Thursday, September 1, 2022; 7:00 p.m.

A public meeting of the Howard County Historic Preservation Commission (HPC) will be conducted on Thursday, September 1, 2022 at 7:00 p.m. This meeting will not take place at 3430 Court House Drive, Ellicott City, but will be conducted as a virtual web meeting/conference call where the public is invited to speak on the following agenda items. All cases are public meetings where any member of the public may offer testimony. Certain cases, such as requests for Certificates of Approval, are contested cases subject to the County Administrative Procedure Act. Instructions on how to join the meeting are provided on the HPC webpage: www.howardcountymd.gov/boards-commissions/historic-preservation-commission. Additional information may be obtained from the Department of Planning and Zoning by emailing preservation@howardcountymd.gov. Part of the meeting may be closed to the public in accordance with Open Meetings Act procedures. Requests for accommodations should be made at least three working days in advance of the meeting.

This report and any recommendations are based on the Guidelines adopted by the Commission. The report is prepared by Commission staff and does not represent the views of the Commission or of the Department of Planning and Zoning.

PLANS FOR APPROVAL

Consent Agenda
1. MA-22-02c – 8210-8212 Main Street, Ellicott City

Regular Agenda
1. HPC-22-40 – 3637 Fels Lane, Ellicott City, HO-1131
2. HPC-22-39b – 8167 Main Street, Ellicott City
3. HPC-22-41 – 8167 Main Street, Ellicott City

OTHER BUSINESS

1. Section 106 Review - MDOT SHA Project No. SP123C45, Patapsco Valley State Park trail maintenance project.
2. Design Guideline Update – General comments and feedback on the following chapters:
   a. Cemeteries – updated content
   b. Demolition, Relocation and Demolition by Neglect – updated content
3. Historic Sites Inventory legislation update
CONSENT AGENDA

MA-22-02c – 8210-8212 Main Street, Ellicott City
Applicant: Charles Alexander

Request: The Applicant, Charles Alexander, requests Final Tax Credit approval for repairs made at 8210-8212 Main Street, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT, the building on the property dates to 1890. The Applicant was pre-approved through the Executive Secretary Tax Credit Pre-Approval process, in case MA-22-02 to replace the roof.

Scope of Work: The Applicant submitted documentation that $27,374.00 was spent on eligible, pre-approved repairs. The Applicant seeks $6,843.50 in final tax credits. The work complies with that pre-approved and paid invoices and other documentation total the requested amount.

Staff Recommendation to the HPC: Staff recommends the HPC approve the application as submitted for $6,843.50 in final tax credits.

REGULAR AGENDA

HPC-22-40 – 3637 Fels Lane, Ellicott City, HO-1131
Applicant: Daniel Karp

Request: The Applicant, Daniel Karp, requests tax credit pre-approval for repairs at 3637 Fels Lane, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District and is listed on the Historic Sites Inventory as HO-1131, the Ezra and Ann Fell House. The Inventory form states the date of construction of the house is most likely circa 1820-1825.

Scope of Work: The Applicant proposes to make the following repairs and seeks tax credit pre-approval for the work. The majority of the repairs are interior and pre-approval is only needed for tax credits if the work complies with Section 20.112 (4) of the County Code, otherwise the Applicant can make interior alterations without Commission review and approval.

The application explains, “3637 Fels has two chimneys, with two flues each. One chimney has a wood stove using one flue, and the other flue closed off. The other chimney has two gas fireplaces, one for each flue. According to an inspection, neither chimney is safe to use.” The application further explains, “the left chimney, which contains the two gas fireplaces, is currently obstructed in both flues by some wire mesh that was improperly left in place when some masonry was replaced—this was both a fire and carbon monoxide safety risk. That is the reason the access hole will have to be cut in the chimney; fortunately, they should be able do to that through the attic, so it won’t be visible from the outside.”
Regarding the other chimney, the application explains, “The basement fireplace was unfortunately too large to be safely lined for use as an actual fireplace without actually reducing the size of the fireplace itself. However, MCP chimney suggested installing a gas stove into that fireplace. That would allow us to retain all of the historic features (pot hook, etc) while making it functional.”

The estimate from MCP Chimney and Masonry Inc. is broken down into four sections: Masonry, Install Fireplace Liner, Vermont Castings Intrepid IFT Freestanding Gas Stove and Woodstove Liner and include the following work:

**Masonry**
1. Open up access hole in attic on cinder block portion of chimney.
2. Remove masonry mesh from left flue (living room) to allow for removal of tiles and install of fireplace liner. Remove mesh from right flue to allow for colinear linier system for gas appliance.
3. Install new cinder and remove all debris.

**Install Fireplace Liner**
5. Reline fireplace flue with 28’ of 11x7” listed stainless steel liner with lifetime warranty.
6. Remove all terra cotta clay tiles.
7. Install liner and insulate with UL listed flue insulation.
8. Parge smoke chamber with UL listed refractory cement.
9. Install new top tile and top closing damper system (set for gas logs)
11. Remove all debris.

