from the

community. If the developer had received comments from the community, the comments did not have to be accepted, but there was no respect shown to even involve the community. Mr. Coleman stated the developer needs to find a way before the final presentation to sit down with the community and discuss the project with them.

Ms. Tennor swore in Mr. Stuart Kohn, a Laurel resident. Mr. Kohn stated the Commission stated at the July meeting that the petitioner was to speak with the community before returning to the Commission. It has been 90 days and no meeting has occurred. The information presented at this meeting is unknown to the community. Ms. Tennor asked if the developer meets with the community prior to returning to the Commission for a rendering, would this satisfy the request for a meeting. Mr. Kohn stated yes it would. Mr. Kohn said the developer not meeting with the community was wrong and a meeting should have been arranged. Ms. Tennor stated the Commission has no authority over the developer to demand them to meet with the community.

Ms. Tennor swore in Ms. Susan Garber, Savage Mill Community President and Savage Historic Society member. Ms. Garber stated she appreciates the amount of work on the revisions; the single family and duplexes are moving in the right direction. The new proposal overstates while attempting to change the compatibility factor from the historic area to compatibility with the historic industrial mill complex. The mill is but part of greater Savage. Ms. Garber stated it is interesting that there is almost a skip-over of those homes in the national historic district in favor of looking at the ones further afield. At first, the architectural revisions may appear creative and clever. Ms. Garber stated the Applicant's description of the mini mills bears a greater resemblance to New England mill towns, than to Howard County. Making comparisons to Oella is not appropriate since Oella is more like a mountainous area, where the Savage site is more of a plateau. Unlike Ellicott City, the homes and shops were not constructed as long rows of attached buildings. The existence of the upper parking lot west of the mill complex eliminates any visual connectivity between the real mill and the pseudo mill. The new development can only be accessed by residential areas on Baltimore Street or Washington Street. Once entering, the view is not of the mill. There is a parking lot to the left and trees to the front, right where the housing will be. Ms. Garber said she also has issues with omissions in the narrative. While referring to a barn and mill complex, there are other items that were omitted, including a grist mill, saw mill, iron foundry, and a store. Ms. Garber commented no landscape plan is included, despite Mr. Stone's testimony at the July meeting that the Commission would review it. The Secretary of the Interior's guidelines includes the consideration of a landscape plan as a standard on the national historic register.

Ms. Garber stated other development issues: No information was provided of the August 4, 2015 letter from the Department of Natural Resources outlining the need to minimize clearing and retain the forest – limiting forest removal to the footprint of the houses, minimizing the number and length of driveways, and to maintain forest canopy closures over roads and driveways due to the presence of at least three endangered, threatened or rare species, as well as declining forest interior dwelling birds. The plan fails to clarify what previously recorded forest conservation area will be disturbed and why. The project summary reports community open space, but fails to denote having difficulty achieving the required amount on each of the two separate land segments. The project summary states storm water management ESD requirements met on site, yet fails to report as of September 3 the plan has been rejected by DED, DLD and SCD as not conforming to the objectives of the Howard County Code. The PDox comments from DLD of September 3 states a redesign of the project shifting lots and structures, proposing different dwelling types to meet the guidelines and the Planning Board criteria may be required. It is premature for this plan to be under architectural review by the Commission or the Design Advisory Panel when so much of the plan is still subject to change.

Ms. Tennor swore in Mr. W. Arnold Landvoigt, a Savage resident. Mr. Landvoigt stated he lives in the agricultural manager's house. Savage use to be made up of two and three bedroom homes; the large ones were anywhere from 1600 sq ft to 1800 sq ft. They were two stories, and a majority did not have a garage. Mr. Landvoigt has some concerns. He has not seen any information on the project about how much square footage these homes will be, the full height of the built home, the roof pitches seem to be more like New England than the roof pitches in Savage. Mr. Landvoigt stated he understands that people now want more in their homes, but there needs to be a balance somewhere. A comment was made that anyone can come to the County to look at all the drawings that are being presented at this meeting. It would be much easier if an extra copy of all the drawings were made and given to the community association or put in a secure place in town so any resident can come and look at the drawings to obtain a better understanding of the project. There is a lot of negativity in the community right now as no one really understands what is going on, and if a bit of effort was put into bringing the community along to help understand the project, it would really help.

Ms. Tennor swore in Mr. Brian Clifford, a Savage resident. Mr. Clifford stated he appreciates the redesign of the plan from what was presented earlier. It is much more palatable. Mr. Clifford stated there are a couple of items in Savage that are garish in color and asked that those colors not be used. Mr. Clifford said what is odd is that the mill is not being duplicated, replicated or reconstructed, but is being 'referenced'. Mills are normally by a water source at the bottom of a hill, but the structure that is to look like a mill is being located at the highest point in Savage. He feels this would be an odd look. Mr. Clifford commented that the Interior Standards talks about not giving buildings a setting which gives a false appearance. Just to clarify a point that was stated earlier about there not being the same type of houses along Washington Street. Mr. Clifford stated after living there for a number of years, he realized there are three different types of houses along the street. Mr. Clifford gave the house numbers for the three different houses to be used for a reference.

Ms. Tennor swore in Mr. Brent Loveless, a Laurel resident. Mr. Loveless stated he had forwarded some comments to Ms. Burgess for distribution, but did receive some guidance that this information needs to go to the Applicant. He asked if the comments could be forwarded and made available. Ms. Burgess explained the Commission does not have a copy of the information due to the late timing of it being submitted. The Commission will receive a copy once the Applicant has seen and approves the comments first, unless Mr. Loveless wishes to read the entire document into the record. Mr. Taylor asked Mr. Loveless to briefly state what the document is. Mr. Loveless stated there are two documents – one is for the national standards and items to be taken into consideration in regards to this particular project; the second document is talking points in response to the Settlement proposal. Mr. Loveless gave a historical talk on Savage and stated history is to be determined over the next few weeks or months due to the new proposal. This is going to be the significant landmark case in Howard County on how significant historic properties are treated. The national standards were addressed earlier and how they should be used as guidelines in this case. Mr. Loveless commented that the document has various areas highlighted that should be considered and interpreted appropriately to make the choice against continuing the project. Mr. Loveless chose a few points from the document to read to explain why this project should not be done. He also spoke about the history and the family who founded Savage. Ms. Tennor asked Mr. Loveless if he feels no development should be done because there was no development originally. Mr. Loveless stated no. He talked about official testimony being on the record at the Maryland Court of Appeals describing the old buildings that existed. Ms. Tennor asked how this information would mitigate against further development on the site. Mr. Loveless stated these items are all archaeological resources that are located on the Savage Mill property. They should be restored and preserved upon regrading and building of the site. Mr. Taylor stated he is not sure how any of this information is relevant to the determination of whether the design and new structures is compatible

with the area. Mr. Taylor stated the Commission has no authority at all over archaeological resources on the property. The only authority they have is to determine whether the design of the new structures is compatible with the existing neighborhood. The communication of the richness of the land was done very effectively, but it has no relevance of the design of the structures with the existing neighborhood.

Mr. Loveless stated the neighborhood is an industrial neighborhood, an archaeological neighborhood. There are very historical industrial events and activities which occurred here which is the Savage community that the new development is trying to achieve compatibility with. Regarding the barns, Mr. Loveless commented the guidelines say reconstructions must be relevant to the most historic period. Ms. Tennor stated the project is not being presented as a reconstruction of anything. Mr. Loveless commented the guidelines have historic site consideration. Mr. Taylor disagrees and explained the Commission can only make a decision on the design and whether the physical structures will be compatible with the existing area. Mr. Loveless commented that two barns are being referenced off an old photo which is undated and not referenced to a physical location. As far as historic compatibility with the neighborhood, the period would have been the point of decline for Savage, and questions if this is the period that is being used to honor the history of Savage. Ms. Tennor stated the history is appreciated, but the comments are no longer relevant to the case.

Ms. Tennor swore in Ms. Marie Raven, a Savage resident. Ms. Raven stated one of the features that stand out is the viewshed that will occur. It is important to remember the height characteristics of the mill and also the height characteristics of the proposed units in comparison with the rest of the community. Ms. Raven stated when there is a lack of area to expand, the building tends to go up, and this is the highest point in the town. Trees are going to come down and the trees serve as a buffer between the new community and the rest of the river. People come from everywhere to walk the park trails along the river. Ms. Raven would like a better sense of the visual impact when there is no tree cover or natural buffering, and how is the height of the new community going to play off of the height of the mill. The new buildings are not as high as the mill, but they are higher up and should be considered. Ms. Raven stated the wood decks of the bank barns will not be visible from the front, but will have the advantage of the park trail view from the back. Given the proposed density and that the trail will look back up at the decks, what kind of view will be seen from the trail, especially when there are no leaves, and how does the view fit with the overall character.

Mr. Roth addressed the Applicant and requested that when they return could a similar presentation be given of the view from the trail along the river and also present more landscaping information. Mr. Stone said yes.

Ms. Tennor swore in Mr. Kevin Burke, a Savage resident. Mr. Burke stated there have been some improvements addressing some concerns, but some of the points about continuity or comparability with the existing community have been raised. Even though the barns look cool, this is not something that is normally seen in the neighborhood. If there is anything that will take away from the historic character of the mill, it is going to be the new development. Mr. Burke's main concern is the height in comparison with the rest of the community and separation by landscaping.

### **Other Business**

Mr. Taylor, Staff and the Commission had a short discussion about having the next Savage meeting as a separate meeting from the monthly HPC.

Ms. Burgess asked permission from the Commission to cancel the January meeting as it is the first Thursday of January, and it is very difficult to prepare all the reports and address issues during Holiday schedule and Applicants being out of town. The Commission had no issues and unanimously agreed to cancel the January meeting.

Ms. Burgess stated in October new chairs or positions are created for the next year. Nominations are needed for the Chair, Vice-Chair and Secretary positions. Ms. Tennor nominated Mr. Shad for Chair; Mr. Roth seconded. Mr. Shad accepted the nomination. Ms. Tennor stated she would be glad to take over the Vice-Chair position. No one objected. Mr. Roth will continue to be the Secretary. The new positions will be effective at the next meeting.

Mr. Shad moved to Adjourn the meeting. Ms. Zoren seconded. The meeting was adjourned at 10:40 p.m.

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

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Beth Burgess, Executive Secretary

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Eileen Tennor, Chairperson

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Carol Stirn, Recording Secretary



HOWARD COUNTY HISTORIC PRESERVATION COMMISSION  
*ELlicott City Historic District ■ LAWYERS HILL Historic District*  
3430 Court House Drive ■ Ellicott City, Maryland 21043

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*Administered by the Department of Planning and Zoning*

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## November Minutes

Thursday, November 5, 2015; 7:00 p.m.

