



HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

ELLCOTT CITY HISTORIC DISTRICT ■ LAWYERS HILL HISTORIC DISTRICT

3430 Court House Drive ■ Ellicott City, Maryland 21043

Administered by the Department of Planning and Zoning

VOICE 410-313-2350

FAX 410-313-3042

2020 Minutes

February

March

May

June

July

August

September

October

November

December



February Minutes

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

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

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

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

PLANS FOR APPROVAL

Consent Agenda

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

Regular Agenda

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

CONSENT AGENDA

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

Final tax credit approval.

Applicant: Charles Nemphos

Request: The applicant, Charles Nemphos, requests final tax credit approval for work that was pre-approved in case MA-19-29c for 8345 Main Street, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT, the building dates to 1920. The applicant was pre-approved through the Executive Secretary Pre-Approval process and Minor Alterations process to repair the front steps with stone.

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

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

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

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

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

Final tax credit approval.

Applicant: Lisa Orenstein

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

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

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

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

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

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

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

Final tax credit approval.

Applicant: Virginia Schad

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

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

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

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

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

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

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

Final tax credit approval.

Applicant: Joshua Anderson

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

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

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

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

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

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

REGULAR AGENDA

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

Final tax credit claim.

Applicant: ECP Properties, LLC

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

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

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

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

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

The cancelled checks and other documentation total the requested amount.

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

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

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

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

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

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

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

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

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

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

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

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

Certificate of Approval to install signs.

Applicant: Cheryl Salary

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

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

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

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

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



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

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

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



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

HPC Review Criteria and Recommendations:

Signs #1 and #2 – General

Chapter 11: Signs

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

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

Chapter 11: Signs

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

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

Sign #1 – Facing Parking Lot D/Hamilton Street

Chapter 11: Signs

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

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

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

Chapter 11: Signs

4) Chapter 11.A.1 recommends:

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

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

Chapter 11: Signs

2) Chapter 11.B.2 recommends:

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

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

Sign #2 – Facing Old Columbia Pike

Chapter 11: Signs

1) Chapter 11.A.1 recommends:

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

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

Chapter 11: Signs

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

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

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

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



Figure 3 - Height of sign

Chapter 11: Signs

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

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

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

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

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

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

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

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

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

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

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

Certificate of Approval for storefront alterations.

Applicant: Robert Z. Hollenbeck, AIA

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

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

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

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

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



Figure 4 - Proposed vinyl graphic to cover plywood.

HPC Review Criteria and Recommendations:

Chapter 11 Signs

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

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

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

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

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

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

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

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

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

Applicant: Christopher Meyer, Howard County Office of Emergency Management

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

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

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

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

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

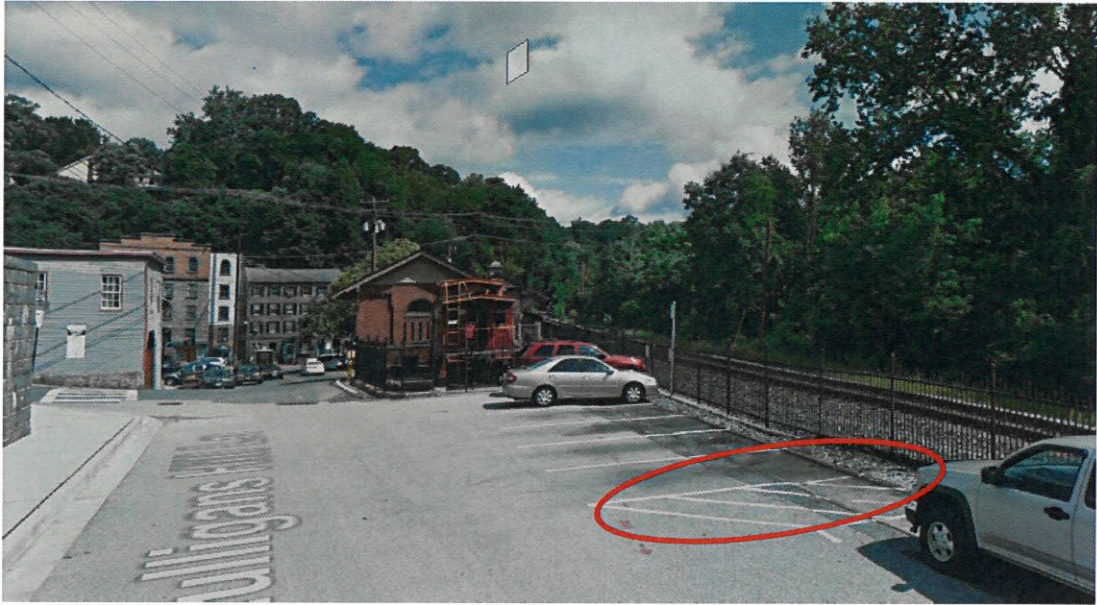


Figure 5 - Proposed primary location



Figure 6 - Proposed alternate location



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

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

HPC Review Criteria and Recommendations:

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

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



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

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

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

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

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

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

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

County Code §16.607(a)(4)

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

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

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

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

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

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

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

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

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

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

OTHER BUSINESS

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

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

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

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

2. Administrative Updates

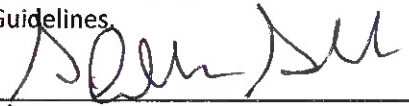
- a. Ms. Holmes spoke about Open Meeting Trainings and taking the training as a refresher for the Commission. Mr. Taylor asked which members have taken the Open Meetings

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

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

Mr. Shad moved to adjourn the meeting at 8:07 pm. Ms. Tennor seconded. The motion was unanimously approved.

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



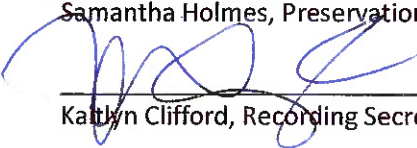
Allan Shad, Chair



Beth Burgess, Executive Secretary



Samantha Holmes, Preservation Planner



Kaitlyn Clifford, Recording Secretary



HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

ELlicott City Historic District ■ LAWYERS HILL Historic District

3430 Court House Drive ■ Ellicott City, Maryland 21043

Administered by the Department of Planning and Zoning

VOICE 410-313-2350
FAX 410-313-3042

March Minutes

Thursday, March 5, 2020; 7:00 p.m.

The March meeting of the Historic Preservation Commission was held on Thursday, March 5, 2020 in the C. Vernon Gray room located at 3430 Court House Drive, Ellicott City, MD 21043. Mr. Roth moved to approve the February minutes. Mr. Reich seconded. The motion was unanimously approved.

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

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

PLANS FOR APPROVAL

Consent Agenda

1. MA-19-44c – 3715 Old Columbia Pike, Ellicott City

Regular Agenda

2. HPC-20-04 – 6040 Old Washington Road, Elkridge
3. HPC-20-05 – 1485 Underwood Road, Sykesville, pending HO-1173
4. HPC-20-06 – 3877 College Avenue, Ellicott City
5. HPC-20-07 – 8221-8225 Main Street, Ellicott City
6. HPC-20-08a – 3880 Ellicott Mills Drive, Ellicott City
7. HPC- 20-08b – 3880 Ellicott Mills Drive, Ellicott City
8. HPC-20-09 – 8221-8225 Main Street, Ellicott City
9. HPC-20-10c – 8221-8225 Main Street, Ellicott City
10. HPC-20-11 – 8307 Main Street, Ellicott City
11. HPC-20-12c – 8307 Main Street, Ellicott City
12. HPC-20-13 – 8137 Main Street, Ellicott City
13. HPC-20-14c – 8137 Main Street, Ellicott City

OTHER BUSINESS

1. Advising Howard County Historic Sites Inventory Updates
 - a. Adding HO-1173 Bowling Green and HO-22-1 Doughoregan Manor Tenant Farm 43
 - b. Correcting address and historic names entries from existing properties listed on the Inventory; noting when properties have been demolished.
2. Kings Forest Section 106 Updates

CONSENT AGENDA

MA-19-44c – 3715 Old Columbia Pike, Ellicott City

Final tax credit approval.

Applicant: Michael Koplow

Request: The applicant, Michael Koplow, requests final tax credit approval for work that was pre-approved in case MA-19-44c for 3715 Old Columbia Pike, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT, the building dates to 1900. The applicant was pre-approved through the Executive Secretary Pre-Approval process and Minor Alterations process to replace the roof.

Scope of Work: The applicant seeks final tax credit approval. The applicant submitted documentation that \$16,138.00 was spent on eligible, pre-approved work and seeks \$4,034.00 in final tax credits. The work complies with that pre-approved and the cancelled checks and other documentation total the requested amount.

Staff Recommendation to the HPC: Staff recommends the HPC approve the tax credit as submitted for \$4,034.00 in final tax credits.

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

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

REGULAR AGENDA

HPC-20-04 – 6040 Old Washington Road, Elkridge, HO-803

Tax credit pre-approval for repairs.

Applicant: Luke Filar

Request: The applicant, Luke Filar, requests tax credit pre-approval to make structural and other repairs at 6040 Old Washington Road, Elkridge, HO-803.

Background and Site Description: This property is not located in a historic district, but is listed on the Historic Sites Inventory as HO-803, part of the Old Washington Road Survey District in Elkridge. The Inventory form explains that “the Old Washington Road Survey District is significant under Criteria A and C for its association with broad patterns in American history and its vernacular architecture ranging in date from 1850 to 1953. This district is located immediately to the west of the historic settlement of Elkridge Landing and their histories are intimately connected. This district derives its primary significance from its role as a commuter suburb related first to the railroad and later to the automobile. It also contains a good collection of vernacular architecture, mostly domestic, exhibiting the stylistic trends of 100 years of building.”