**Vermont Castings Intrepid IFT Freestanding Gas Stove**
12. Remove existing logset.
13. Extend gas line as needed to allow for new unit.
14. Furnish and install VC Intrepid IFT freestanding gas stove in black with on/off remote.
15. Install rigid vent system into smoke chamber. Include slops and offsets. Convert to colinear vent system and vent through top of chimney, 35’. Install 9x13 top plate and cap.

**Woodstove Liner**
16. Remove and retain existing wood stove liner.
17. Remove and dispose of chase pan.
18. Wrap existing liner in ceramic wool (all but bottom 10’ to get past rebar).
19. Reinstall with proper stainless-steel offsets off stove top.
20. Install new custom stainless-steel chase pan with 8x12 hole and 9x13 top plate and cap.

**HPC Review Criteria and Recommendations:**

*Section 20.112 - Historically valuable, architecturally valuable, or architecturally compatible structures – excerpt show below:*

... (ii) (4) Eligible work means:

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

(iii) Eligible work does not include:
   a. New construction;
   b. Interior finish work that is not necessary to maintain the structural integrity of the building; ...

The estimate from MCP Chimney and Masonry Inc. is broken down into four sections: Masonry, Install Fireplace Liner, Vermont Castings Intrepid IFT Freestanding Gas Stove and Woodstove Liner. The scope of work for the “Masonry” and “Install Fireplace Liner” sections appear to comply with the 20.112 Code requirements. The terra cotta tiles lining the interior of the chimney need to be removed to allow for the proper size liner to be installed. The Commission has previously approved liners for tax credits, as the liner serves a fireproofing function, thus maintaining the physical integrity of the structure with regard to safety and durability.

The “Vermont Casting Intrepid IFT Freestanding Gas Stove” section does not appear to comply with 20.112 Code requirements, with the exception of the new top plate and cap for the chimney. Otherwise, the installation of the actual gas fireplace unit does not appear necessary to maintain the physical integrity of the structure. The top plate and cap for the chimney is an exterior maintenance item that will assist in maintaining the chimney structure.

The “Woodstove Liner” section appears to comply with 20.112 Code requirements as the liner serves a fireproofing function, thus maintaining the physical integrity of the structure with regard to safety and durability.

Staff Recommendation to the HPC: Staff recommends the HPC determine which items are eligible for 20.112 tax credits and pre-approve accordingly.

HPC-22-39b – 8167 Main Street, Ellicott City
Applicant: Yuming Chen

Request: The Applicant, Yuming Chen, requests a Certificate of Approval for outdoor dining furniture at 8167 Main Street, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT the building at 8167 Main Street dates to 1987. The Applicant came before the HPC in August 2022 for approval for outdoor dining furniture at 8167 Main Street and 8173 Main Street. The Applicant was approved for the furniture at 8173 Main Street, but the request at 8167 Main Street along the sidewalk was continued. The Commission requested information about the specific number of furniture requested, knowledge of where the property line is and if furniture is allowed if it is not their property.

Scope of Work: The Applicant seeks approval for three tables and six chairs along Main Street, in a dark metal color, matching that approved for the 8173 Main Street rear patio. The proposal shows the total width of the sidewalk, from building edge to curb, is 14’-7” and that the seating area will consist of 8 feet in width, leaving 6’-1” clearance on the sidewalk.
Figure 1 - Proposed furniture layout on Main Street.
HPC Review Criteria and Recommendations:

Sec. 16.607. - Standards for review
(a) Elements for Consideration. In reviewing an application for a certificate of approval, the Commission shall give consideration to:
(1) The historic, architectural, or archeological value or significance of the structure and its relationship to historic value of the surrounding area.
(2) The relationship of the exterior architectural features of such structure to the remainder of the structure and to the surrounding area.
(3) The general compatibility of exterior design, scale, proportion, arrangement, texture and materials proposed to be used.
(4) Whether the requested action is necessary to protect against threats to public safety.
(5) Any other factors, including aesthetic factors, which the Commission deems to be pertinent.
(b) Exterior Features Only. The Commission shall pass only on exterior features of a structure and shall not consider interior arrangement; nor shall it disapprove applications except in regard to the considerations set forth above.
(c) Intent of the Subtitle. It is the intent of this subtitle 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.

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

1) Chapter 10.C recommends, “Use street furniture that is simple in design and constructed of traditional materials such as wood and dark metal.”

The tables and chairs are a dark metal, of a traditional design and comply with the Guideline recommendations.

Approvals needed from other entities may require or recommend that the outdoor seating area be delineated, with items such as planter boxes or fencing in order to ensure the seating does not encroach
upon the required 6-foot minimum width of a sidewalk. If added to the scope of work, the HPC would need to approve the specific method, design and material of the delineation.