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The tenth regular meeting for the year 2015 of the Historic Preservation Commission was held on Thursday, November 5, 2015 in the C. Vernon Gray Room located at 3430 Court House Drive, Ellicott City, MD. Ms. Tennor moved to approve the October 1, 2015 minutes. Mr. Reich seconded. The motion was unanimously approved.

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

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

### PLANS FOR APPROVAL

1. 15-12c – 4730 Sheppard Lane, Ellicott City, HO-907
2. 14- 60c – 8307 Main Street, Ellicott City
3. 15-63 – 8086 Main Street, Ellicott City
4. 15-64 – 8081 Main Street, Ellicott City
5. 15-65 – 8185, 8181, 8173 Main Street, Ellicott City
6. 15-66 – 3855 Ross Road, Ellicott City
7. 15-67 – 3802 Church Road, Ellicott City
8. 15-68 – 8086 Main Street, Ellicott City
9. 15-69 – 3756 Old Columbia Pike, Ellicott City

### **CONSENT AGENDA**

#### **15-12c – 4730 Sheppard Lane, Ellicott City, HO-907**

Final tax credit approval.

Applicant: Daniel J. Standish

**Background & Scope of Work:** On April 2, 2015 the Applicant was pre-approved to make exterior repairs to the 1919 Overseer's house porch. The application states that \$27,506.92 was spent on eligible, pre-approved work. The Applicant seeks \$6,876.73 in final tax credits.

**Staff Comments:** The work complies with that pre-approved and the receipts add up to the requested amount.

**Staff Recommendation:** Staff recommends Approval as submitted.

**Testimony:** There was no testimony.

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

**14-60c – 8307 Main Street, Ellicott City**

Final tax credit approval.  
Applicant: Courtney Kehoe

**Background & Scope of Work:** On September 4, 2014 the Applicant was pre-approved to paint the exterior of the building. The application states that \$13,395.00 was spent on eligible, pre-approved work. The Applicant seeks \$3,348.75 in final tax credits.

**Staff Comments:** The work complies with that pre-approved and the receipts add up to the requested amount.

**Staff Recommendation:** Staff recommends Approval as submitted.

**Testimony:** There was no testimony.

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

**15-63 – 8086 Main Street, Ellicott City**

Exterior repairs, tax credit pre-approval. Façade Improvement Program funds.  
Applicant: Courtney Kehoe

**Background & Scope of Work:** According to MDAT the building dates to 1890. The Applicant proposes to prime and paint the six windows located on the second and third floor of the building. The windows will be painted Benjamin Moore Harwood Putty CW-5, a shade of white, to match the first floor windows.

**Staff Comments:** The application states the color will match the color of white used on the first floor. The application complies with Chapter 6.N recommendations, “use colors that are generally compatible with (and do not clash with) the colors used in the district. On attached buildings, use the same colors or a coordinated color scheme.” The proposed colors will make the entire building façade consistent. The application is eligible for historic tax credits per Section 20.112 of the County Code, which requires pre-approval from the Commission.

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

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

**Testimony:** There was no testimony.

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

**15-64 – 8081 Main Street, Ellicott City**

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

Applicant: Courtney Kehoe

**Background & Scope of Work:** According to MDAT the building dates to 1890. The Applicant proposes paint the entire façade of the building, including shutters, soffits, windows and front door. One piece of the downspout will also be replaced and will match the existing downspout. The shutters and soffits will be Chrome Green PM-10, the door will be painted Classic Burgundy PM-17 and the windows, trim and downspout will be Raleigh Tan CW-190.

**Staff Comments:** The application states the color will match the existing colors. The application is considered routine maintenance as defined in Chapter 6.N (page 50) of the Guidelines which defines routine maintenance as, "Painting previously painted surfaces using the same color as the existing paint." The application is eligible for historic tax credits per Section 20.112 of the County Code, which requires pre-approval from the Commission.

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

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

**Testimony:** There was no testimony.

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

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

Exterior paint approval. Tax credit pre-approval. Façade Improvement program funds.

Applicant: Courtney Kehoe

**Background & Scope of Work:** According to MDAT the building dates to 1900. The Applicant proposes paint entire façade of the building, including soffits, fascia boards, windows, doors and door frames. The new colors will be Benjamin Moore Sea Life and Ebony Slate. The lighter color, Sea Life will be the color inside the panels. Ebony Slate, the darker color, will be the color of the storefront windows and cornice.

**Staff Comments:** The application complies with Chapter 6.N recommendations, “use colors that are generally compatible with (and do not clash with) the colors used in the district. On attached buildings, use the same colors or a coordinated color scheme.” The proposed colors will make the entire building façade consistent. The cornice on the top of the building will be painted with more detail to highlight the panels, which will then match the storefront cornice. The application is eligible for historic tax credits per Section 20.112 of the County Code, which requires pre-approval.

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

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

**Testimony:** There was no testimony.

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

#### **15-66 – 3855 Ross Road, Ellicott City**

Installation of wood fence.

Applicant: Jennifer Lyon

**Background & Scope of Work:** This house is located in the Ellicott City Historic District. According to MDAT, the building dates to 1895. The Applicant seeks approval to install a wood fence around the rear side of the house. The fence will be approximately 472 linear feet. The fence will be 4 foot tall, post and rail style fencing and will have 4- 6 inch horizontal rails with 4x4 inch pressure treated posts every 8 feet. The fence rail adjacent to the house will be painted white and the fencing located in the wooded area will remain unfinished and will gray naturally. The style of fencing will match the existing deck rail and neighboring property fence. The fence will be installed to accommodate the existing topography and will not impact any mature vegetation. The location of the fencing shown in the site plan is approximate due to those issues.

**Staff Comments:** Chapter 9.D (page 70) recommends, “Install opening fencing, generally not more than five feet high, of wood or dark metal.” Chapter 9.D explains, “split rail or post and rail fences are more appropriate in less densely developed areas.” The setting on Ross Road is more rural in character. Additionally, Ross Road is not a through street and the fence will not be seen from College Avenue. The proposed fencing complies with the Guidelines as it will be open and less than five feet high.

**Staff Recommendation:** Staff recommends Approval as submitted.

**Testimony:** There was no testimony.

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

## REGULAR AGENDA

### **15-67 – 3802 Church Road, Ellicott City**

Repairs/alterations to house and site, tax credit pre-approval.

Applicant: Robert and Diane Wimsatt

**Background & Scope of Work:** This house is located in the Ellicott City Historic District. According to MDAT, the house dates to 1870. The Applicant is planning to add a laundry room and bathroom on the 3<sup>rd</sup> floor of the house, which will require new venting. The Applicant proposes to add the vents either under the roof eave on the front corner of the house closed to Emory Street or in the siding on the Emory Street side. The Applicant also proposes to rebuild the chimney and repoint stone work on the house and seeks tax credit pre-approval for the work.



There is a strip of asphalt located between the house and sidewalk, on the Emory Street side of the house. The Applicant proposes to raise the level of the asphalt because standing water is evident next to the house.

**Staff Comments:** Chapter 6.L of the Guidelines discusses the placement of equipment and hardware. Vents are not specifically discussed in the Guidelines, but Staff finds this category is the most appropriate. Chapter 6.L recommends, “whenever possible, install equipment out of sight of public ways or other properties” and “if possible, install through-the-wall or window air conditioners on side or rear facades rather than on the building’s primary façade. Ensure that their condensation does not damage window sills, siding, or masonry foundations.” While the vent in question is not from an air conditioning unit, it will be from a clothes dryer which will equally produce condensation, so the Guideline is relevant. Staff finds the vent should be installed on the side of the house through the siding, rather than the front.

As mentioned above, there is a strip of asphalt on the Emory Street side of the house between the house and sidewalk. Staff has no objection to raising the area with asphalt since it already exists, and finds using concrete or stone would also be acceptable and comply with the Guidelines as the materials exist in the area. This work would be eligible for tax credits as well, as it is protecting the foundation of the house from water.



The rebuilding of the chimney and repointing of the stonework comply with Chapter 6.C recommendations, “maintain or restore original brick, stone, concrete block or stucco. Make repairs with materials that match the original as closely as possible.” When rebuilding the chimney, brick should be used to match the existing brick, as recommended by Chapter 6.C, “if a masonry wall or feature must be replaced, use material as similar to the original as possible, particularly if the materials are visible from a public road or are key elements of the building’s style or character.”



**Staff Recommendation:** Staff recommends Approval of the vent to be installed on the Emory Street side of the house. Staff recommends Approval of rebuilding the chimney with brick to match the existing, repointing the stone, raising the asphalt on the side of the house and/or finishing with a stone paver or concrete and tax credit pre-approval for the work.

**Testimony:** Mr. Shad swore in Diane Wimsatt. Mr. Shad asked if there were any additions or corrections to the Staff comments. Ms. Wimsatt explained that they had an electrician look at the asphalt area because there are electrical wires coming from under the asphalt in to the house and they wanted to make sure there wouldn't be any problems with adding additional asphalt. The electrician stated there would be a problem and electrical work would be needed. Ms. Wimsatt asked if tax credits were applicable since the electrical work needs to be protected before asphalt or concrete can be placed. The

Commission clarified the use of the wire. Ms. Wimsatt said it is for electrical into the house. Ms. Tennor asked if the electrician had any recommendations. Ms. Wimsatt stated the wiring could be re-routed to enter another way, but would be very expensive. Staff commented this would not qualify for tax credits. Mr. Shad stated this is most likely a BGE issue. Ms. Tennor asked if asphalt has been definitely chosen. Ms. Wimsatt stated concrete or another material could be used; the point is to keep water away from the house. Ms. Tennor suggested using either concrete or a stone paving surface. Ms. Wimsatt said she would have to look into the pricing.

Ms. Tennor asked about the repointing that needs to be done on the stone. Ms. Wimsatt said some reparging of the stone foundation on exterior walls and the mortar. Mr. Reich clarified that repointing and reparging are different. Reparging is totally covering everything. Ms. Wimsatt said they are repointing and said they are not covering the stone. Ms. Wimsatt stated she has received some more estimates on the chimney. She said that two companies said they could re-point and replace some brick to prevent rebuild the chimney. Ms. Wimsatt asked if the wording in the application could be changed to state 'repoint or rebuild the brick'. Ms. Wimsatt asked if the work on the chimney cannot be done until Spring do the tax credits still apply. Staff replied yes.

~~The Commission asked some additional questions about the asphalt and the wiring. Ms. Wimsatt explained [BB1] how the wiring comes from the asphalt into the house and where it hooks in. Mr. Reich stated the wiring is the jurisdiction of BGE; the electrician could probably not handle this. Ms. Wimsatt is going to call BGE to get clarification of who handles the wiring. Mr. Reich stated the wiring is not part of the tax credit as it is not part of the exterior of the house. Ms. Wimsatt stated she has received some more estimates on the chimney. She said that two companies said they could re-point and replace some brick to prevent rebuild the chimney. Ms. Wimsatt asked if the wording in the application could be changed to state 'repoint or rebuild the brick'. Ms. Wimsatt asked if the work on the chimney cannot be done until Spring do the tax credits still apply. Staff replied yes.~~

Ms. Zoren asked if the Applicant has researched using the ventless washer/dryer. This would prevent having to install a vent through the wall. Ms. Wimsatt will look into this option. Ms. Zoren stated that she has no objection to installing a vent, but wanted to explain all options.