The Inventory form states that this house was probably built around 1880 and is a two-story, five-bay frame Folk Victorian that has been heavily modernized with vinyl siding and vinyl replacement windows. The Inventory form states the most interesting feature on the house is the centered second story bay window with a tent roof vertically aligned above the front door. The Inventory also explains that the side gables "used to contain small arched windows, but they have been replaced with rectangular vinyl units."

In December 2013, case HDC-13-56, the property was part of an Advisory case before the Commission for a 5-lot subdivision that was going to create three buildable lots behind the historic house, one lot for the historic house, and one open space lot for the front yard. The house has since been purchased by new owners, who are in the process of rehabilitating it.

Scope of Work: The applicant proposes to make the following repairs and seeks tax credit pre-approval (20.112 and 20.113) for the following work:

- 1) Replace existing vinyl windows with Andersen series vinyl clad wood window.
- 2) Remove aluminum exterior porch ceiling and replace with tongue and groove cedar wood beadboard ceiling planks.
- 3) Install return vents on the second floor, which requires a larger AC unit and furnace. Replace AC and furnace. The contractor will run a central return vent from the basement up to the second floor and there will be a vent in the ceiling at the top of the stairs. The duct work will be connected to the furnace and will run along the side of the chimney all the way up. The opposite side of the chimney already had a vent running up and it was boxed in with drywall. In order to make it look symmetrical they had left the same space open on the side where the new return will be run and no flooring needs to be cut.
- 4) Rewire all electrical in the house and replace the electric panel to comply with the Building Code. Most of the existing electrical in the house is not grounded.

HPC Review Criteria and Recommendations:

Section 20.112 (b)(4)(ii), Eligible work includes:

- 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.*

Section 20.112(b)(5) Qualified expenses means the amount of money paid by the owner of an eligible property to a licensed contractor for improvements, restoration, or the rehabilitation of the property or for materials used to improve, restore, or rehabilitate the property.

The Secretary of the Interior's Standards for Rehabilitation

Standard 6 - *Deteriorated features shall be repaired rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence."*

All of the windows on the house are non-historic vinyl replacement windows that are in poor condition and are not operable or failing. The replacement with a vinyl clad wood window would be eligible for tax credits 20.112 and 20.113.

The replacement of the aluminum porch ceiling with a cedar beadboard is more historically appropriate and would be eligible for 20.112 and 20.113 tax credits. Although not referenced in the application, Staff recommends the applicant add the repair and in-kind replacement of any rotten porch railings, balusters and other wood work as needed, along with prep and repainting of the porch. These items would also qualify for 20.112 and 20.113 tax credits.

Item 3, the installation of return vents and the replacement of the HVAC system is eligible for the 20.113 tax credit, as an improvement to the property.

Item 4, the replacement of the electrical wiring and new electrical panel, is eligible for the 20.113 tax credit, as an improvement to the building. The Commission should determine if this qualifies for the 20.112 tax credit, as *“work that is necessary to maintain the physical integrity of the structure with regard to safety, durability, or weatherproofing”* since the existing system is not grounded or Code compliant.

Staff Recommendation to the HPC: If the Commission determines the electrical work qualifies for 20.113, Staff recommends the HPC approve the application as submitted for 20.112 and 20.113 tax credit pre-approval.

Testimony: Mr. Shad asked if there was anyone in the audience who had questions or wanted to speak to the case. There was no one in the audience that wanted to speak. Mr. Shad swore in Luke and Mallory Filar. Mr. Shad asked if the applicants had any information to add to the staff report. The applicants did not have anything to add.

Mr. Reich asked if the new windows would match the existing pattern. Mr. Filar said it would. Mr. Reich said the case was pretty straight forward, however the Commission has never approved electric before. Ms. Tennor said that if the electrical work needed was not dealt with it would pose a fire hazard and the Commission would risk the historic nature of the house. The Commission discussed how original or faulty wiring could impact safety issues.

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

HPC-20-05 – 1485 Underwood Road, Sykesville, pending HO-1173

Tax credit pre-approval 20.112 and 20.113

Applicant: Indian Cave Farm LLC, Ann Jones

Request: The applicant, Indian Cave Farm LLC (Ann Jones), requests tax credit pre-approval to make repairs at 1485 Underwood Road, Sykesville.

Background and Site Description: This property is pending adoption to the Historic Sites Inventory and will be listed as HO-1173. The Inventory form provides the following description of the house:

The front half of the house that the Ridgelys rebuilt in the 1880s is a center-passage, single-pile plan that was still very common for farmhouses in the last quarter of the nineteenth century, and it has a central gabled wall dormer that, though introduced several decades earlier, did not become popular in Howard County until this time period. The house originally had a porch across the front of the first story that the jib windows provided access to, and it can be seen in early family photographs. The porch had square boxed posts and railings with crossed balusters between vertical ones.

In July 2019 the applicant received tax credit pre-approval from the Commission to make several repairs to the house (HPC-19-38).

Scope of Work: The applicant proposes the following work:

- 1) To replace all of the existing windows (rather than repair from the original approval).
- 2) To make structural improvements to the beams in the house for tax credit pre-approval.

The application explains that the windows have been determined to be too rotted and improperly repaired in the past to salvage and restore. As shown in the sketch in the application, the lower front façade windows (windows 1, 2, 3 and 4) will be custom made wood Parrett windows to match the existing windows, 36 inches wide by 102 inches tall.

The second-floor front façade windows (windows 12, 13, 14, 15, 16 and 17) will be replaced with Anderson 400 series wood windows to match the existing dimension and sash arrangement, as specified in the application form. The remainder of the windows on the house will be replaced with the Anderson 400 series windows to match the existing.

The applicant also seeks tax credit pre-approval (20.112 and 20.113) for needed structural repairs. The application states the following:

1. The center beam supporting the first floor is undersized. The contractor recommended reinforcing it with two steel C8x11.5 C-channels through bolted. The channels should bear on the walls/chimney foundation, or perhaps posts.
2. The north addition has two 7 ¼ joists at 16-inches on center, spanning about every 16 feet. These should have new 2x8 scabbed to them, full length. The north end does not need to bear, but the south end should clip to the 6x6 plate on top of the stone.
3. For the second floor, the joists are 3x10 at 24 inches on center. Place new support beams in the east and west bays, directly north and south of the chimneys (bearing either on the chimney if ok by Code) or on the center hallway wall posts under the beams. The beams should be three 9 ½ LVLs.

HPC Review Criteria and Recommendations:

Section 20.112 (b)(4)(ii), Eligible work includes:

- 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.*

Section 20.112(b)(5) Qualified expenses means the amount of money paid by the owner of an eligible property to a licensed contractor for improvements, restoration, or the rehabilitation of the property or for materials used to improve, restore, or rehabilitate the property.

The Secretary of the Interior's Standards for Rehabilitation

Standard 6 - *Deteriorated features shall be repaired rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence."*

The window replacements are eligible for the historic property tax credits program, 20.112 and 20.113. The replacement windows will be wood windows, to match the existing historic arrangements and proportions. The replacement complies with the Secretary of the Interior Standards, Standard 6 noted above, as required by Code.

The structural repairs comply with the Code provisions, as the work is necessary to maintain the physical integrity of the structure and will assist in the restoration of the structure and does not conflict with the Secretary of the Interior's Standards for Rehabilitation.

Staff Recommendation to the HPC: Staff recommends the HPC approve the application as submitted for 20.112 and 20.113 tax credit pre-approval.

Testimony: Mr. Shad asked if there was anyone in opposition to the application or anyone that wishes to speak. No one in the audience spoke. Mr. Shad swore in Ann Jones. Mr. Shad asked if Ms. Jones had any information to add to the staff report. Ms. Jones said she did not have anything to add but informed the Commission that the house's German lap siding was being retained. Mr. Reich asked if the windows had shutters originally. Ms. Jones said the windows did have shutters and that she will be coming back to the Commission with an application for shutters and the porch.

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

HPC-20-06 – 3877 College Avenue, Ellicott City

Certificate of Approval for exterior alterations to stone retaining wall.

Applicant: Michael Smith

Request: The applicant, Michael Smith, requests a Certificate of Approval (partially retroactive and partially for work not yet completed) to make exterior alterations to a stone retaining wall and remove two trees at 3877 College Avenue, Ellicott City.

Background and Site Description: The stone wall is located along College Avenue, within the Ellicott City Historic District, in front of the house at 3877 College Avenue. The trees are most likely associated with the Hazelhurst estate, which contains the historic house, Hazeldene/Lilburn (HO-353). Hazeldene/Lilburn was constructed using massive, ashlar granite blocks in the Gothic Revival Style. According to a history compiled with Historic Ellicott City, Inc., the original Hazelhurst estate consisted of over 2000 acres and the house was constructed in 1851. This entry up College Avenue originally contained an entry gate (a historic feature which the current owner moved elsewhere on his property to protect from vandalism). The oak trees appear to be purposely planted along College Avenue, as an allée along the entry to the Hazelhurst house (HO-353). There are other oaks of a similar size along the roadway.

The application explains that the stone walls have been hit numerous times over the years by vehicles. The applicant has been working with the Department of Public Works (DPW) on a plan for the roadway and has contacted HPC staff over the last few years to discuss the wall and potential plans. On December 9, 2019, HPC staff, DPW and the applicant met on-site to review the work that had been done and the work that was yet to be completed due to the trees that needed to be removed.

Scope of Work: The applicant seeks retroactive approval for the re-alignment of approximately 80 linear feet of stone wall that has been moved back between one and six feet from the roadway. The applicant also seeks approval to finish moving the remainder of the stone wall, which consists of approximately 65 linear feet that would be moved back four feet and gradually taper to a zero-foot setback at Ross Road. The applicant seeks approval to remove two oak trees in order to complete this work. The application states that the tree root zone area would be impacted by the wall relocation, which would cut through the root zone in order to pull the wall back four feet at this location. Tree A, shown in Figure 8, has a circumference of 112 inches, with a diameter of 35.67 inches. Tree B, shown in Figure 8, has a circumference of 126 inches, with a diameter of 40.13 inches.