**Staff Recommendation to the HPC:** Staff recommends the HPC determine if the application complies with the Guidelines and approve, modify or deny accordingly. If the HPC approves the application, Staff recommends the approval be contingent upon receipt of any other required County permits, licenses and/or review.

**HPC-22-41 – 8167 Main Street, Ellicott City**

**Applicant:** Yuming Chen

**Request:** The Applicant, Yuming Chen, requests a Certificate of Approval to install a sign at 8167 Main Street, Ellicott City.

**Background and Site Description:** This property is located in the Ellicott City Historic District. According to SDAT the building at 8167 Main Street dates to 1987.

**Scope of Work:** The Applicant originally sought retroactive approval for a flat mounted, custom printed UV resistant weather proof canvas sign that is located on the front of the building. The sign is 2 feet high by 1 foot 11-inch wide for a total of 3.83 square feet. The sign has an orange background with white text. The sign reads:

Umi Sushi
OUTDOOR
PATIO DINING
ENTER (arrow graphic)

The sign appears to have been drilled into the brick in two locations and into the mortar in two locations.

The Applicant has amended the application to request approval for a 1/8 thick acrylic panel with applied on vinyl transfer to be installed on the existing brick wall. The overall dimensions are to remain the same, 2 feet high by 1 foot, 11-inch wide for a total of 3.83 square feet. An example is shown in Figure 5.
HPC Review Criteria and Recommendations:

Chapter 11.A: Signs; General Guidelines

1) Chapter 11 recommends:
   a. “Use simple, legible words and graphics.”
   b. “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.”
   c. Use a minimum number of colors, generally no more than three. Coordinate sign colors with the colors used in the building facade.”

The sign complies with this recommendation as it contains the business name in the same typeface as the projecting sign (HPC-19-37) and adds “outdoor patio dining, enter” in a simple san serif font and arrow pointing to the location of the alleyway that accesses the patio.

2) Chapter 11 recommends, “Use historically appropriate materials such as wood or iron for signs and supporting hardware. Select hardware that blends with the style of the sign and is neither flimsy nor excessively bulky.”

The sign material is proposed to be acrylic, which will be installed on the building façade with exposed screws that are drilled into the exterior brick and mortar.

Chapter 11.B.1: Signs; Commercial Buildings; General: Scale and Number of Signs

3) Chapter 11.B.1 recommends against, “Two signs where one is sufficient to provide an easily visible identification of the business.”

The Guidelines recommend against installing two signs where one is sufficient for identifying the business. The Applicant was previously approved (HPC-19-37) for a projecting sign in July 2019. The current proposed sign is not a main business sign, but identifies location of the restaurant’s outdoor dining area.

Staff Recommendation to the HPC: Staff recommends the HPC determine if the sign complies with the Guidelines and approve, modify or deny accordingly.

OTHER BUSINESS

Section 106 Review - MDOT SHA Project No. SP123C45, Patapsco Valley State Park trail maintenance project
Summary: The Maryland Department of Transportation State Highway Administration (MDOT SHA), on behalf of the Federal Highway Administration (FHWA) finds that there will be no adverse effect from the proposed Project No. SP123C45. MDOT SHA is conducting consultation with MHT as per MDOT SHA’s statewide Programmatic Agreement (PA) implementing Section 106 of the National Historic Preservation Act in Maryland.

The project involves routine trail maintenance along certain trails within Patapsco Valley State Park in Baltimore, Carroll, and Howard counties (Attachment 1). The proposed work includes refreshing gravel tread on trails, reestablishing good drainage on existing natural surface routes, mowing field paths, trimming overhanging and encroaching trees and vegetation, clearing downed and hazardous trees from the trail corridor, and debris removal from trails, culverts and bridges. Additional work includes blazing trails and the in-kind replacement of trail signage, and the installation of additional routed trail signs. Trail maintenance also includes closing unapproved or unstable trails. Trail reroutes, if deemed necessary, will take place within 15 feet on either side of the current trail centerline. Additionally, in-kind replacement of wooden bridge superstructure elements including posts, decking, and railings will occur on an as-needed basis.

The APE includes the Lawyers Hill Historic District. MDOT SHA concludes that the proposed trail maintenance will not alter the existing character of the area and will not adversely affect Belmont or the Lawyers Hill Historic District. Per MDOT SHA, no additional architectural investigations are warranted.

MDOT SHA invites the Howard County Historic Preservation Commission to provide comments and participate on the consultation process.

Design Guideline Update
General comments and feedback on the following chapters:
1. Cemeteries – updated language per Commission recommendations at August meeting.
2. Demolition, Relocation and Demolition by Neglect updated language per Commission recommendations at August meeting.

Historic Sites Inventory Legislation Update
1. Provide update on future legislative updates.