**Motion:** Mr. Roth moved to Approve the application per the Staff recommendations, with the vent installed on the Emory Street side, allow the wording change to state repointing of the chimney or rebuilding the chimney, and to remove the reparging reference. Ms. Tennor seconded. The motion was unanimously approved.

**15-68 – 8086 Main Street, Ellicott City**

Install Sign.

Applicant: Christopher McCaslin

**Background & Scope of Work:** According to MDAT the building dates to 1890. The Applicant is opening up a shop on the first floor of the building and plans to install a projecting double sided sign on the existing bracket under the existing sign for The Massage Boutique. The existing sign was recently approved by the Commission, but the other tenant has moved into a different building. The proposed sign will be 3 feet high by 2 feet wide for a total of 6 square feet. The sign will be made out of .125 aluminum, digitally printed and laminated. The background of the sign will be white with hot pink accents and black lettering. The sign will have scalloped edges and a rounded top and bottom. There will be a black border. The sign will read:

A  
A La Mode Boutique

**Staff Comments:** The sign complies with Chapter 11 recommendations for signs. The proposed sign will use simple, legible words and graphics, as recommend. The sign also complies with Chapter 11.A recommendations, “keep letters to a minimum and the message brief and to the point” and “use a minimum of colors, generally no more than three.” The sign will be made using three colors and only one color is bright. The sign will be hung from the existing metal bracket, which complies with Chapter 11.A recommendations, “use historically appropriate materials such as wood or iron for signs and supporting hardware.” The size of the sign complies with the Guidelines, which recommend projecting or hanging signs be 4 to 6 square feet.

Staff finds the sign does not completely comply with Chapter 6.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 proposed sign is compatible with the existing sign as the signs are similar colors. However, the signs differ greatly in shape, scale and proportion. Staff is concerned about setting a proper precedent for multi-tenant signs on a buildings and their relationship to one another.

**Staff Recommendation:** Staff recommends Approval contingent if the shape and scale of the sign are adjusted to match the existing sign.



**Testimony:** Mr. Shad swore in Christopher McCaslin. Mr. Shad asked if there were any additions or corrections to the Staff comments. Mr. McCaslin stated the sign was revised and sent to his sign company. The width was changed to 36 inches wide to match the existing sign. He explained that he has another store on historic Main Street in Sykesville and the sign is 2 wide foot by 3 foot high which is the normal size used. He is willing to make an adjustment to the Ellicott City sign to make it match the width of the other existing sign, but does not want to totally change the look of the sign as this is the logo of the business, and it is what the customers recognize. Ms. Zoren asked if the sign could be made shorter so that it would be 3 foot wide by 2 foot high, instead of 2 high foot by 3 foot wide. Mr. McCaslin stated this is going to alter the shape too much because he wants the sign ~~needs~~ to be as close as possible to the Sykesville sign.

Mr. Shad stated the recommendation is for the sign to be more similar to the existing sign above it. Mr. Shad asked about placing the sign in the window instead of hanging it. Mr. McCaslin said he prefers the hanging sign so it can be seen easier from the road. The Staff and Commission discussed different options to make the sign work. Mr. McCaslin asked if an option would be to create a new bracket between the two windows on the storefront and have the sign hang separately. Staff said that would create clutter and they would not want to set a precedent.

Mr. McCaslin asked what his options are so he can make a decision on what would work best. The Commission continued to discuss different ways to make the sign work and came up with several sketches for the Applicant to review. Mr. Taylor asked if the Applicant was willing to amend his application to use one of the proposed three options and to withdraw the option which was submitted. Mr. McCaslin wanted to keep the original sign, but agreed to amend the application after Mr. Taylor explained the various options regarding approval based on a poll of the Commission, which did not favor the original proposal. Mr. McCaslin asked how quickly his sign could be approved if he chose one of the three options. The Commission stated that the drawing can be given to Staff for their review and approval. Mr. McCaslin stated he will go ahead and make the choice of one of the three options to use for the sign. Mr. Taylor stated for the record the Applicant is amending the application to use one of the three options sketched, marked as Exhibit 1, for Staff approval. The sign must be one of the three options or something substantially similar to the options. Mr. McCaslin asked if a fourth option could be a 2 foot by 3 foot sign without any scallops. The Commission agreed a 2 foot high by 3 foot wide horizontal sign could be an option. The Commission stated the final decision will be left up to Staff once submitted.

**Motion:** Mr. Reich moved to Approve the choice for one of the four sign options as sketched, with Staff giving the final approval. Mr. Roth seconded. The motion was unanimously approved.

#### **15-69 – 3756 Old Columbia Pike, Ellicott City**

Retroactive approval to construct pavilion.

Applicant: Nathan Sowers

**Background & Scope of Work:** This building is located in the Ellicott City Historic District, along Historic Tonge Row and dates to approximately 1900. The Applicant originally submitted an application for a similar pavilion for the April 2015 meeting. However, Staff required additional information on the design of the pavilion. The project also required various approvals from the Department of Inspections, Licenses and Permits, as well the Division of Land Development within the Department of Planning and Zoning. As such, the Applicant withdrew the application prior to the April 2015 meeting, but then later installed the pavilion without approval.

The gazebo is 10 feet long by 10 feet wide, with an interior peak roof height of 9.87 feet. The gazebo is made out of black, powder coated steel.



**Staff Comments:** The proposed gazebo generally complies with the Ellicott City Design Guidelines. There is no specific chapter relevant to a gazebo, but Staff finds that the use of a black metal gazebo is more compatible with the surrounding architecture than the original pavilion/gazebo the Applicant intended to use. The original pavilion/gazebo resembled a wood and metal picnic shelter typically found in parks. Staff finds the Guidelines for Chapter 10.C, Street Furniture, are relevant for the gazebo. Chapter 10.C recommends, “use street furniture that is simple in design and constructed of traditional materials such as wood and dark metal.” The black metal gazebo is compatible with metal benches and fences in the district.

The application states the gazebo is not permanent construction. However, Staff finds it is not considered temporary under the Ellicott City Design Guidelines, which state, “major or permanent improvements to the site...do require a Certificate of Approval.” The gazebo is highly visible from the public right-of-way and a large structure that will most likely be assembled on-site the majority of the year. Temporary structures in the Guidelines are listed as lawn ornaments, mailboxes, newspaper boxes and above ground swimming pools that are dismantled each year (which typically are also found in backyards, not highly visible from the public right-of-way).



The pavilion was not placed on a level surface and does not have footers so it is not secured to the ground. The pavilion requires a building permit from the Department of Inspections, Licenses and Permits (DILP) and is currently in violation with DILP as well.

**Staff Recommendation:** Staff recommends Approval, contingent upon approval from Zoning, Land Development and DILP requirements. Unless the pavilion is



going to be up for one season, the pavilion should be installed on four concrete footers to ensure it is standing and secured to a solid and level foundation.

Ms. Holmes clarified for the Commission that there had been confusion with DILP and there is no actual violation. The gazebo does require a building permit so technically there is a violation, but there is no violation on record. The inspector thought this was a residential property, but since it is a commercial property a permit is required.

**Testimony:** Mr. Shad swore in Kimberly Kepnes. Mr. Shad asked if there were any additions or corrections to the Staff comments. Ms. Kepnes explained that she was representing Nathan Sowers. Ms. Kepnes and Mr. Sowers talked to DILP and DPZ and have applied for a building permit to comply with the requirements. Ms. Kepnes looked at the guidelines online and saw that a structure under 200 square feet did not require a permit, but later realized that -was for residential [and not commercial use](#). Ms. Kepnes explained they had originally submitted an application in April, but decided that the structure was too large. The application was withdrawn until they could find a better option. Mr. Sowers had considered other structures but they were not very attractive. Ms. Kepnes explained that the current gazebo was compatible with the area because the color was dark, and the structure fit into the hill. Mr. Sowers would like the Commission to approve the gazebo and all requirements will be complied with through DILP and DPZ.

Mr. Shad asked when the gazebo was installed. Ms. Kepnes stated the installation was done in August or September. Mr. Shad asked if there are plans to permanently install the gazebo. Ms. Kepnes explained that the intent was to place the gazebo on the ground with the idea that it could possibly be moved around to another area on the property, or it could be dismantled if needed. Mr. Reich asked if the gazebo would be removed during the winter. Ms. Kepnes said no, the gazebo weighs around 400 pounds so it will remain up. Ms. Kepnes explained that DILP asked for an engineer's report that the structure would be resistant to wind, which is why a more substantial structure was needed. DILP also asked about a concrete footer for leveling. Ms. Kepnes said the structure was not designed to be anchored to the ground so the engineer will have to address this. She said there is no seating underneath the structure so ADA accessibility is not required.

**Motion:** Ms. Tennor moved to Approve the gazebo as installed per Staff recommendations. Mr. Roth seconded. The motion was unanimously approved.

Ms. Tennor moved to adjourn the meeting. Ms. Zoren seconded. The meeting was adjourned at 8:00 pm.

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

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Beth Burgess, Executive Secretary

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Allan Shad, Chairperson

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Carol Stirn, Recording Secretary



# HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

ELlicott City Historic District ■ LAWYERS HILL HISTORIC DISTRICT

3430 Court House Drive ■ Ellicott City, Maryland 21043

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*Administered by the Department of Planning and Zoning*

www.howardcountymd.gov

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TDD 410-313-2323

## December Minutes

Thursday, December 3, 2015; 7:00 p.m.

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The eleventh regular meeting for the year 2015 of the Historic Preservation Commission was held on Thursday, December 3, 2015 in the C. Vernon Gray Room located at 3430 Court House Drive, Ellicott City, MD.

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

Staff present: Samantha Holmes, Beth Burgess, Jim Vannoy, and Carol Stirn

Chairperson Shad opened the meeting at 7:00 p.m. with a statement explaining the process and rules of the meeting. Ms. Tennor moved to Approve the November 5, 2015 minutes. Mr. Roth seconded. The motion was unanimously approved.