HPC Review Criteria and Recommendations:

Chapter 9.B: Landscape and Site Elements; Trees and Other Vegetation

- 1) Chapter 9.B explains, "...Along other streets, however, large mature trees remain an important part of the streetscape. Some, such as the silver maple trees along upper Church Road (planted in 1888), are similar in age to nearby historic buildings. These and other trees that are tied to the history of the area should be carefully protected."
- 2) Chapter 9.B recommends, "Retain landscaping patterns that reflect the historic development of the property."

As mentioned above in the background, the proposed trees to be removed are most likely associated with the original Hazelhurst estate and historic house, Hazeldene/Lilburn (HO-353). The oak trees appear to be purposely planted along College Avenue, as an alleé along the entry to the Hazelhurst house (HO-353). There are other oaks of a similar size along the roadway.

- 3) Chapter 9.B recommends against the "removal of live mature trees, unless it is necessary due to disease or to prevent damage to historic structure."

The trees appear to be in good health; there has been no evidence presented that indicates otherwise.

- 4) Chapter 9.B recommends, "Retain mature trees and shrubs. Provide for their replacement when necessary."

The application does not indicate if there is a plan to plant new trees and shrubs. While this area is adjacent to wooded side yard, a site visit in July 2019 (HPC-19-36) to review trees to be removed, revealed at least a dozen or more dead trees. In 2019, HPC-19-36 was approved to remove four trees in this vicinity. There were two additional trees to be removed at this time that did not require approval. The removal of the current trees, in addition to the six removed last summer, and the existing dead trees, will result in a change of character if there is no replanting plan.

Section 20.112 (b)(4)(i) – Eligible Work

- 5) Section 20.112 of the Code states that eligible work is "work done on an eligible property after the owner receives initial approval of an application for a certificate of eligibility."

The relocation and rebuilding of the wall was done without approval and is not eligible for tax credits.

Staff Recommendation to the HPC: Staff recommends the HPC determine if the application complies with the Guidelines and approve or deny accordingly. If the Commission approves the removal of the trees and relocation of the remainder of the wall, Staff recommends the HPC consider a replanting plan to mitigate the effect of those alterations.

Testimony: The application was withdrawn by the applicant.

Motion: There was no motion as the application was withdrawn.

HPC-20-07 – 8221 Main Street, Ellicott City

Pre-application advice for sign.

Applicant: Master’s Ridge LLC

Request: The applicant, Donald R. Reuwer Jr., requests pre-application advice regarding the design of a sign for 8221 Main Street, Ellicott City.

Background and Site Description: This building is located in the Ellicott City Historic District. According to SDAT, the building dates to 1930. The Design Guidelines explain that this building design was influenced by the Art Deco style through the use of the glazed terra cotta panels, steel casement windows and curved storefront. The building was originally constructed as a movie theater, and over the years has also operated as a children’s theater, performing arts space, photography studio, bookstore and retail space. The theater marquee sign still exists on the building but has been modified over the years. The current tenant in the building is Miss FIT, a fitness space for women. The tenant has had two temporary vinyl banners covering the historic theater sign board, but permanent signage is needed.

The previous sign for Precious Gifts, was approved in 1997 (case HDC-97-36) to replace the Ellicott Theatre sign.

Scope of Work: The applicant requests pre-application advice from the Commission for the design of permanent signage. The application explains that the tenant would like to use the marquee to promote business and town events. The application further explains that the preferred use of the marquee would be to make it look more like it did in the 1940s, restoring the word “Ellicott” above the marquee and utilizing the marquee with changeable letters to promote special events.

The current tenant would also like to install a sign on the building. Advice on the design and placement of this sign would be beneficial to ensure it does not detract from the historic marquee and blends well with the building façade and unique architectural elements.

The front façade of the building also contains a metal poster frame, which most likely originally held movie posters. Advice on the use of this frame would also be beneficial.

HPC Review Criteria and Recommendations: Chapter 11 provides the relevant recommendations for signage. This case involves the restoration/possible recreation of a historic sign, while balancing the need for a new business sign for the existing tenant. The historic movie theater marquee sign is a large, angled, double-sided sign. Originally the word “Ellicott” was located where the top board currently is and was spelled with freestanding letters. The area where the current Miss Fit banner is located contained information on the movies to be shown. The building consists of two distinct areas, the storefront to the west and the movie theater entrance to the east. For the purpose of this application, the movie theater marquee side will be referred to as Side A and the storefront as Side B.

In the past, the previous building owner had their business sign on the marquee, but due to the large scale and proportions of the marquee, that left the sign with a lot of dead white space, similar to that currently seen in Figure 15, with the temporary Miss FIT banner.

Chapter 11.A: Signs, General Guidelines

- 1) *Chapter 11.A recommends, "use a minimum number of colors, generally no more than three. Coordinate sign colors with the colors used in the building façade."*

The Miss FIT sign only utilizes three colors; black, white and pink. However, the white background stands out in stark contrast to the ivory/yellow/off-white building façade tiles. A reversal of colors, such as a dark background, with light text, could result in a sign that better complies with the Guidelines and is more coordinated to the building façade. Otherwise, an ivory background would better match the building facade.

Chapter 11.B: Signs, Commercial Buildings

- 2) *Chapter 11.B recommends, "incorporate the sign into the façade of the building. Sign should fit within the lines and panels of the façade as defined by the building frame and architectural details."*

There are panels in the transom area over the storefront windows on Side B that could be utilized for signage.

Chapter 11.B: Signs, Commercial Buildings

- 3) *Chapter 11.B explains, "Most buildings should not have more signs than uses or occupants. In a few cases a location may call for two signs for a business. When the two signs are on the same building façade, the best combination will often be one flat-mounted or window sign and one projecting sign. Multiple signs need to be coordinated so that the cumulative effect does not clutter or obscure the building façade."*
- 4) *Chapter 11.B recommends, "In most cases, limit the area of signage to one-half square foot of sign area for each linear foot of primary street frontage, with a limit of eight square feet in area for any one sign."*

In this case, the existing sign is a historic sign, not related to the business. The second sign that is needed would be directly related to the business. Because the existing historic sign is a projecting sign, the new business sign should be flat mounted, to comply with the Guidelines and to avoid competing with the historic marquee sign.

The flat mounted sign should be no larger than 8 square feet in area, to comply with the Guideline recommendations.

Staff Recommendation to the HPC: Staff recommends the HPC provide advice on the restoration of the marquee sign, design and placement of a new business sign, and design and use of the historic metal poster frame.

Testimony: Mr. Shad asked if anyone in the audience wanted to make comments other than the applicants. There was no one in the audience that wanted to speak. Mr. Shad swore in Kim Egan, legal counsel representing Masters Ridge and Joseph Rutter, a member representing Masters Ridge. Mr. Shad asked if the applicants had any comments on the staff report. Mr. Rutter said the concept of the application was to have the marquee sign go back to the original design and having "Ellicott" above the sign board. The sign board would be used to advertise Ellicott City events. Ms. Egan said the existing poster frame could advertise events as well.

Ms. Tennor said she was glad to hear the marquee would not be used to identify the tenant. Ms. Tennor said the theater is an important visual building on Main Street. Ms. Tennor suggested the applicants engage the services of an environmental graphic designer who has worked with retail signs in historic areas, as the designer would be the most helpful in bringing back the 1940s era marquee, and provide suggestions for how to utilize the poster case.

Ms. Egan asked if Ms. Tennor was suggesting a historic graphic designer or an environmental graphic designer. Ms. Tennor clarified she was suggesting an environmental designer that has experience with historic preservation and that the building needs a comprehensive study, including how to use the poster case. Ms. Tennor suggested using a visual pun on the theater as advertising upcoming events as coming attractions. Ms. Tennor said without having a comprehensive study on the building she did not feel it was appropriate to have a discussion on paint without all the information on the design elements.

Mr. Reich asked if there would be neon embedded into the edges of the sign. Mr. Rutter said he thinks there is neon, but he is not completely sure. Ms. Tennor asked if the poster casing was accessible from the building. Mr. Rutter said the poster casing was only accessible from the street. Mr. Reich said restoring the marquee to its original look is a great idea, as the theater is the only Art Deco building in Ellicott City.

Ms. Holmes asked the Commission if they agreed with staff recommendations on page 13, Figure 16 for the Miss Fit business sign locations. Ms. Tennor said the building in Figure 16 is symmetrical so there needs to be a symmetrical solution. Ms. Zoren asked if it was possible to have one sign in the middle of the front façade. Ms. Holmes explained the location Ms. Zoren referenced was a transom window, but that the two suggested locations were wood panels as they had previously held window AC units. Mr. Rutter said it would be difficult to find someone to do metal work to replace the metal grids that were removed to put the AC unit in. Ms. Egan asked if the Commission was advising the applicants seek expert guidance and come back. Ms. Tennor said yes. Mr. Reich said anywhere on the transom was fine for the Miss Fit signs as long as they complied with the eight square foot size requirement and three color requirement.

Mr. Reich said that the applicants should look into the theaters front entrance as he did not think T-111 was a good choice for the doors and requested reconsideration of the materials. The applicants asked if Mr. Reich was referring to the ticket booth. Mr. Reich asked if the ticket booth had been closed off. Mr. Rutter said the doors to the ticket booth had been painted and sealed. Mr. Reich asked if it was possible to treat the side of the ticket booth below the marquee to have an art deco look. Ms. Tennor said the windows were painted black. Ms. Egan said the windows were painted a rust color to match the faux column. Ms. Holmes explained to the applicants that Mr. Donald Reuwer recently asked her if his company had submitted for tax credit pre-approval for the façade repairs, but Ms. Holmes said that they have not received any applications for façade repairs for this building.

Mr. Shad swore in Trae Reuwer. Mr. Reuwer explained that the ticket booth is solid with a two-hour core wall and while there is glass in the booth it cannot be used now. Ms. Tennor asked if there will be lighting under the marquee. Mr. Reuwer said recessed lighting in the ceiling panels exists. Mr. Reuwer and Mr. Reich discussed fire code requirements and the need for a two-hour core wall in the ticket booth.

Ms. Zoren told the applicants that when they have sign details they should come back before the Commission and asked the applicants to provide a lot of details because this sign is different from any other sign the Commission has seen in the Historic District.

Motion: There was no motion this application came for advisory comments only.

HPC- 20-08a – 3880 Ellicott Mills Drive, Ellicott City, HO-315

Certificate of Approval for exterior alterations.

Applicant: Lisa Wingate (agent for Erik and Laura Steensen)

Request: The applicant, Lisa Wingate on behalf of the Erik and Laura Steensen, requests a Certificate of Approval to make exterior alterations at 3880 Ellicott Mills Drive, Ellicott City.

Background and Site Description: The property is located in the Ellicott City Historic District and is listed on the Historic Sites Inventory as HO-315, the George Burgess House. According to SDAT the building dates to 1800, but the Historic Sites Inventory indicates the building was most likely constructed in the 1840s.

The property owners have been before the Commission for several other cases regarding the repairs and alterations to this house and site (10-21, 11-42, 12-14, 12-22, 12-44, 13-13, 13-14, 13-48, 13-49, 15-10, 15-45, 15-53, 16-59, MA-17-14 and 17-45). The most recent case, HPC-17-45 was submitted for the July 2017 meeting, but was withdrawn prior to the meeting. The HPC-17-45 application proposed the construction of a pool and other site features, similar to the current application.

All photos for this staff report can be found in Appendix A.

Scope of Work: The applicant proposes to make alterations at the front of the property along Ellicott Mills Drive and along the driveway to the house, as described below:

- 1) **Stone Pillar** - Construct a single stone pillar on the right side of the driveway, set back approximately 5 feet from the sidewalk. The stone pillar will be approximately 22" x 22" x 48" H, on top of a concrete footer. The pillar will be faced with Carderock stone, consisting of mostly grays with some brown tones, to match the existing stone retaining walls along the driveway and parking area. A bluestone cap will be on top of the pier, approximately 2 inches thick and will overhang the pier about 1 to 2 inches on each side. Refer to Figure 20.
- 2) **Address Plaques** - Install two black aluminum address plaques on the front of the pier. The upper plaque will be approximately 16 inches wide by 11 inches high and will read "Welcome" and have the image of a pineapple below. Underneath the pineapple, will be the main house number "3880". The second plaque will be 15.75 inches wide and 6 inches high and read "3884", the address of the barn. All lettering will be gold and raised. A 12-inch-wide hardscape lighting strip will be installed under the capstone to illuminate the address at night. Refer to Figure 22.
- 3) **Custom Art Work** - Install a custom made 15-inch-high art piece on top of the bluestone cap to reference the historic site's industrial heritage. The art piece will consist of a round, antique grinding stone, set into the bluestone cap. A toothed metal gear (non-rusting, brown in color), referencing the gears used in local water powered mills will be attached. A black powdered coated metal sculpture that is designed based on a historic door latch from the house, will be installed and subtly backlit at night using a puck-shaped LED light. The electrical outlet on the pillar will be on the back side of the column, not visible from the public right-of-way.
- 4) **Driveway Path Lights and Spot Lights** – Install lights along the driveway, to consist of:
 - a. one Kichler dome path light (Kichler lighting 15857AZT30R- Pierced Dome, 22.25 inches high by 3.8 inches wide, LED 3000K) every 17 feet between the proposed address column and the top of the driveway, on the north side (right if looking from street) of

the driveway, for a total of seven lights. The dome path light will not be placed in front of the rock outcropping halfway up the driveway. Refer to Figure 25.

- b. In front of the rock outcropping, install three small black LED spotlights to provide a cross-lit illumination at night (Phillips Hue 2.8 inches wide by 7.6 inches high). Refer to Figure 24.
- 5) **Driveway Freestanding Pole Light** - Install a single motion-sensor Hepworth Black Finish lamp post that is 76 ¾ inches tall with a 19-inch Kichler Ashland Bay zinc post light on top that will be located on the east side of the parking. The application notes the light will not be visible from Ellicott Mills Drive. Refer to Figures 26 and 27.
- 6) **Kitchen Porch Step Lights** – Install one recessed louvered, down lit step light, centered on every other step (three of six steps) on the kitchen porch staircase. White fixtures 4-inches wide by 2-inches, set into the risers. Refer to Figures 28 and 29.
- 7) **Main House Porch Step Lights** - Install two lights every other wider front porch step. White fixtures 4-inches wide by 2-inches high, set into the risers. Refer to Figures 30 and 31.

HPC Review Criteria and Recommendations:

Stone Pillar, Address Plaques, Custom Art (Items 1, 2, 3)

Chapter 9.D: Landscape and Site Elements; Walls, Fences, Terraces, Walkways and Driveways

- 1) 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.

Stone Pillar (Item 1) - The stone address pillar will be faced with natural stone that has been used elsewhere on the property. The stone pillar will also be compatible with the setting, as the historic house is constructed of stone and brick, and there are natural stone outcroppings along the driveway.

Address Plaques (Item 2) - The address plaques will be a black metal with gold detailing, which is compatible with other address plaques on the building and nearby historic buildings.

Custom Art (Item 3) - The use of the millstone as a piece of art is compatible with the historic building, which was associated with the historic Burgess Mill. Prior to the 2018 flood, a local historic millstone was located in a park at the corner of Main Street and Ellicott Mills Drive.

Driveway Path Lights and Spot Lights and Freestanding Pole (Items 4a/b and 5)

Chapter 9.E: Landscape and Site Elements, Outdoor Lighting Fixtures

- 2) Chapter 9.E explains, “in residential neighborhoods, low level lighting along driveways or attached to buildings is appropriate.”
- 3) Chapter 9.E explains, “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.”
- 4) Chapter 9.E recommends, “choose and locate lighting fixtures to be visually unobtrusive. Use dark metal or a similar material.”
- 5) Chapter 9.E recommends, “use freestanding lights that are no more than six feet high for individual residential properties.”
- 6) Chapter 9.E recommends, “to the extent possible, direct or shield lighting so that it does not create glare or spill onto neighboring properties. Design lighting to provide a reasonable level of brightness for the intended purpose.”

Driveway Path Lights (Item 4a) – The proposed dome path lights, spaced every 17 feet, comply with the Guidelines that the use of low-level lighting along driveways is appropriate. The fixtures will be dark metal, complying with the Guidelines, and will match other fixtures on the property.

Driveway Spot Lights (Item 4b) – The proposed spot lights, to create a cross-lit illumination on the rock outcropping on the hillside do not completely comply with Guideline recommendation #6 above. The Phillips Hue product is an LED product that has adjustable levels of brightness, but can be bright at the maximum setting. The product also comes with multi-colored lights and the spec provided was not sufficient to determine which product is proposed to be used. The Guidelines recommend shielding lighting so that it does not create glare and providing a reasonable level of brightness for the intended purpose. Provided that that the lighting is yellow dimmed lighting and not a bright white/blue or other color of lighting, the spot lights could be appropriate. The light fixtures are black, which comply with the Guidelines. While the fixtures are modern in appearance, they are simple and unobtrusive.

Driveway Freestanding Pole Light (Item 5) - The proposed freestanding light post will be 6.3 feet, with the lantern on top adding another 19” inches in height, for a total of 7.91 feet. The height of the fixture does not comply with the Guidelines. However, the fixture will be positioned at the top of the driveway in a location that will not be visible from the public right-of-way. The location of the light will be on a hillside, so it is unclear if the hill will be graded to accommodate the light. The light otherwise complies with the Guidelines and is constructed of dark metal, which is in a style compatible with the historic structures.

Kitchen Porch Steps Lights and Main House Porch Step Lights (Items 6 and 7)

Chapter 9.E: Landscape and Site Elements, Outdoor Lighting Fixtures

- 7) Chapter 9.E recommends, “place attached lighting fixtures in traditional locations next to or over a door.”
- 8) Chapter 9.E recommends, “choose and locate lighting fixtures to be visually unobtrusive. Use dark metal or a similar material.”

Chapter 4: The Secretary of the Interior’s Standards, Standard 2

- 9) *The historic character of a property shall be retained and preserved. The removal of distinctive materials or alterations of features, spaces and spatial relationships that characterize a property shall be avoided.*

Chapter 6.F: Rehabilitation and Maintenance of Existing Buildings; Porches and Balconies

- 10) Chapter 6.F recommends against, “adding or replacing porch features using material not appropriate to the building’s style.”

Kitchen Porch Step Lights (Item 6) – The frame house addition and attached porch are modern additions and are not historic. The orientation of the kitchen porch steps is such that the railing is more visible upon approach than the staircase risers. The Guidelines recommend attaching light fixtures in traditional locations, such as next to or over a door. The addition of the white recessed step lights does not comply with the recommendation, but would not adversely impact the structure since it would be applied to modern steps on a modern addition that are not highly visible. In this location, the step lights would be unobtrusive. The installation of the step lights on the modern steps/addition comply with the Standard #2 from the Secretary of the Interior Standards and will not affect the historic character or alter features that characterize the property.

Main House Porch Lights (Item 7) – The addition of step lights on the front porch of the historic house does not comply with the Secretary of the Interior Standards, Standard #2 referenced above or the Guidelines. This portion of the front porch is the most visible view of the historic structure. The addition of modern step lights on the front porch steps is not an appropriate alteration to the historic structure.