### **PLANS FOR APPROVAL**

1. 14-24c – 8016-8018 Main Street, Ellicott City
2. 15-54c – 1805 Marriottsville Road, Marriottsville
3. 15-70 – 1805 Marriottsville Road, Marriottsville
4. 15-71 – 8293 Main Street, Ellicott City
5. 15-72 – 8090-8092 Main Street, Ellicott City
6. 15-73 – 3782 Old Columbia Pike, Ellicott City
7. 15-74 – Stream retaining wall adjacent to 8388 Court Avenue/All in-stream retaining walls and vicinity in Ellicott City
8. 15-75 – 8167 Main Street, Ellicott City
9. 15-76 – 3782 Old Columbia Pike, Ellicott City
10. 15-77 – 6467 Hanover Road, Elkridge
11. 15-78 – 3538 Church Road, Ellicott City

### **CONSENT AGENDA**

#### **14-24c – 8016-8018 Main Street, Ellicott City**

Final tax credit claim.

Applicant: Loretta Moran

**Background & Scope of Work:** This property is located in the Ellicott City Historic District. According to MDAT the building dates to 1890. On May 1, 2014 the Applicant was pre-approved to make exterior alterations to the storefront window and entry. The application states that \$2,200.00 was spent on eligible, pre-approved work. The Applicant seeks \$550.00 in final tax credits.

**Staff Comments:** The work complies with that pre-approved on May 1, 2014 and the final invoice was marked paid in full, adding up to the requested amount.

**Staff Recommendation:** Staff recommends Approval as submitted.

**Testimony:** There was no testimony.

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

**15-54c – 1805 Marriottsville Road, Marriottsville**

Final tax credit claim.

Applicant: Michelle Levey

**Background & Scope of Work:** This property is listed on the Historic Sites Inventory as HO-192, Friendship Pines. According to MDAT, the house dates to 1850. On October 1, 2015 the Applicant was pre-approved to waterproof the basement and repair exterior moisture to the foundation. The application states that \$10,500.00 was spent on eligible, pre-approved work. The Applicant seeks \$2,625.00 in final tax credits.

**Staff Comments:** The work complies with that pre-approved on October 1, 2015 and the 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 as submitted. Mr. Reich seconded. The motion was unanimously approved.

**15-70 – 1805 Marriottsville Road, Marriottsville**

Tax credit pre-approval.

Applicant: Michelle Levey

**Background & Scope of Work:** This property is listed on the Historic Sites Inventory as HO-192, Friendship Pines. According to MDAT, the house dates to 1850. The Applicant proposes to scrape and clean the metal roof. Holes that are found in the roof will be patched using a metal caulking. The entire house currently has a K-style gutter, expect for the area over the front porch, which is ½ round. The upper level gutters will be replaced with a K-style gutter with covers and the mudroom gutter will be replaced with a ½ round. Other gutters and downspouts will be replaced as needed. The Applicant seeks tax credit pre-approval for the work.

**Staff Comments:** The application is consistent with Section 20.112 of the County Code which state that eligible work for tax credits includes, “the repair or replacement of exterior features of the structure” and “work that is necessary to maintain the physical integrity of the structure with regard to safety,

durability or weatherproofing.” Staff recommends approval of the half round metal gutters and downspouts.

**Staff Recommendation:** Staff recommends Approval as submitted.

**Testimony:** There was no testimony.

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

**15-71 – 8293 Main Street, Ellicott City**

Roof repairs, tax credit pre-approval.

Applicant: Tersiguel Properties

**Background & Scope of Work:** This property is located in the Ellicott City Historic District. According to MDAT, the building dates to 1890. The Applicant proposes to repair the rear roof of the building and seeks tax credit pre-approval for the work. The repair will include:

- 1) Remove all existing pitch pans from the roof and clean lines in preparation for new.
- 2) Fabricate and install 7 new pitch pans, topping off with new pourable sealer.
- 3) At the 2 scuppers, remove the existing flashings and install new mod bit flashings, sealed properly to the existing roof system.
- 4) Inspect all corners, wall flashing, and curb flashings and make necessary repairs using like materials.
- 5) Clean the entire roof area to be free of dirt and debris and gently power wash the roof system. Install a new coating of fibrated aluminum over the entire roof area, walls and curbs to prolong the life of the existing roof system.

**Staff Comments:** The application is considered Routine Maintenance as defined in Chapter 6.E of the Guidelines, which states that Routine Maintenance includes, “Repairing roofs, including the replacement of small areas of roofing material, using material similar to the existing roofing in dimensions, shape, color and texture.” The existing roof material is asphalt roll roofing and the repair will use a similar single ply roof membrane. The work is eligible for tax credits, per Section 20.112 of the County Code, which defines eligible work as, “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.”

**Staff Recommendation:** Staff recommends Approval as submitted.

**Testimony:** There was no testimony.

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

**15-72 – 8090-8092 Main Street, Ellicott City**

Exterior repair, tax credit pre-approval.

Applicant: Courtney Kehoe

**Background & Scope of Work:** This building is located in the Ellicott City Historic District. According to MDAT the building dates to 1890. The Applicant proposes to paint the upper trim, cornice and second floor windows Mopboard Black. All of the windows and trim on the building are currently black. The first floor windows were black and were refreshed with Benjamin Moore Mopboard Black in 2013 for the Benjamin Moore 'Paint What Matters' campaign, but the upper windows and trim were not painted at that time. The Applicant seeks tax credit pre-approval for the work.

**Staff Comments:** The application is considered Routine Maintenance per Chapter 6.N, which explains that Routine Maintenance is, "Painting previously painted surfaces using the same color as the existing paint." The building currently has black trim and only half of the building was recently painted. The top half still needs to be refreshed. The application is eligible for tax credits per Section 20.112 of the County Code as the work is routine maintenance and will aid in weather proofing the wood.

**Staff Recommendation:** Staff recommends Approval as submitted.

**Testimony:** There was no testimony.

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

**15-73 – 3782 Old Columbia Pike, Ellicott City**

Retroactive approval to construct stone steps and retaining wall.

Applicant: Courtney Kehoe

**Background & Scope of Work:** This property is located in the Ellicott City Historic District and consists of a house, which fronts Old Columbia Pike, and a rear yard and outbuilding, which front Parking Lot D. According to MDAT the house dates to 1899. The outbuilding most likely dates to 2004, as referenced through a 2005 HPC case. The Applicant seeks retroactive approval for the construction of stone steps and a retaining wall. The stone steps and retaining wall are located in the rear yard, by the 2004 outbuilding. The stone steps replaced rotten wood steps and the retaining wall was installed to prevent erosion of the hillside. The hill was eroding onto the 2004 outbuilding.

**Staff Comments:** Chapter 9.D explains, "retaining walls of granite, brick or timber may be appropriate depending on the context...new granite walls are expensive, but retaining walls faced with granite or with a surface treatment that resembles Ellicott City's typical stonework can be appropriate in visible locations." The new stone wall and stairs 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." The color and size of the stone used in the wall complements the historic stone found in Ellicott City. It will also keep the hillside from further eroding into the outbuilding.

**Staff Recommendation:** Staff recommends Approval as submitted.

**Testimony:** There was no testimony.

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

## REGULAR AGENDA

### 15-74 – Stream retaining wall adjacent to 8388 Court Avenue/All in-stream retaining walls and vicinity in Ellicott City

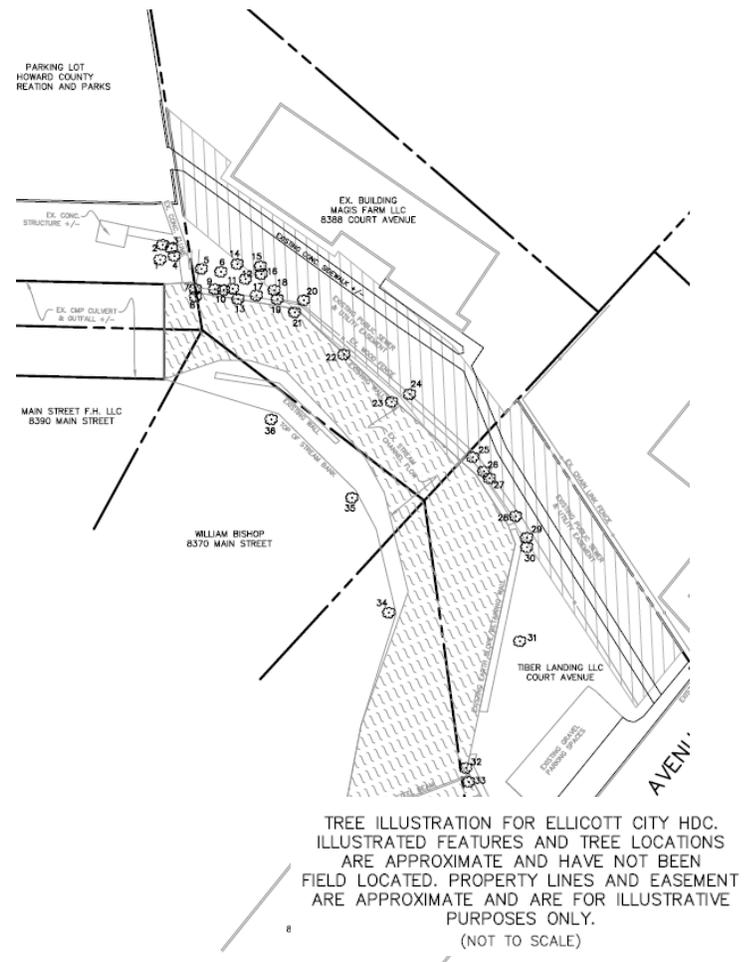
Tree removal.

Applicant: Jim Witmer, Howard County Department of Public Works

**Background & Scope of Work:** The County recently contracted KCI to inspect all in-stream retaining walls to access the current conditions. As part of the inspection, KCI has specified that all trees located within or directly behind the existing in-stream retaining walls should be removed due to the increased stress these trees have on the walls, such as loading, wind force from trees, wall cracking and root expansion.

The Applicant proposes to remove select large trees that are blocking, or likely to block, Ellicott City streams during storm events and/or that pose a threat to the structural integrity of the existing in-stream retaining walls. The first area identified for tree removal is the area in front of 8388 Court Avenue, in and along the stream between Parking Lot F and E. The removal of trees will only occur on the northern side of the stream channel. All trees greater than 12 inches in diameter have been illustrated on the plan. The majority of the trees to be removed are Tree-of-Heaven, an invasive tree. The non-invasive trees to be removed are in poor condition or growing in the retaining wall.

In addition to the area noted above, the Applicant seeks approval to remove any other trees that are identified as having a negative structural effect on the in-stream retaining walls as the project is continued throughout the historic district. The County anticipates identifying numerous areas within Ellicott City that will need trees to be removed in the stream channels. This approval would allow the project to proceed at a more efficient pace, streamlining the use of the equipment that will be needed on-site and will reduce the disturbance time to all affected residential and commercial properties.



**Staff Comments:** These trees have grown over time in the stream wall and at the edge of the stream, but were only allowed to grow due to lack of maintenance. These trees should not be growing in or near

the stream, as they are compromising the structural integrity of the wall. Chapter 9.B (page 66) recommends against the “removal of live mature trees, unless it is necessary due to disease or to prevent damage to historic structures.” The in-stream channel walls are historic and the trees are damaging them. Chapter 9.B also recommends, “Retain landscaping patterns that reflect the historic development of the property” and “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.” Historically the trees would not have existed in these locations. As the other Guideline recommends planting them far enough away from buildings to prevent problems, they also need to be removed from the stream area to prevent further structural problems to the stream walls. Many of the trees are invasive.

Flooding is a large issue in Ellicott City and the stabilization of these walls will greatly aid in keeping the stream channel clear for future flood issues. The tree removal will also help prevent the collapse of the walls, an issue that has been affecting Ellicott City for the past several years.

**Staff Recommendation:** Staff recommends Approval as submitted. If the Commission is concerned about the removal of the future trees that have not yet been identified, Staff recommends the Commission consider approving the application subject to Staff Approval at the time that the trees are identified.

**Testimony:** Mr. Shad asked if anyone was opposed to the project. There was no opposition. Mr. Shad swore in Jim Witmer of the Howard County Department of Public Works. Mr. Shad asked if there were any additions or corrections to the Staff comments. Mr. Witmer had no comments. Mr. Reich asked if all trees on the north side of the river’s wall will be removed. Mr. Witmer said no. Mr. Witmer explained that letters were sent out to the property owners that have ownership of parts of the stream. These owners will be removing debris from the stream and any trees which have already fallen. Mr. Witmer is seeking approval to remove the identified trees on the map and future trees as the study continues downstream. Mr. Witmer said that KCI has been doing in-stream retaining wall inspections and have identified several trees which are going to cause problems to the wall. There is a stream cleanup project that will be taking place and the goal is remove the trees together so that everything can be done at one time to lessen disturbance to the residents and visitors.

Ms. Tennor asked if the trees have been marked so the residents are aware of what is being removed. Mr. Witmer said the trees have not been marked. He explained that there are a number of trees behind the wall that will be dealt with first. The trees have grown out of the wall and are located in the public easement for public water and sewer. The trees which are impacting private property will have to be coordinated with the property owners later. Mr. Witmer stated this is a huge project and involves coordinating the removal of trees, inspection of walls, and then determining which walls are County-owned and which are not. Ms. Tennor asked if the trees will be completely removed or will the stumps be left in order to not disturb the roots. Mr. Witmer stated this would depend on the recommendation from the structural engineer. Mr. Witmer said not all of the trees are Tree of Heaven and that there are many other trees downstream that have yet to be identified.

Ms. Tennor asked what the total length of the project is. Mr. Witmer stated the project will start up at Rogers Avenue and will come down along each retaining wall to the Patapsco River, and is probably about one mile of stream. He said there are about eight walls that are a concern with the trees. Mr. Reich said that the trees help with sediment and erosion control. Mr. Witmer said the other issue is that some of the walls hold earth and building foundations. Mr. Roth said he does not find there is an issue because trees cannot grow on retaining walls. Mr. Reich asked if part of the project is to rebuild the wall.

Mr. Witmer does not know and said that KCI is still conducting inspections at this point. A specific plan can be developed once the recommendations are released. Ms. Tennor asked if there is a timeframe for the project and when Staff should hear back about any other tree removals. Mr. Witmer said the first step was his application to the Commission for approval of the project, and then he will speak with more property owners to make sure they are aware of the project and to obtain permission to access their property. Mr. Witmer said it is more likely that work will begin in January. Mr. Reich said that part of this application is for approval to remove whatever DPW thinks is necessary and asked if DPW was the only group determining what is necessary for removal. Mr. Witmer said they do not want to remove all trees; they just want to make sure they are taking trees that are critical to the retaining walls. Ms. Holmes said that the decision could also be left to Staff approval so it is not just DPW making the decision. Mr. Witmer said that he wants to keep the communication open and doesn't want DPW just taking out trees.

Mr. Witmer said there were 9 trees in the initial proposal and then after KCI issued their recommendation, 6 additional trees were identified for removal. Ms. Tennor said it will be the trees impending on the walls. Mr. Reich said that out of the 36 that were identified, about 15 are being removed and asked about the smaller trees. Mr. Witmer said he included trees under the 12-inch caliper diameter breast height in his count, but not the smaller trees under 4-5 inch caliper. Mr. Reich asked about the smaller trees. Mr. Witmer stated there are not a lot of small trees but as long as they are not close to the wall, they will remain. Mr. Roth said they should remove all of the invasive trees. Mr. Witmer said he would if the budget allowed it. Mr. Reich said that if the channel is clear that there would be less damage during flooding. Mr. Witmer said that is also the reason for the removal. Mr. Shad wanted to clarify that the only removal which is being discussed is the trees and not the walls. Mr. Witmer stated yes. Mr. Roth said he is fine with the proposal as submitted. Mr. Shad and Mr. Reich agreed that Staff should be involved with any other future trees identified for removal.

**Motion:** Mr. Shad moved to Approve per the Staff recommendations that Staff look at the trees that are identified later. Ms. Tennor seconded. The motion was unanimously approved.

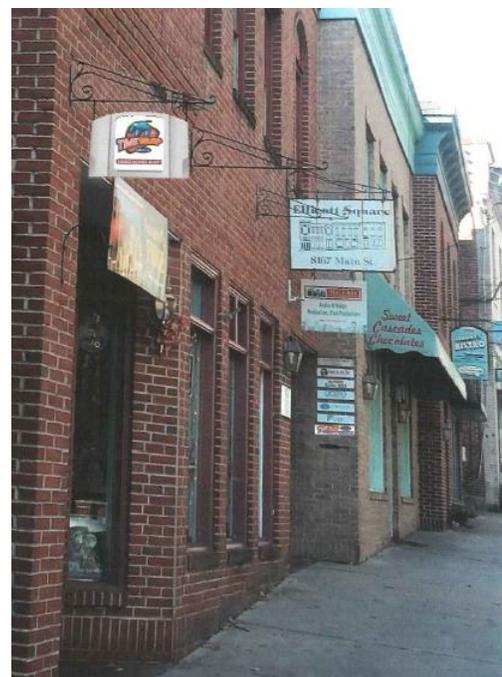
**15-75 – 8167 Main Street, Ellicott City**

Install sign.

Applicant: Jason Wilcox

**Background & Scope of Work:** This building is located in the Ellicott City Historic District and dates to the mid-1980s and was built after the original building burned in 1984. The Applicant proposes to install two metal signs. The signs will be two sided and hang from existing black metal brackets. The signs will be 16 inches high by 24 inches wide, for a total of 2.6 square feet. One of the signs will be located on Main Street and the other sign will be located in the alley in front of the retail entrance. The signs will be in the shape of a Super Nintendo cartridge. The cartridge will be gray and the graphic will have a white background with blue, red and yellow text. The sign will read on three lines:

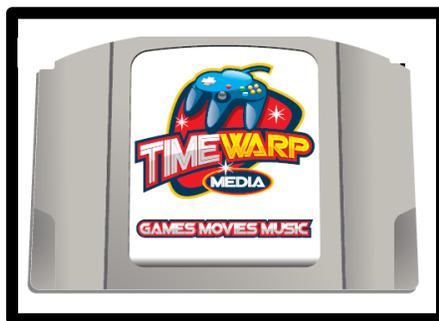
TIME WARP  
MEDIA



## GAMES MOVIES MUSIC

**Staff Comments:** The application generally complies with Chapter 9.A. recommendations, “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 will be in the shape of a video game, a product of the store. The Guidelines recommend against using an advertising message on the face of the sign. The sign will contain a small tagline “GAMES MOVIES MUSIC” which could be considered advertising message. However, Staff finds it is a small tagline and explains the content of the store. The Guidelines recommend, “use a minimum number of colors, generally no more than three.” The sign will contain four colors, but the bulk of the sign will be the neutral gray. The Guidelines recommend, “use historically appropriate materials such as wood or iron for signs and supporting hardware.” The sign will be made of metal, but that has become common to see. The bracket is an existing black metal bracket, which complies with the Guidelines. The sign will be four square feet, which complies with the Guidelines, which recommend projecting signs be four to six square feet.

However, this is another business located in a multi-tenant space. For buildings such as these, the Guidelines recommend, “for buildings with several businesses, especially office buildings, use a single, directory type of sign that lists all of the businesses in a uniform format” and “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 explains that “multiple signs need to be coordinated so that the cumulative effect does not clutter or obscure the building façade.” This building has a directory style sign next to the door that leads upstairs, as well as a flat mounted sign and two projecting signs. There are three brackets across the building façade as well, one with a sign for Hi-Pro Media, one empty and one for the proposed sign. There is no relationship for this sign in the shape of a Nintendo cartridge to the sign for Hi-Pro media. An option would be for the proposed sign to be the same dimension as the sign for Hi-Pro media, with an outside border around the sign and the cartridge placed inside, as depicted below. The sign would then become square and would not be in the shape of the Nintendo cartridge, but otherwise the graphic would be the same and a relationship between the signs would be established. A colored background could be added so that the sign stands out better than it does against a white background.



Chapter 11.B recommends against, “two signs were one is sufficient to provide an easily visible identification of the business.” Staff finds the second sign in the alley is acceptable as the storefront is not visible from Main Street.

Although it is not written in the application, the Applicant also proposes to add a directory sign for this business to the existing directory on the building. That sign would be 4.5 inches high by 19.75 inches wide. Staff has no objection to this business adding the sign to the directory, but finds an overall sign scheme for this building is needed and that the directory sign may no longer be needed as it does

nothing to identify the locations of the businesses in the building. Staff recommends editing the text on the directory sign to read:

TIME WARP MEDIA  
Entrance located in alley



As mentioned the last time a sign was approved for this building, the sign for Ellicott Square needs to be removed as it is in poor condition and does not identify any tenants in the building.

**Staff Recommendation:** Staff recommends Approval of the square sign option to create a coordinated sign scheme on the building. Staff recommends Approval of the directory sign, but recommends the text be edited to specify the stores location within the building.

**Testimony:** Mr. Shad swore in Jessica Priola, the manager of Time Warp Media. Mr. Shad asked if there were any additions or corrections to the Staff comments. Ms. Priola stated there was concerned with the staff recommended shape of the sign, as it may shrink the actual writing and not be as readable from people driving by. She had no other comments. Ms. Tennor expressed concern about the disrepair of Ellicott Square sign and that it was the responsibility of the landlord. Ms. Priola stated that they send their payment to his home address every month, and had emailed him this application, but Ms. Priola has not heard back from him. Ms. Priola stated she is going to check with her sign maker to see if they could remove the extra brackets on the building when the Time Warp Media sign is installed, but the Ellicott Square sign cannot be touched without the landlord's permission. Ms. Tennor appreciates the Staff's comments about having uniformity, but without the additional clutter of the extra brackets, Ms. Tennor does not have an issue with the distance between the two signs. Ms. Tennor understands that the Applicant wants the sign to look like the video cartridge. Ms. Priola stated yes, this is the uniqueness of the business, which is selling retro games. Mr. Reich asked if the store can also be accessed from the other front entrance, where the group of smaller signs are located. Ms. Priola stated yes. Most people come down the alleyway because the store can be seen through the windows. For people who do not go down the alleyway, the sign out front is being added to inform them the store exists. Ms. Holmes said that she did not realize the store could be accessed from the main building's door, which is not inviting from the outside as it feels one is walking into a restricted space. Ms. Tennor asked if the intent is to have the sign be the same length as the other signs. Ms. Priola stated yes, it would match the others.