Additional lighting could be achieved through spotlights placed in the garden beds next to the steps or by adding/changing light fixtures next to the front door.

Staff Recommendation to the HPC: Staff recommends the HPC approve: Item 1 (Stone Pillar), Item 2 (Address Plaques), Item 3 (Custom Art), Item 4a (Driveway Path Lights), Item 5 (Driveway Freestanding Pole Light), Item 6 (Kitchen Porch Step Lights).

Staff recommends the HPC determine if Item 4b (Driveway Spot Lights) and Item 7 (Main House Porch Step Lights) comply with the Guidelines and approve or deny accordingly.

Testimony: Mr. Shad swore in Lisa Wingate and Laura Steensen. Mr. Taylor asked if the applicants were withdrawing Items 6 and 7 of the application. Ms. Wingate said the applicants would be tabling Items 6 and 7, the step lights for the porch and main house. Ms. Wingate clarified that Item 4b, the driveway lights, would be dim and not colored. She said the intent of the lights is to be a dim highlight of the rock outcropping. Ms. Wingate brought a model for Item 3, the custom art, to show the Commission what it would look like.

Mr. Roth asked what the prongs were around the model. Ms. Wingate said the prongs were a gear. She said the intent was to reference through art what happens in a mill, as this property was part of the mill. Ms. Tennor asked where the mill stone would be located. Ms. Wingate said the mill stone is standing on end and sunken into the top of the pillar.

Mr. Roth discussed the proposed lightening and the applicability of the guidelines with the applicants, Commission and Staff.

Motion: Mr. Reich moved to approve the application as submitted, omitting Items 6 and 7. Ms. Tennor seconded. The motion was unanimously approved.

HPC- 20-08b – 3880 Ellicott Mills Drive, Ellicott City, HO-315

Certificate of Approval for exterior alterations.

Applicant: Lisa Wingate (agent for Erik and Laura Steensen)

Request: The applicant, Lisa Wingate on behalf of the Erik and Laura Steensen, requests a Certificate of Approval to make exterior alterations at 3880 Ellicott Mills Drive, Ellicott City.

Background and Site Description: The property is located in the Ellicott City Historic District and is listed on the Historic Sites Inventory as HO-315, the George Burgess House. According to SDAT the building dates to 1800, but the Historic Sites Inventory indicates the building was most likely constructed in the 1840s.

The property owners have been before the Commission for several other cases regarding the repairs and alterations to this house and site (10-21, 11-42, 12-14, 12-22, 12-44, 13-13, 13-14, 13-48, 13-49, 15-10, 15-45, 15-53, 16-59, MA-17-14 and 17-45). The most recent case, HPC-17-45 was submitted for the July 2017 meeting, but was withdrawn prior to the meeting. The HPC-17-45 application proposed the construction of a pool and other site features, similar to the current application.

All photos for this staff report can be found in Appendix B.

Scope of Work: The applicant proposes to construct a pool, a 6-foot high berm, retaining walls, fence and make other corresponding site alterations, as described below:

Pool and Related Elements

- 1) **Pool** – Construct an 18-foot wide by 36-foot long in-ground swimming pool in the backyard. Refer to Figure 32.
- 2) **Coping** – Install bluestone coping around pool.
- 3) **Patio pavers around pool** – Install 1.5-inch thick full colored cleft bluestone varied in size to serve as pool deck on the southern half of the pool, set in CR6 base. Pool decking/bluestone pavers will not be on the northern half of the pool, that area will be landscaped. A portion of the existing Nicolock concrete pavers will be removed to install the new bluestone pavers. Refer to Figure 33.
- 4) **Channel Drain** - Install black trench drains flush with the pavers around the East, South and West borders of the pool. The drains will be a 3-inch NDS 900 black catch basin.
- 5) **Walkway and Gate**– Construct a single, 3-foot-wide walkway from the existing patio east to the proposed fence line. Use Nicolock Old Town pavers to match existing paving material. There will be a 6-foot wide gate where the 3-foot wide walkway exits to allow for equipment access. The style of the gate will match the fence. Refer to Figure 35.
- 6) **Berm, Boulders and Slide** – Construct a 6-foot high berm, with plantings, along the north side of the pool to provide screening from the adjacent Burgess Mill apartments. The berm will be constructed from stacked natural boulders and it will be landscaped with plantings. A water feature will flow down the cascade of boulders and into the pool. Natural stone steps will lead up to a medium taupe colored fiberglass water slide through the berm rocks. Refer to Figure 34.
- 7) **Pool Fence** – Install a 4-foot 6-inch black aluminum fence around the backyard pool area, as required by Code, as shown on the site plan. The fencing will resemble the existing fence (black aluminum with ball caps at supports posts) along the northwest corner of the house.
- 8) **Gates** – Install two gates in fence line. One fence will be a single 3-foot-wide gate on the west of the house and the second will be a double 6-foot wide gate on the eastern side.
- 9) **Mechanical Equipment Pad** – Install a 4-foot by 16-foot concrete pad for pool equipment. The pad will be hidden in the landscaping beyond the northeast corner of the pool.
- 10) **Mechanical Equipment Structure/Fence** – Construct board and batten sides/fence to the mechanical equipment pad, if noise is determined to be of concern. To be constructed of wood, unstained and unpainted, and will not exceed 5 feet in height.

Retaining Walls, Fireplace and Pergola – West Side of Rear of Property

- 11) **Existing Retaining Wall** – Remove a 14-foot section of the existing low concrete retaining wall that currently curves north beyond the northwest corner of the house.
- 12) **Existing Retaining Wall Trim** – Remove the existing bullnose trim from the remaining section of wall, and face the top and front of the wall with natural Carderock stone to match that used elsewhere on the property.
- 13) **New Retaining Walls** – Construct a new double retaining wall on the west side of the property. The retaining walls will be locally sourced natural Carderock stone, on top of concrete footers. The stone will be mortared in place, using a buff colored mortar. The top course of the natural capstone will have a 1-inch reveal to accommodate subtle rope lighting.
 - a. The lower wall will be 41 linear feet, excluding the width of the proposed new fireplace, and will not exceed 2-feet in height.
 - b. The upper retaining wall will be 51 linear feet in length and will not exceed 2-feet 9-inches in height.
- 14) **Fireplace** – Install a 48-inch wide by 10 feet high pre-assembled masonry fireplace and chimney (Standard series line). The fireplace will be faced with the same Carderock stone mortared in place to match the adjacent stone walls. The hearth will be Bluestone. The chimney will extend about one foot above the proposed pergola roof. Refer to Figures 40-42.

- 15) **Millstones** – Install two 20-inch diameter millstones in retaining wall, on either side of the fireplace, per the illustration in the application. Refer to Figure 41.
- 16) **Pergola** – Construct a 16-foot long by 10-foot wide by 9-feet 6-inches high cedar wood pergola. The cedar will not be painted or stained and is intended to weather and gray, similar to the siding on the barn residence.
- 17) **Pergola Solar Panels** - Install 10 partially translucent solar panels as the pergola roof. Each panel will be 1.5 inches thick, laying flat on 1.6-inch high metal rails painted brown and bolted to the structure. The roof will consist of 10 panels (5 feet by 2 feet) for a total of 65 inch in length by 41 inches in width. The panels will be connected with clear 3-inch wide joining tape at the seams to form a watertight seal. There will be a slight 3% drain pitch toward the west/fireplace.
- 18) **Pergola Gutter** – This does not appear to be referenced in the application, but the applicant noted a gutter would be installed on the west side of the pergola, facing the fireplace.
- 19) **Pergola Patio** – Under the pergola, install a 5-foot by 7-foot paving inset of natural river stones.
- 20) **Ceiling Fan** – Install one 52-inch diameter brown Hunter ceiling fan on the center beam
- 21) **Carriage Lights** – Install two Kichler Ashland Bay carriage style light fixtures, one fixture to be placed on each of the corner support posts closest to the fireplace (west), to be located inside the pergola facing the pool (east).

Shed and Outdoor Shower

- 22) **Shed and shower** – Construct a 6-foot-deep by 6-foot-long by 6.5-foot-high structure made from board and batten. Part of the structure will be an open air (no ceiling) 4-foot by 6-foot outdoor shower adjacent to a 2-foot by 6-foot storage shed that will have a galvanized metal roof. The shower will be placed over a 6-inch gravel bed. The shower/shed will be constructed with pressure treated posts and wrapped in 10-inch poplar wood planks with 3-inch tapered batten strips. The wood will be unstained/unpainted and allowed to weather, similar to the siding on the barn.
- 23) **Door Hardware** – The door hardware will be black metal.
- 24) **Outdoor Lights** – The same Kichler Ashland Bay carriage style 11-inch zinc light fixture will be mounted on the south wall of the structure.

Existing Concrete Slab

- 25) **Cedar posts** – Install two 8-foot high 4"x4" cedar posts with Simpson Strong-Ties, situated on the north corners of the existing concrete hot tub pad, with an oil rubbed bronze curtain rod connecting them. Refer to Figure 36.
- 26) **Paver Border**– Install Nicolock Old Towne paver border around existing concrete pad (located behind house). The Nicolock Old Towne pavers are the paving used for the existing patio. Refer to Figure 36.

Retaining Wall – Northeast Perimeter of Property

- 27) **Northeast Retaining Wall** – Construct a low retaining wall, 56 linear feet, made of interlocking concrete blocks outside of the proposed fence line, at the east perimeter of the property. The property drops off steeply at this location and is subject to erosion. The proposed retaining wall will use Belgard Diamond 9 concrete blocks, in the color Bella (consisting of browns and grays), with the intent to camouflage with the wooded surroundings. The low retaining wall will span approximately 56 linear feet and range in height from 6-inches to 2-feet 9-inches. Refer to Figures 37-39.

Landscape Plantings

- 28) **Landscaping** – Install landscaping according to the plan included in the application.

- a. Install approximately 6 crepe myrtles across the north edge of the existing patio to create a spatial separation from the proposed pool area. The trees will be accented with up-lights.
- b. Install approximately 5 native, multi-trunk River Birch at the east end of the proposed patio to supplement the existing Elms, creating a forest-like environment in order to provide additional screening from Ellicott Mills Drive.
- c. Install additional base plantings to soften the transition from pavement to grass.
- d. The five existing Elms are to remain.
- e. A variety of evergreen and other plantings will be installed north of the pool and west of the terraced retaining walls.

HPC Review Criteria and Recommendations:

Pool, Coping, Patio Pavers, Channel Drain, Walkway and Gate (Items 1-5)

Chapter 7: New Construction: Additions, Porches and Outbuildings

- 1) Chapter 7 recommends, “attach additions to the side or rear of a historic building to avoid altering the primary façade. Consider the impact of the addition on side, rear and rooftop views of the building from public ways.”

Chapter 9.D: Landscape and Site Elements; Walls, Fences, Terraces, Walkways and Driveways

- 2) 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.”
- 3) Chapter 9.D recommends, “construct new terraces or patios visible from a public way from brick, stone or concrete pavers designed to look like indigenous stone.”

Pool, Coping, Patio Pavers, Channel Drain (Items 1-4) – The Guidelines do not address the construction of in-ground pools. However, if the pool is treated as an alteration similar to a building addition, the Guidelines for new additions would apply. The location of the proposed pool complies with the Guidelines and will be located in the rear yard and will not impact the primary façade of the historic building, nor should it be visible from the public right-of-way since it will be an in-ground feature. The pool will be visible from the neighboring Burgess Mill apartments.

The materials used on the pool coping and pool patio are bluestone, which complies with the Guidelines to construct new patios from stone. The stone will complement the other use of stone on the site, such as in the proposed retaining walls. The channel drains are a necessary component to the pool and will be integrated into the patio around the pool and will not be highly visible from the public right-of-way.

Walkway/Gate (Item 5) and Paver Border for Existing Concrete Pad (Item 26)– The proposed walkway to the east side of the property fence line will use Nicolock pavers, to match the existing rear patio, which is where the walkway will be located. The proposed border around the existing concrete slab, on the other side of the existing Nicolock patio will also use Nicolock pavers. The use of an existing, approved paver complies with the Guideline recommendations above as the alteration will be compatible with nearby materials and the historic setting. The gate will be discussed below.

Fencing and Gate (Item 7 and 8)

Chapter 9.D: Landscape and Site Elements; Walls, Fences, Terraces, Walkways and Driveways

- 4) Chapter 9.D recommends, “install open fencing, generally not more than five feet high, of wood or dark metal.”

Pool Fence and Gate (Items 7 and 8) – The proposed fencing and gate generally complies with the Guideline recommendations. The fencing will be black metal and similar in design to other fencing on the rear of the property.

Mechanical Equipment Pad (Item 9)

Chapter 9.D: Landscape and Site Elements; Walls, Fences, Terraces, Walkways and Driveways

- 5) Chapter 9.D recommends against, “new patios of poured concrete slabs in readily visible locations.”

Mechanical Equipment Pad (Item 9) – The proposed concrete pad will be located in the rear yard, nestled into the landscaping in order to hold the mechanical equipment for the pool. The concrete pad will be not be visible from the public right-of-way. The size of the pad is quite large at 16 feet in length, and should be reduced if possible, but otherwise complies with the Guideline recommendations.

Northeast Retaining Wall (Item 27)

Chapter 9.A: Landscape and Site Elements; Topography and Water Courses

- 6) 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 appropriately designed retaining walls or building walls to create the minimum level area needed for a new use in accordance with historic development patterns.”

Chapter 9.D: Landscape and Site Elements; Topography and Water Courses

- 7) 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.”
- 8) Chapter 9.D explains, “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.”

Northeast Retaining Wall (Item 27) – The proposed Northeast retaining wall will prevent the property from further eroding at this location. The proposed Belgard concrete block pavers were chosen based on the color pattern, which the applicant finds would blend with the neighboring forested area. The intent is for the retaining wall to blend in and not be visible. The proposed retaining wall complies with the Guideline recommendations as the proposed block is compatible with the immediate forested setting.

Berm (Item 6) and Mechanical Equipment Structure/Fence (Item 10), West Retaining Wall and Pergola, Shed and Outdoor Shower, Landscaping (Items 11-28)

Chapter 7: New Construction: Additions, Porches and Outbuildings

- 9) Chapter 7 recommends, “attach additions to the side or rear of a historic building to avoid altering the primary façade. Consider the impact of the addition on side, rear and rooftop views of the building from public ways.”
- 10) Chapter 7 recommends, “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.”
- 11) Chapter 7 recommends, “design outbuildings visible from a public way to be compatible in scale, form and detailing with historic structures and outbuildings in the neighborhood.”

Chapter 9.A: Landscape and Site Elements; Topography and Water Courses

- 12) 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 appropriately designed

retaining walls or building walls to create the minimum level area needed for a new use in accordance with historic development patterns.”

Chapter 9.B: Landscape and Site Elements; Trees and Other Vegetation

13) Chapter 9.B recommends:

- a. *“Include landscaping improvements as part of any construction project in locations visible from a public way. In most cases, use plant varieties native to the area.”*
- b. *“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.”*

Chapter 9.D: Landscape and Site Elements; Walls, Fences, Terraces, Walkways and Driveways

14) 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.”*

15) Chapter 9.D explains, *“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.”*

Secretary of the Interior Standards for Rehabilitation:

Standard 1 – *A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*

Standard 9 – *New additions, exterior alterations or related new construction shall not destroy historic materials, features and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, feature, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

Standard 10 – *New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Solar Panels and Other Solar Devices

16) *Add solar panels on a roof surface not visible from a public way.*

17) *Located detached arrays of solar panels and solar devices at a historic site in the rear or side yard if the arrays are not highly visible from the public streets and do not detract from other major character-defining aspects of the site. The location of detached solar arrays should also consider visibility from adjacent properties, which shall be reduced to the extent possible while still maintaining solar access.*

The remaining items to be reviewed will be the most altering to the rear of the property. The existing rear yard directly behind the house is relatively flat and increases in grade significantly to the west and then decreases significantly in grade to the east beyond the property line. As shown in the landscape and site plan, the majority of the rear yard will be disturbed with some type of alteration. Aside from new landscaping trees and shrubs, the applicant proposes to construct a 6-foot berm with boulders and a slide, three new structures, and a set of double retaining walls. While each item will be addressed below, it is important to note that it is the comprehensive plan that results in a change of character to the property, even though one item might be fine and comply with the Guidelines on its own. The application generally complies with the Guidelines and Secretary of the Interior Standards since the alterations are to the rear of the property and are not connected to the historic house. However, the alterations do change the character of the property by altering the site and spatial relationships. When possible, a reduction in proposed site features would assist the application in better complying with the Guidelines and Standards.

Berm, Boulders and Slide (Item 6) – This item is proposed to be constructed directly behind the pool and main historic house, to create a buffer between the Burgess Mill apartments and the pool, but also to provide an elevation for the slide. The berm will consist of boulders and landscaping and the slide will be a neutral color to blend. As rock outcroppings are common throughout Ellicott City, and on this property. The installation will be located in the rear yard and should not be highly visible from the public right-of-way. The proposal generally complies with the Guidelines recommendations to construct new site features to be compatible with the setting and nearby historic structures.

Mechanical Equipment Structure/Fence (Item 10) – The applicant is requesting approval of this item in the event that the noise from the mechanical equipment is too loud. The proposed concrete pad the equipment will sit on is 4 feet by 16 feet. The fence would be constructed to follow these dimensions. The height is not referenced in the application, but the applicant noted it would not exceed 5 feet in height. Given the amount of alterations and vertical structures proposed to be constructed in the rear yard, and that this item is proposed as an option, Staff recommends the HPC recommend it be withdrawn and resubmitted in the event it is needed. This would be a large structure that serves no purpose other than buffering sound, which could be accomplished through different landscaping.

West Retaining Walls, Fireplace, Pergola and associated components – (Items 11-21) – The proposed retaining walls comply with the Guidelines to create the minimum level area needed for the proposed pergola and other site alterations. The retaining walls will be constructed with real stone, which complies with the recommendations for new site features to be compatible with the setting and historic structures and to face retaining walls in stone. The west stone retaining walls will be compatible with the historic building which has a stone basement level, and with other site features.

The pergola will be located in the rear yard and should not be highly visible from the public right-of-way. It will be constructed of cedar wood, and allowed to weather. The solar panels on the roof of the pergola appear to be translucent and otherwise comply with the Guideline recommendations as they will not be attached to the historic structure, will be a detached array in the rear yard, and are not visible from the public right-of-way. The panels may be visible from Burgess Mill, the neighboring property. It is not referenced in the application, but the applicant noted in person that the owner wanted to install a gutter on the pergola. This is not a typical treatment for a pergola and is not recommended from a design perspective. The paving treatment under the pergola also complies with Chapter 9 recommendations for creating new site features.

The outdoor lighting fixtures and fan will be constructed of dark metal and will not be visible from the public right-of-way and comply with the Guideline recommendations. The proposed placement of the millstones does not conflict with the Guidelines as the use of the millstones directly relates to the history of the site.

Shed and Outdoor Shower – (Items 22, 23, 24) – The proposed shed/outdoor shower will be constructed of board and batten wood and a galvanized metal roof, to match the design of the siding on the front barn. The proposal complies with the Guidelines as it is placed behind the historic structure and is compatible in form and detailing with the existing rear historic outbuilding and front modern barn. The hardware will be black metal, which complies with Guideline recommendations. The same carriage lights will be used on this structure that are proposed to be used along the driveway and pergola and will be used consistently on site and not visible.