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

**15-76 – 3782 Old Columbia Pike, Ellicott City**

Exterior repairs/alterations.

Applicant: Trae Reuwer

**Background & Scope of Work:** This property is located in the Ellicott City Historic District and consists of a house, which fronts Old Columbia Pike, and a rear yard and outbuilding, which front Parking Lot D. According to MDAT the house dates to 1899. The outbuilding most likely dates to 2004, as referenced through a 2005 HPC case. The Applicant proposes to make several exterior alterations and repairs, which include:

- 1) Replace all existing asbestos shingles on the main house with LP SmartSide lap siding in white.
- 2) Replace all existing soffit and trim on the house with vented soffit and reversible trim in white.
- 3) Replace all T1-11 siding on the red shed/outbuilding with reverse board and batten in the color County Red.
- 4) Repaint all of the trim on the sheds, porch, door and windows white.
- 5) Replace all deck flooring and steps, which have been damaged by fire, with composite decking in the color Coastal Grey.
- 6) Replace deck railings and balusters with standard square vinyl railing in white.
- 7) Paint front porch white and replace rotten wood as needed.

LP SmartSide lap siding is an engineered wood, that works and cuts like real wood. The siding is manufactured with the company's SmartGuard process to help prevent fungal decay and termite damage.

The deck is located on the east side of the main house near Old Columbia Pike. The deck sits lower than the road and as such, is not highly visible. The deck is heavily shaded by trees and is not highly visible from Parking Lot D either. During previous ownership the deck was damaged by fire and some heavily damaged areas have been removed. Overall the deck is in a state of disrepair and appears rotten as well.

**Staff Comments:** The house is currently covered in asbestos siding, which is not a historic building material. The Applicant proposes to install an engineered wood siding, which although not a true wood siding, is a definite upgrade from asbestos. The engineered wood will also have anti decay and termite damage capabilities, which this shaded lot will benefit from. Chapter 6.D recommends, "if wood siding must be replaced, a composite siding material may be considered, if wood is not a viable option, the composite siding conveys the appearance of historic material, and application of the substitute material does not damage or obscures historic feature. The texture, width, shape, profile and finish of the substitute siding material should be similar to the wood siding it replaces." This Guideline references the existing material being historic, which the asbestos is not. The Guidelines do not offer advice for this specific situation, but in the past substitute materials in place of asbestos siding have been approved. Staff has no objection to the proposed material as it is a better product than the asbestos and will convey the appearance and feel of wood.

The deck is located in a wooded section of the yard and is subject to dampness due to lack of sun. The existing wood is in poor condition and it appears the lack of sun has also damaged the deck, in addition to the obvious fire. The proposed decking would be a weathered gray composite with white vinyl railings. Decks are modern features and Staff finds the composite decking is more appropriate for the site than pressured treated wood. The deck is not highly visible from Old Columbia Pike and has limited visibility from Parking Lot D. If the deck was highly visible from the public right-of-way, these materials may not be appropriate. Chapter 7.B explains, "proposals to add decks of unpainted, pressure treated

wood to the rear of historic buildings are not uncommon. Although these additions are obviously modern, they usually obscure little of the building façade. They should be related in detailed as much as possible to the style and character of the building.” Staff recommends the Applicant use a composite railing instead of the proposed vinyl. The use of a composite railing will make the deck one consistent material and it will allow the deck to weather over time the same way.

The front porch will be painted a fresh coat of white paint and rotten wood will be replaced in-kind with wood as needed.

**Staff Recommendation:** Staff recommends Approval, contingent upon using a composite railing. Staff recommends tax credit pre-approval for the new siding and paint and repair to the wood trim and front porch.

**Testimony:** Mr. Shad swore in Courtney Kehoe and Trae Reuwer. Mr. Shad asked if there were any additions or corrections to the Staff comments. Ms. Kehoe stated they are researching options for the railing to match and whether it can be the same composite material or not. Mr. Reuwer stated the color can be matched, but finding the same material as the face boards of the deck is difficult. Trex has a product which is similar color, but is not the same type of material. Mr. Shad asked what type of material is below the asbestos shingles. Mr. Reuwer stated Dutch lap siding or German lap. Mr. Shad asked what the condition of the material was. Mr. Reuwer stated he is not sure about the condition of the siding. Ms. Kehoe said it was most likely not in good condition if the interior of the house was any indication. Mr. Shad stated once the siding is removed, it should be checked to see if it can be saved and used as the original material, rather than putting something over the top of it. Ms. Zoren asked the intention for the shutters. Mr. Reuwer stated these are not real shutters; they are plastic shutters secured to the asbestos. The hardware is attached to the house. Ms. Zoren asked if these will be used or obtain new shutters. Mr. Reuwer said probably new shutters will be installed in the same location. Mr. Reich asked about the front porch. Mr. Reuwer stated the front porch is going to be restored. The Staff and Commission discussed the material samples brought in by the Applicant for the side deck.

**Motion:** Mr. Reich moved to Approve per Staff recommendations, using smooth trim and siding for the house; wood grain for the shed; wood-like material for the railings; a sample of the shutters, if changed, needs to be brought in to Staff for their approval; and restore existing lap siding if possible. Ms. Tennor seconded. The motion was unanimously approved.

### **15-77 –6467 Hanover Road, Elkridge**

Advisory comments for subdivision with demolition.  
Applicant: Christopher Brown

**Background & Scope of Work:** This property is not located in a historic district, nor is it listed on the Historic Sites Inventory. Regardless it is a historic house, which according to MDAT dates to 1930. The Applicant proposes to demolish the historic house and garage to build a 15 lot subdivision.

According to the County Architectural Historian, “The house at 6467 Hanover Road is of the type generally described as an American foursquare, one of the



most popular dwelling forms in the United States c. 1910-1935. The house is generally a cube, most commonly with a hip roof containing dormers, and with a porch across the whole front that sometimes wraps around one side. They were considered a modern form of dwelling since they did not rely on any of the popular revival styles of the period, though interior details sometimes included columns and other classical features. Their size placed them in the middle- and upper-middle class social stratum. The Hanover Road example illustrates the “modern” character of the type in the use of a modern building material, concrete block. Concrete block was introduced c. 1905 as a substitute for stone, and imitated common stone finishes, providing an attractive and fireproof building material at a much lower cost. The rock-faced concrete block used at Hanover Road is perhaps the most popular pattern found prior to World War II. Most commonly the foursquare had a front entrance in an end bay, but the Hanover Road example has the doorway centered on the façade. This creates one long living space across the front of the house, rather than an entrance/stair hall at one end with a living room at the other. An indication of the upscale nature of the house is given by the inclusion of a two-car garage of the same period and in matching rock-faced block. Significantly, it retains its original six-light and crossbuck doors.”



**Staff Comments:** The historic house is located where Lots 2, 3 and 5 will be built. Section 16.118 of the Subdivision and Land Development regulations state, “historic buildings...which are integral to the historic setting should be located on a single lot of suitable size to ensure protection of the historic structure and setting. If demolition is proposed, information explaining this decision shall be provided (structural condition, cost to retain, etc.)” and “whenever possible, historic resources should be integrated into the design of the subdivision or site plan.” This building is integral to the historic setting, as the setting does not exist without this building. A foursquare is a very adaptive housing type, which could be used for the style of the new houses. This would create a comprehensive subdivision with architectural character.

**Staff Recommendation:** Staff recommends the historic house be saved on a lot, facing a public road.

**Testimony:** Mr. Shad swore in Chris Brown and Jacob Hikmat. Mr. Hikmat is the engineer for the project. Mr. Shad asked if there were any additions or corrections to the Staff comments. Mr. Hikmat stated the house must be removed as it requires the use of three lots. He explained that putting the house on one lot would mean losing the other two lots. The issue is the topography is very steep and to get the road closer to the house would mean losing two lots. Mr. Hikmat said the house itself has many issues, which Mr. Brown will address. Mr. Brown stated he appreciates the historic character of older homes and has saved a number of them in Howard County, but finds this particular home is not worth

saving from a financial standpoint. The house has lead paint and an un-stabilized addition on the back which was added in the 1950s. There is too much wrong with the house to save in this location. Mr. Reich and Mr. Hikmat had a discussion about the plan, and Mr. Reich gave his interpretation on how to keep from losing lots. Mr. Hikmat explained how the cuts in the land need to be made in order to have the houses front the road and keep them from being too high. He also spoke about other requirements which need to be met. Mr. Reich gave his thoughts on how the old house could be renovated with a building permit in order to get the house in shape to sell to help with the cash flow on the project. Howard County has a market for historic houses and buyers who want them. Mr. Hikmat does not feel placing a retaining wall in front of the house would look good. Mr. Hikmat stated that stormwater management is a requirement for the whole subdivision and must be done. Mr. Roth stated the historic house cannot be seen from the road and does not add anything to the neighborhood because it is hidden. Mr. Reich commented the subdivision plan looks so packed with no space left. Mr. Hikmat stated this is the only way to do a property which includes wetlands and a stream. There will be a lot of open space provided. Mr. Roth stated there is not much else that can be done due to the topography. The road cannot be moved to the front for an entrance due to the grading. The houses would need to be pushed back toward the train tracks which would not work. Ms. Burgess commented suggestions could be given for items that could be recycled or donated, and not sent to the landfill. Mr. Brown stated he would appreciate receiving a list of people or groups that would take these types of items so nothing is sent to the landfill.

#### Public Testimony

Mr. Shad swore in Michelle Levey. Ms. Levey is opposed to the demolition of the historic house. There have been too many demolitions in the County and it seems to happen on almost every road now. Ms. Levey stated she, as well as many others, would appreciate being able to get an older house and fix it up. She feels instead of developers not wanting to sacrifice a few lots, they should be giving the public an opportunity to save an historic home. Howard County would be a better place by sacrificing the profit and allowing a family to have the historic house. The public school system is already over-crowded, and more development will just increase it. Ms. Levey is adamant for saving the house and against the three lots gained by demolishing the house.

**Motion:** There was no motion as the case was for Advisory Comments.

#### **15-78 –3538 Church Road, Ellicott City**

Demolition of existing structures, construction of retaining walls, removal of trees.