Existing Concrete Slab Cedar Posts (Item 25) – The proposal to add two 8-foot-high 4”x4” cedar posts, with a curtain rod between them to provide privacy for a future hot tub seems preemptive. The posts serve no practical purpose at this time, and will be very tall. Staff recommends the HPC recommend the

item be withdrawn at this time, and provide advice on whether this could be approved, or if the applicant should find a different screening method, such as a tilted outdoor umbrella that can be moved as needed and is not secured in place.

Landscaping (Item 28) – The proposed landscaping complies with the Guideline recommendations to include landscaping with a construction project and includes some native plants.

Staff Recommendation to the HPC: Staff recommends the HPC approve:

- 1) Items 1-5: Pool, Coping, Patio Pavers, Channel Drain, Walkway and Gate
- 2) Item 6: Berm, Boulders and Slide
- 3) Items 7 and 8: Fencing and Gate
- 4) Item 9: Mechanical Equipment Pad; to be reduced in length if possible
- 5) Items 11 and 12: Alterations to existing, non-historic retaining wall
- 6) Items 13-17: (Item 13) New stone retaining walls, (Item 14) Fireplace, (Item 15) Millstones, (Item 16) Pergola, (Item 17) Pergola solar panels
- 7) Items 19-21 – (Item 19) Pergola patio, (Item 20) Ceiling fan, (Item 21) Carriage lights
- 8) Items 22-24 – (Item 22) Shed/shower structure, (Item 23) Door hardware, (Item 25) Outdoor lights
- 9) Item 26 – Border around existing concrete slab
- 10) Item 27 – Northeast Belgard concrete block retaining wall
- 11) Item 28 - Landscaping

Staff recommends the HPC recommend the applicant withdraw:

- 12) Item 10: Mechanical Equipment Structure/Fence
- 13) Item 18: Pergola Gutter
- 14) Item 25 – Two 8' foot tall cedar posts

Testimony: Lisa Wingate and Laura Steensen were previously sworn in. Ms. Holmes noted that earlier in the day staff was contacted by the applicant with a corrected and amended application. Ms. Holmes noted that Item 6 was amended to remove the slide and remove the stone steps for the slide; Item 9 was amended to be a 4 foot by 12 foot concrete pool equipment pad and was relocated north of the pool to be more centrally located behind the rock waterfall; Item 10 was amended to include the option of a reed screen fence, if a board and batten fence was not acceptable to the Commission; Item 13a was corrected to note that the lower retaining wall would be 41 feet long, Item 13b was corrected to note that the upper retaining wall would be 62 feet long, and Item 13c was corrected to have 11 feet of retaining wall returns along the North side of each wall; Item 17 was clarified to explain the pergola solar panels would consist of 10 panels with 5 panels in 2 rows; Item 18 was amended to include the installation a brown half round gutter and round downspout to drain water off the solar roof away, from the fireplace; Item 27 was corrected to note the Northeast retaining wall would be 145 linear feet; and Item 28 was amended to have sweetspire and golden ragwort included in the landscaping plan.

Ms. Wingate spoke to the Commission about the amended and corrected application changes due to issues that resulted when the property was staked out. The slope in the yard would require building up the land under the mechanical equipment pad which resulted in the aforementioned changes. Ms. Holmes clarified with the applicant that the berm has been removed from Item 6. Ms. Wingate confirmed the berm was removed from the application. Ms. Zoren asked how tall the pool equipment would be. Ms. Wingate said the equipment would be around four feet tall. Ms. Zoren asked if the equipment fencing was necessary as the waterfall is about the same height as the equipment and would block the view of the equipment. Ms. Wingate said the fencing was necessary as when one stands up,

the equipment would be visible; the equipment would also be visible from the second story of the house.

Mr. Reich said he was concerned about the view from Burgess Mill. Ms. Wingate said the plan submitted included cross sections and a list of plant materials. Ms. Wingate said there would be lots of trees between Burgess Mill and the equipment and the pool. Mr. Roth said the foundation grass that is included on the application is part of the Maryland's invasive list, and suggested the applicants consider a native Maryland grass. Ms. Wingate amended the application to add a Maryland native grass and remove the invasive grass.

Ms. Tennor asked if the boulders were mortared. Ms. Steensen said the boulders will be mortared together but the mortar will not be visible.

Ms. Wingate asked if the Commission was comfortable with the pergola having solar panels, as the light will still come in through the sides of the panels but the center will capture the sun. Ms. Holmes asked Ms. Wingate to send specifications on the solar panels. Ms. Wingate said each panel is 65 inches by 41 inches with the roof tipped towards the fireplace, and the rain will hit the roof and run toward the fireplace. The homeowners want to collect the rain water in a half round brown gutter and dispense the water into the garden beds. Ms. Tennor asked the type of gutter used on the existing house. Ms. Steensen said the gutters on the house were copper. The Commission discussed if the gutters on the pergola should be an exact match to the gutters on the house to reiterate historic elements. Ms. Wingate said the applicants were trying to reiterate historic elements through the fence and stone materials around the pool. Ms. Zoren asked where the gutter will be located on the pergola. Ms. Wingate said it would be on the side of the pergola facing away from the house. Ms. Tennor said she had no objection to a brown half round gutter.

Mr. Roth asked if the plants would be on the inside of the fence. Ms. Wingate said the plants would be on the inside of the fence to leave a gap between the neighboring property fence to allow deer to pass.

The Commission asked where the gates to the fence would be located. Ms. Wingate said there would be one gate at the top of the property and one on the south of the property made of cedar posts.

Ms. Wingate explained the proposed changes to the existing concrete pad, which is for a future hot tub. The applicants want to add a band of paving materials around the concrete, and two 4x4 eight foot tall posts so that they can pave around them. Ms. Tennor asked for the function of the posts. Ms. Wingate said the posts will connect with a shower curtain rod to provide privacy from Burgess Mill.

Mr. Roth suggested putting down a post base sleeve so that the post can be removed as needed. Ms. Wingate said she wants the Commission to understand there would be a 4-inch post placed and amended the application to something comparable in design to a fence post base.

Mr. Reich asked where the Commission was on the fencing for the mechanical equipment pad. Ms. Tennor said she would like the pool equipment fencing to come back in as a Minor Alteration once the pool was constructed and the screening and height could be determined. The Commission agreed.

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

HPC-20-09 – 8221-8225 Main Street, Ellicott City

Certificate of Approval.

Applicant: Donald Reuwer, Jr.

Request: The applicant, Donald R. Reuwer Jr., requests a retroactive Certificate of Approval for exterior painting at 8221-8225 Main Street, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1930.

Scope of Work: The applicant seeks retroactive approval for exterior painting. The first-floor storefront has been painted Benjamin Moore Prussian Blue, CW 625 and the doors were painted Benjamin Moore Harwood Putty, CW-5. The previous color was a red color; the application states it was a rust shade, which it appeared to be, however other views also show mauve tones. The terracotta tiles on the building are an orange-red clay color and the square tiles are an ivory/yellow off-white color.

HPC Review Criteria and Recommendations:

Chapter 6.N: Rehabilitation and Maintenance of Existing Buildings; Colors and Painting

1) *Chapter 6.N recommends, “use colors that were historically used on the building.”*

A staff review of the file revealed that the original building colors are unknown, and previous applicants had expressed interest in discovering the original colors.

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

The blue does not clash with the terracotta tiles and yellow/ivory colored tiles. The white doors do stand out against the dark navy blue and do not appear as compatible with the yellow/ivory colored building tiles.

Staff Recommendation: Staff recommends the HPC approve the blue, but recommends the HPC request a more appropriate color be identified and approved for the doors.

Testimony: Mr. Shad asked if anyone in the audience was in opposition to the application and would like to ask questions to the applicants. No one in the audience had any questions. Trae Reuwer, Kim Egan and Joseph Rutter were previously sworn in. Mr. Shad asked if the applicants had anything to add to staff comments.

Ms. Egan presented a new Benjamin Moore sample color, Randolph Bisque (CW-185) paint to change for the Hardwood Putty. Ms. Egan said the new color was closer to the stucco color.

Mr. Shad asked why the applicants were seeking a retroactive approval. Mr. Reuwer said he was told the color was approved by the Commission from his boss. Mr. Rutter said there were minor improvements needed after the floods and the applicants were trying to find a color less ugly than what was there. Mr. Shad asked why there was no submission of color before the work was done and explained the Minor Alteration process was put in place for situations like this.

Ms. Tennor said she thought the new color submission, Randolph Bisque, was a good alternative and would tone down the brightness of doors and bring the doors into a family of colors that match the building. Ms. Tennor suggested that after the building has been painted the Commission can move forward and look at the colors overall in conjunction with graphics. Mr. Roth said he liked the comment about making the colors work in unison. Mr. Reich said the proposed color was a good choice.

Motion: Ms. Tennor moved to approve the revised paint color per staff recommendations. Mr. Roth seconded. The motion was approved 4 to 1, Mr. Shad opposed.

HPC-20-10c – 8221-8225 Main Street, Ellicott City

Final assessment tax credit 20.113 approval

Applicant: Donald R. Reuwer, Jr.

Request: The applicant, Donald R. Reuwer Jr., requests final tax credit approval for the 20.113 assessment historic property tax credit for improvements and repairs made to 8221-8225 Main Street, Ellicott City after the May 2018 flood.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1930. The building was damaged by the May 2018 flood and the assessment on the structure was lowered to \$1,000.00. Upon completion of the repairs, the building was re-assessed at \$568,800.00. The difference in the assessment that may be eligible for the tax credit is \$567,800.00.

Scope of Work: The Applicant seeks final tax credit approval for 20.113, the assessment tax credit and has submitted documentation that a total of \$89,020.34 was spent improving or restoring the building. The estimated potential tax credit this property could qualify for, based on the amount spent in restoration, the current assessment and the current tax rate, is \$5,757.49.