Applicant: Stephanie Tuite

**Background & Scope of Work:** This application has previously come in for Advisory Comments. The Applicant worked through a series of community meetings, a charrette and several informal meetings to achieve a compatible development plan for the neighborhood. A resident also put together a community workbook, which was shown at the last Commission meeting and is included again in the current packet. The current application is for:

- 1) Demolition of the existing structures.
- 2) Approval for retaining walls larger than two feet high and twelve feet long in a location not visible from a public way.
- 3) The removal of trees 12 inches and larger

As stated in the application, grading has been minimized along Church Road and an enhanced landscape buffer has been proposed. The houses will have rear loading garages and the front of the houses will

face Church Road. Most of the grading on-site is interior to the plan, not along Church Road. The majority of the development will be located to the west of the site, bordering the County property. This was desired by the neighborhood and Staff. As a result, steep slope disturbance and the use of retaining walls are required in the area to provide desirable sites for the proposed houses.

#### Demolition of Structures

The Applicant proposes to demolish the existing house, pool and accessory structures on-site. The existing house dates to 1937. The house has been vacant for several years and in disrepair. The accessory structures likely date to the same time period. A portion of the outbuilding that appears to be a tenant house has collapsed and there is a barn that has almost completely collapsed. The pool will be removed as well.

#### Construction of Retaining Walls

Four houses will be built on the east side of the property and there will be limited grading along Church Road. Based on the plans, there are four walls total. One wall is approximately 105 feet long and ranges from ground level to 5 feet in height and is located along the northeast side of the community green open space closest to Lot 7 & 8. The second retaining wall is more than 120 feet in length and has a height of 9 feet. This wall is south of Lot 9 & 10. Wall Three is 100 feet long with a max height of 7 feet and is located on the southwest side that will face the forested area and will not be visible from the roads. The fourth wall is approximately 195 feet in length with a height of 12 feet. Wall One will be concrete to support a common drive to lots 9-13. The other retaining walls will be stacked stone.

#### Removal of Trees

Tree removal along Church Road is proposed due to the poor condition of trees. No development is proposed along the road in these areas; trees are being removed for safety reasons. There are some specimen trees that are proposed to be removed, most of which are located around the existing dwelling and barns. There are 15 specimen trees proposed to be removed and they are in poor condition. Another 136 twelve to thirty inch trees will be removed as needed to construct the new houses and roads. Historically the land was not forested, so these are not old growth trees.

#### **Staff Comments:**

##### Demolition

Section 301 of the Rules of Procedure indicates that documentary evidence must be submitted to support the demolition request. The Rules of Procedure also indicate that before the Commission acts on an application for demolition, they shall determine whether the building is a Structure of Unusual Importance, which is defined by Section 302 (page 14-15) of the Rules of Procedure as:

- 1) Structures deemed by the Commission to be of unusual importance to the Nation, State or County, whose loss would cause great damage to the character and integrity of the historic district.
- 2) Determination that a structure is a Structure of Unusual Importance shall be based on criteria in its adopted guidelines, the testimony of expert witnesses or other documentary evidence presented to the Commission.

If the Commission determines the structure is a Structure of Unusual Importance, they may deny the Application unless:

- 1) The structure is a deterrent to a major improvement program which will be of substantial benefit to the County; or
- 2) Retention of the structure would cause undue financial hardship to the owner; or

- 3) Retention of the structure would not be in the interest of a majority of the persons in the community.

Section 304 of the Rules of Procedure outlines the process for 'Demolition of Other Structures'. Section 304 states that if the Commission determines the structure is not a Structure of Unusual Importance, they shall vote to approve or deny the application based on the standards in Section 16.607 of the Howard County Code and its adopted Guidelines. The standards for review in Section 16.607 are:

- 1) The historic, architectural, or archeological value or significance of the structure and its relationship to historic value of the surrounding area.
- 2) The relationship of the exterior architectural features of such structure to the remainder of the structure and to the surrounding area.
- 3) The general compatibility of exterior design, scale, proportion, arrangement, texture and material proposed to be used.
- 4) Any other factors, including aesthetic factors, which the Commission deems to be pertinent.

Staff does not find that the building is of Unusual Importance and finds that it does not have a significant architectural or historic value to the surrounding area. It is a different architectural type than the neighboring homes and is not an outstanding example of its type. The Applicant has always stated that demolition is part of the plan for the development and Staff and the Commission has never expressed any concern.

#### Retaining Walls

Chapter 9.A recommends, "minimize grading by siting new structures and other improvements to make use of the land's natural contours. When necessary, use appropriate designed retaining walls to create the minimum level area needed for a new use in accordance with historic development patterns." In this instance as explained above, the retaining walls are necessary in order to shift the majority of the development away from the neighboring historic structures. The retaining walls will be located interior to the site and should not be highly visible from Church Road or Court House Drive. However, Staff is concerned about the height of some of the retaining walls at the edge of the property. Staff has requested additional information regarding the height and length of the retaining walls. Staff recommends the walls be terraced so that there is not one large expanse of wall, which would better comply with the above Guideline.

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." Staff has requested a sample of the stone for the more visible retaining walls, but finds concrete is acceptable for the less visible walls. However, the concrete should be treated with a color or have a stamped pattern to resemble stone, so that if the walls are visible from the road, they will blend in with the surroundings. Staff is concerned of the linear distance of walls and the height of the walls throughout the site.

#### Tree Removal

The removal of the large specimen trees that are in poor condition comply with Chapter 9.B recommendations, which only recommend against removal of live mature trees unless it is necessary due to disease. These trees are in poor health and as such need to be removed. The other smaller trees need to be removed. For the healthy trees that are in the way of construction, Staff recommends compensation by adding to the landscape plan in caliper size and quantity to offer the community a more mature wooded area, buffer to neighbors and help with water infiltration.

### Future Recommendations

The Applicant has provided the same material that was provided last time, in addition to new materials for the current scope of work. That information is helpful to have again, as the Commission has changed in membership since the last time this case was heard.

As Staff mentioned at the last meeting, the proposed housing types are mostly compatible with the district and with The Woods of Park Place subdivision across the street. However, for the purpose of future meetings for the construction of the houses, Staff finds that House D as rendered is not compatible due to the large section of stone in the middle.

**Staff Recommendation:** Staff recommends approval of the demolition of the house and tree removal. Staff has requested more information on the height and length of the walls at the time the agenda was printed and has no recommendation at this time, pending review of the plans. However, based on the items submitted, Staff recommends the Applicant consider terracing the walls to have shorter sections of wall, instead of one large retaining wall.

**Testimony:** Mr. Shad swore in Stephanie Tuite. Mr. Shad asked if there were any additions or corrections to the Staff comments. Ms. Tuite stated that additional information on the retaining walls has been provided. She said that an extra plan was made to better show the locations of the walls, the varying wall heights and the proposed wall material to be used. Mr. Shad asked if the community has seen the information. Ms. Tuite stated the information is new. She explained that at the most recent community meeting the retaining walls were shown on the plan, but not the actual wall design and engineering, which is now being presented. Ms. Tuite also added that sections were provided that show the visibility of the wall is not an issue. She explained that the retaining walls will be interior to the site. The walls will be built down from the road along Church Road and from Court House Drive there is a big hillside that hides the visibility of the wall.

Mr. Reich asked about the approval process. Ms. Tuite stated there is a preliminary equivalent sketch plan in to DPZ for review, and it is in the second round of review. Ms. Tennor commented that the plan has come a long way with the series of community meetings that were held and that the curb cuts on Church Road were eliminated, which helps to maintain the character of Church Road. Mr. Reich asked when construction would start if the three items up for approval are approved because the SDP approvals from DPZ still need to be obtained. Ms. Tuite stated the only item that may happen now is the demolition due to the time of the year. Ms. Holmes stated there are three items to this case – retaining walls, tree removal, demolition – and asked the Commission to handle one item at a time before moving on to the next one.

Ms. Tennor stated she does not have any questions regarding the demolition and does not object to it. Mr. Roth asked what are the height of the retaining walls. Ms. Tuite stated the walls vary in height. The Commission discussed the wall heights shown on the plans to be zero to 12 feet. Ms. Zoren stated some of the walls would be visible to residents and also from downstream. Ms. Tuite said a wall would be facing Lots 7 and 8. Mr. Reich stated the heights given are the exposed face on the road side. Ms. Tuite said correct. Mr. Reich asked if enough wall is being exposed so that no guardrail is needed. Ms. Tuite stated not along all the walls; mainly the concrete wall along the driveway. Mr. Reich asked the height. Ms. Tuite said the structural engineer will make that determination; it has not been designed yet. Mr. Reich asked if Wall #2 will get a safety rail or does it come up above grade on the high side. Ms. Tuite stated the stacked walls will not come above grade. The concrete wall was planned to come above grade to avoid using a rail. Ms. Tennor asked if there will be a rail on Wall #1. Ms. Tuite checked and said a rail is being shown on a portion of the wall. Ms. Tennor clarified that the masonry will be at grade at

the top of the wall, then a rail. Ms. Tuite said correct. Ms. Tennor stated since Wall #2 is not designed it is not known if a rail will be used, but the intent is that the wall will project above grade. Ms. Tuite said yes. Ms. Tennor clarified that Walls #3 and #4 will not project above grade and will have railings. Ms. Tuite said yes. Mr. Roth asked why retaining Wall #1 is being used instead of grading the open space. Ms. Tuite stated the attempt was to make the area flatter to create more use for it.

The Commission reviewed the wall material. Ms. Tuite said Walls #1 and #3 will have the stacking Keystone Compac; Wall #4 will be the standard stacking Keystone. Ms. Burgess clarified that Wall #1 is determined to not be seen by Church Road but the driveway is lower in front of it. Ms. Tuite stated the driveway is lower than the wall; the wall faces Lot 7 and 8. The Commission continued to study the plan regarding the walls and asked a few other questions of the applicant.

Ms. Burgess addressed the Commission and stated Staff has concerns about Wall #1 and #2 and their visibility. She said that if Wall #2 extends beyond the driveway in height and is not at grade with a railing, then the wall should be veneered with stone or some type of stone feature should be used for the historical elements. Ms. Burgess also noticed on the entrance road the wall visually stops in the middle of the "T" road. Ms. Tuite stated the reason for this is that there is a right of way line at that point, and the County does not allow going into the right of way. The Commission asked about the lines shown on the plan regarding the walls and whether the walls will be flat or have some curve. Ms. Tuite stated the stones have a slight curve that will give the walls a slight curve.

Mr. Reich asked about the trees. Ms. Tuite stated there is a plan sheet included showing what trees are marked for removal with an 'X' on them. Ms. Tuite clarified that trees 12 inches dbh (diameter breast height at 4.5 feet up on the tree) or greater would be removed. Ms. Tennor asked about smaller trees. Ms. Tuite stated the smaller trees are the 12 inch to 30 inch trees. Any trees marked with a 't' and a number are specimen trees, which are 30 inches and greater. Ms. Tennor asked if the unmarked trees by the barn can be saved. Ms. Tuite said yes. The trees are located on the open space. Ms. Tennor stated that trees are not shown on the subdivision lots for landscaping. Ms. Tuite stated nothing has been done yet for landscaping. The County requirement is to show buffering along the road and property lines and not typically interior to the site. Mr. Reich asked about specimen trees. Ms. Tuite stated by County standards specimen trees are 30 inches dbh, and in order to remove them a waiver petition must be submitted.

### **Public Testimony**

Mr. Shad swore in Denise Cortis and John Russell. Ms. Cortis opposes the proposal for tree removal and retaining walls. They said that the community disagrees with the proposed number of houses in the development and that the density is not compatible with the area, particularly with the scenic road of Church Road. The volume of homes and the increased traffic which will result will dramatically impair the historic integrity of the whole area, both upper and lower Church Road. Ms. Cortis believes that approving the retaining walls and tree removal at this time is premature, as there is no approved plan for the density and number of houses. Ms. Cortis stated this is going to cause the area to become a construction site for many years as houses will not be sold, and will interfere with the historic integrity of the area. The homes that will be in the low-lying area will not be desirable as there may be drainage and building problems. Ms. Tennor asked if she is concerned about the open space area and that it may not be retained as open space. Ms. Cortis stated no, she is referring to where lots 12 and 13 are located, which is a very low-lying area. Ms. Cortis stated the surface of the walls are not compatible with the historic district, on Church Road, and particularly at the top of Church Road. When the plan gets to where all approvals are completed and if walls are needed, Ms. Cortis suggested using some natural stone which is compatible with the architecture of the homes being built.

Mr. Russell is the vice-president of the Woods of Park Place HOA. The Woods of Park Place is directly across the street from the proposed Lacey development. Mr. Russell gave a brief history of the past development on Church Road for the newer Commission members. Mr. Russell stated the proposed development is much too dense and built on the wrong place. Retaining walls are being discussed, as there are too many homes proposed for land that is not very buildable. Regarding the development across the street, there are no retaining walls. A less dense plan was approved which maintains the integrity of the neighborhood and the beauty of Church Road. Mr. Russell spoke about the house demolition. The house is in disrepair due to the lack of owner attention by the Lacey's. Mr. Russell stated in Howard County any retaining wall which is 3 to 4 feet or more high must have a fence on top for safety reasons. He stated the walls will be very visible from the streets and the walls and fences will be an eyesore and not compatible with the neighborhood and landscaping of the area. Mr. Russell said the wall material does not match any of the stone within Ellicott City. Mr. Russell stated that 151 trees are being requested for removal. Mr. Russell pointed out that the HPC guidelines state any tree over 12 inches in diameter to be removed must be approved by the Commission. He also stated any tree that is deceased must have a certificate from an arborist confirming the tree is deceased. Mr. Russell has not seen any paperwork within the application and asked if a certificate has been received. Ms. Holmes stated no, but said that is not required. Mr. Russell stated this application is premature as it is not known yet where the lots will be located. Mr. Russell summarized by saying the HOA opposes the density, the property is too small for 13 houses, removal of trees, and the retaining walls.

Mr. Shad swore in Steve Park. Mr. Park is opposed to the retaining walls and also agrees with Ms. Cortis that since the housing plan is not approved, this is premature given the scenic issues with Church Road. The main concerns Mr. Park has with the retaining walls are the sections which will be tall, wall #2, and the lower walls #3 and #4. The walls will need protective railing due to their size, but he is concerned about the look of the railing from Church Road. He is also concerned about the height and added fencing to the lower walls that they would be seen from Court House Drive. For aesthetic reasons, Mr. Park is opposed to having this type of view visible from the road. Mr. Park stated the housing should be designed first before deciding if walls are needed. Mr. Park commented that at past community meetings the walls were discussed. He had asked about the proposed height and was told the walls should be no more than 3 to 4 feet high, which is why Mr. Park is surprised and concerned about the current proposed walls.

Mr. Shad swore in Gary Segal. Mr. Segal is opposed to the retaining walls. He suggested to the Commission when considering the wall materials that they check out the material in use somewhere before deciding on it. Mr. Segal said the natural stone would be much better for the walls. Regarding the trees, Mr. Segal stated even with older trees an arborist may find something wrong with it, but this is not justification for removing the trees as they could survive a lot longer.

Mr. Shad swore in Candace Taylor and Todd Taylor. Ms. Taylor stated they live right next to the Lacey property on the east side. She stated at night there is a clear view of the old house and buildings. She said that if the walls are constructed, they will have a clear view of them. Ms. Taylor stated at the community meetings the residents were told that the integrity of the topography would be maintained. The project is too dense so retaining walls are being used. This will affect the integrity of the area. There are too many houses being planned. Ms. Taylor stated the current trees are the original trees on the driveway up to Linwood. There are only a few trees left on the Lacey property from the original trees, and these trees are not dead. These trees bloom every year and need to be saved. Ms. Taylor stated not only will she see the walls, but so will the neighbors down the road behind them. Ms. Taylor stated when they attended the meetings the neighborhood did not agree to any of the proposal. The attendees

gave their input and suggestions, but no one in the area is agreeable to what is proposed now. The density should be reduced in an effort to save trees and not use retaining walls.

Mr. Taylor gave the Commission a brief history on the Lacey farm and how it was founded, and the historical basis of the property. Mr. Taylor stated this property had been subdivided into two lots back in 1898, and now the property is being subdivided again. Mr. Taylor stated the property is zoned R-ED. One of the criteria of this zoning district is to preserve the historical nature of the property and the surrounding community. The Commission cannot control the lot size, but a recommendation can be made to the Department of Planning and Zoning that this plan is not compatible and the request should be denied. Mr. Taylor said it has already been stated that this property is too dense and the only reason for the retaining walls is to maximize the density. He stated the walls were not mentioned at any community meetings. Mr. Taylor said there is no zoning district which states a person is entitled to any maximum number of lots. Mr. Taylor commented that if Staff had not contacted him regarding this case being on the agenda, he would never have known, nor anyone else in the neighborhood. Mr. Taylor said they have constantly requested plans from Ms. Tuite to review but have been told plans cannot be given. The neighborhood was not prepared to comment on this plan because of not being able to review before the meeting.

### **Commission's Comments**

Ms. Zoren commented with Walls #1 and #2 that the Keystone Compac is totally inappropriate. She said that the wall material facing Church Road and any new residents would be a disservice to them. The walls should be stone-faced, and pulled back from the road so a sufficient landscape buffer can be placed in the front. She said that there is no reason to remove trees along Church Road and there is not any grading purpose for it. Ms. Zoren does not object to the use of Keystone on Walls 3 and 4 as very few people will see them. She said that the stonework is cost prohibitive, so it should be used up front. Ms. Zoren said that she would find it helpful to see the sidewalk connectivity as there are no sidewalks shown. Ms. Zoren suggested stepping the retaining walls or staggering them on the hill. Ms. Zoren asked if she could comment on the proposed houses. Staff said yes. Ms. Zoren expressed concern with the amount of front-loaded garages, and the back of the houses facing Church Road. She said they should not look like backs of houses, specifically the side car garage, as the back is typically only siding. Ms. Zoren would object to this on a plan. The houses facing Church Road need a lot of attention to their appearance.

Before Mr. Reich gave his comments, he asked Staff why these three items were being submitted so early and why are they not being submitted later under a single approval. He also asked if these are for Advisory Comments or being voted on. Ms. Burgess stated the application is for a Certificate of Approval, but it can be changed to Advisory, held until February or withdrawn. Mr. Reich said these items should be for Advisory as it is too early in the project. The Commission may still have too many questions about the design. Mr. Reich is understanding that only the house demolition can be done right now. The tree removal and retaining walls would not be done until the actual SDP is approved. Ms. Tuite addressed Mr. Reich comments. Ms. Tuite stated the demolition was brought in due to the upcoming winter months so the house could be removed. The retaining walls and trees were added due to the input which Land Development wanted from the Commission. She said this may look premature, but no walls will be built or trees removed until in the future once the construction begins. This all has to be part of an approved site development plan. Since Advisory Comments were already done, it was decided they would apply for a Certificate of Approval. The main focus was the house, but additional input was needed on the walls and trees. Ms. Tuite commented that this was originally a farm, but after the farm stopped there were a lot of new growth trees which is why there are so many 12 inch trees. Ms. Tuite

added the only trees proposed to be removed on Church Road are the ones which are topped off, hollow, or very knotted and in poor condition.

Mr. Reich stated he has no problem with the retaining walls as there are many of them in Ellicott City. He agreed that the material should be a better quality, either faced with real stone or made of real stone. Mr. Reich stated that the Commission should have more time to study the information as the plan is very complex.

Ms. Holmes stated the Applicant does have the choice to withdraw the application, in whole or part, or continue it to another next month. She said the best choice may be to withdraw to prevent having a specific time period set in which to return to the Commission.

Ms. Tennor stated she appreciates the density comments. The current layout in density is a big improvement from where it started. The setbacks are now equivalent to the other side of the road. Ms. Tennor stated when looking at the plan it seems like the houses are facing the interior street, but the front elevations are facing Church Road. Ms. Tennor said none of the houses should have a front garage. Ms. Tuite clarified that the houses will have rear garages and no rear view will be facing Church Road. Ms. Tennor does not like the walls or the material proposed. A masonry wall faced with stone would be better. Ms. Tennor agrees with Ms. Zoren about doing stepped walls, and stepping them back with plants filling in.

Mr. Roth stated he concurs with the Staff recommendations that the building is not of unusual importance and does not have a significant architectural historic value. Mr. Roth said the walls will be visible to the neighbors and to people on Court House Drive. Mr. Roth said the retaining walls are not appropriate, and he would not approve them. He said that retaining walls should not be used and understands it will affect the site layout. He said tree removal should not be done either.

Ms. Holmes asked the Commission if they would poll to see where they stand on the walls and trees. Mr. Reich stated the process would be better to wait to the next meeting. Mr. Shad asked if the Applicant is willing to withdraw. Ms. Tuite asked if the Commission would make a decision about the house, as most of the opposition is for the walls and trees. The Commission was fine with deciding about the demolition.

**Motion:** Mr. Roth moved to find that the structure is not of Unusual Importance. Mr. Shad seconded. The motion was approved unanimously.

Mr. Roth moved to Approve the application to demolish the structure in accordance with the standards of Section 16.607, and finds that the structure does not have a significant or architectural historic value to the surrounding area. Ms. Tennor seconded. The motion was approved unanimously.

The Applicant withdrew the application for the retaining walls and tree removal.

Mr. Roth moved to Adjourn the meeting. Ms. Tennor seconded. 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.

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Beth Burgess, Executive Secretary

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Allan Shad, Chairperson

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Carol Stirn, Recording Secretary