HPC Review Criteria and Recommendations:

- 1) *Section 20.113 defines qualified expenses as “the amount of money paid by the owner of an eligible property to a licensed contractor for improvements, restoration, or the rehabilitation of the property or for materials used to improve, restore, or rehabilitate the property.”*

The applicant provided detailed invoices from the subcontractors who performed the work and corresponding payments.

- 2) *Section 20.113(c)(1)(ii)(b) provides the following procedure: “In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work requiring the Certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures.”*

Staff has reviewed the materials submitted and finds the restoration complies with the Secretary of the Interior Standards for Rehabilitation, per 20.113 code requirements, and that the property was essentially restored to its pre-flood condition. As a result, Staff reviewed expenses submitted and finds that \$89,020.34 was spent repairing the structural deficiencies in the building.

The Commission should determine if the work did not require pre-approval per Section 20.113 of the Code, which states, "In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work requiring the certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures."

- 3) *Section 20.113(c)(1)(iv)(a) provides the following procedure "the owner files an application with the Commission within 12 months of the increased assessment."*

The application has been filed within the required timeframe of being submitted within a year of being re-assessed.

- 4) *Section 20.113(c)(1)(iii) provides the following procedure "A Certificate of Approval from the Commission is obtained for all work subject to Commission approval under 16.603 of this Code, or any other provision of this Code or the Zoning Regulations that requires a Commission determination."*

The building was painted, and a sign was installed without approval. The property owner requested the tenant submit for approval of the sign and the property owner submitted for approval of the painting. These items are on the current HPC agenda for consideration.

Staff Recommendation: Staff recommends Approval as submitted for the final 20.113 tax credit, for the amount of \$89,020.34 in qualified expenses.

Testimony: The applicants, Trae Reuwer and Joseph Rutter were previously sworn in. Mr. Reich said the application was pretty straight forward. Mr. Reich asked for clarification of the reoccurrence of the tax credits for the property. Ms. Holmes explained that the applicant would potentially be receiving the \$5,757.49 amount every year for ten years, unless it maxed out before then.

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

HPC-20-11 – 8307 Main Street, Ellicott City

Certificate of Approval for sign and mural.

Applicant: Nicholas Johnson

Request: The applicant, Nicholas Johnson, requests a retroactive Certificate of Approval for the installation of a sign and mesh mural at 8307 Main Street, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1930.

Scope of Work: The applicant seeks retroactive approval for the installation of a sign and a mural/banner. The sign was installed on the side of the building, visible from Parking Lot D. The sign is painted directly on the building, matching that on the front façade, with a black background and white text. The painted sign is 17 inches high by 71 inches wide, for a total of 8.27 square feet. The sign was painted in a void between windows, on the end of the side of the building, in a location where previous tenants have had approved projecting signs.

The sign has one additional line of text not found on the front façade, the established date, and reads on two lines:

SU CASA
Est. 1999

The applicant also seeks retroactive approval for the installation of a mesh fabric mural, that was installed in the recessed side entry, over an existing window. The mural was created on a mesh fabric and is held in place with grommets and a banner track installed above and below the window. The mesh fabric mural/banner is 108 inches high by 110 inches wide for a total of 82.5 square feet. The mural/banner reads "Ellicott City est. 1772" and has the image of a red heart on it.

HPC Review Criteria and Recommendations:

Sign

Chapter 12.A: Signs, General Guidelines

- 1) Chapter 12.A recommends:
 - a. "Use simple, legible words and graphics.
 - b. "Keep letters to a minimum and the message brief and to the point."

The sign uses simple, legible words and only contains the name of the store and the date established.

Chapter 12.A: Signs, General Guidelines

- 2) Chapter 12.A recommends, "Use a minimum number of colors, generally no more than three. Coordinate sign colors with the colors used in the building façade."

The sign only uses two colors, black and white, which matches the colors used on the building façade and the colors used on other signs on the building for this business and a neighboring business.

Chapter 12.B: Signs, Commercial Buildings

- 3) Chapter 12.B recommends, "in most cases, limit the area of signage to one-half square foot of sign area for each linear foot of primary street frontage, with a limit of eight square feet in area for any one sign. More sign area is appropriate for some of Ellicott City's larger buildings, where these signs would result in signs that are ineffective or not in scale with the building."

The sign is slightly larger than recommended at 8.27 square feet, but is scaled appropriately for the side of the building where it is located. The business, Su Casa, expanded into the rear space, which was formerly occupied by a different tenant. As a result, the former tenant's sign has been removed, and this sign has been added. The new sign for Su Casa is also smaller than the previously existing sign for the former tenant.

Chapter 12.B.9: Signs, Commercial Buildings, Wall Murals

- 1) Chapter 12.B.9 states, "Painting a sign directly on a wall or other structural part of a building is not permitted by the county Sign Code. However, the Board of Appeals may grant a variance for such signs if they are found to contribute significantly to the historical, architectural or aesthetic character of the area. A wall mural that does not advertise a business or identify an area is not a sign and is not regulated by the sign code. Well-executed artwork such as wall murals can make a positive contribution to the historic district. Any wall mural, whether or not it is a sign, requires approval by the Historic Preservation Commission."

The painted sign identifies a business. There is a historic precedent for signs painted on building facades, which was a common sign treatment.

Fabric Mural/Banner

Chapter 12.B.9: Signs, Commercial Buildings, Wall Murals

- 2) *Chapter 12.B.9 states, "Painting a sign directly on a wall or other structural part of a building is not permitted by the county Sign Code. However, the Board of Appeals may grant a variance for such signs if they are found to contribute significantly to the historical, architectural or aesthetic character of the area. A wall mural that does not advertise a business or identify an area is not a sign and is not regulated by the Sign Code. Well-executed artwork such as wall murals can make a positive contribution to the historic district. Any wall mural, whether or not it is a sign, requires approval by the Historic Preservation Commission.*

The mural was not painted on the building, as it is mesh fabric, but the Guidelines do not otherwise address murals. The design does identify an area, Ellicott City, and might be considered a sign per the Code referenced above. The application explains that the intent of the mesh mural/banner was to raise awareness on social media that the town is thriving. Although the mural/banner covers a window, it is fabric, it can be removed at any time and does not adversely impact the building. The mesh mural/banner is located in a recessed area on the side of the building and does not impact the primary façade of the building.

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

Testimony: Mr. Shad asked if anyone in the audience was opposed to the application and would like to ask questions of the applicant. No one in the audience had questions. Trae Reuwer was already sworn in. Mr. Shad swore in Nicholas Johnson. Mr. Shad asked if the applicants had any comments or additions to staff comments. The applicants did not have anything to add.

Mr. Shad asked if the applicants did not know they would need approval for their application as they were seeking a retroactive approval. Mr. Johnson said he did not know that he would need approval from the Commission for the mesh banner. Mr. Johnson said the mesh banner is translucent and can be taken down in five minutes. Mr. Johnson said that for the sign painted on the side of the building, he had previously come before the Commission to get the same sign approved on the front of his building. When the second tenant of the building moved out and took down their sign it exposed the brown paint and so Mr. Johnson went ahead and painted a second version of the approved sign design on the building.

Mr. Shad asked why the Commission is being asked to retroactively approve the applicant's signs. Mr. Johnson said he did not want to do double the work of repainting the building to match the wall and then paint the sign again. The color of the building changed between when the second tenant posted their sign and when they took it down. Due to the building color changing when the second tenant took their sign down it left a brown void. Mr. Johnson said it was much easier for him to paint black on brown than beige on brown and then black on beige. Ms. Tennor asked if the applicants didn't think they would need to make an application. Mr. Johnson said he did not think it was that much of a problem.

Ms. Tennor asked how long the applicants plan on leaving the banner up. Mr. Johnson said he wanted to leave the mesh banner up until there is excitement about Ellicott City again, and said the banner was an Instagram spot. He explained that people take pictures in front of the sign and post the pictures on social media; it is a way to show things are opening and happening in Ellicott City. Mr. Johnson said his store logo was purposefully not added to the banner so that the banner was only about Ellicott City.

Ms. Tennor asked if the window still received light, since the banner was translucent. Mr. Johnson said the window did receive light and in Figure 18 of the staff report, a glare is visible on the window with the banner. Mr. Reich said in the future Mr. Johnson should at least submit for the expedited process. Mr. Reich said that Mr. Johnson should come back in for an approval for it to be hung for an extensive period of time, and that it should be up to the Commission to set a period of time. Mr. Reich said he would not have a problem with the banner if it was temporary. Mr. Reich added if the banner helps Ellicott City it is good, and the banner is not visually intrusive.

The Commission discussed previous applications that were similar in nature that were not approved. The Commission discussed the size, material and location of the banner with staff and whether to treat the application as a wall mural or banner. Ms. Tennor said this case would set a precedent or fly in the face of previous cases, such as the Cotton Duck sign. Mr. Johnson explained the size of the banner was based on the size of the window it needed to cover. Ms. Burgess said the location of the mesh banner was on an alcove by the secondary entrance and the location made a difference to staff between this application and the one Ms. Tennor was referencing. Ms. Holmes said the materials do not damage the façade. Mr. Roth said the Commission should handle the mesh banner as if it was a wall mural. Ms. Tennor said the banner was less permanent than a wall mural and was on a recessed wall. Mr. Roth said the banner is essentially a wall mural, the application just did not come before the Commission.

Mr. Johnson said he was not sure when the banner would go out of vogue, but had about 20 people take pictures that day. Ms. Tennor asked if the manufacturer gave the applicant a lifetime expectancy on the banner. Mr. Johnson said no. Mr. Taylor said the Commission should look at historic architectural and cultural characteristics of the mural/sign and how it is compatible or not compatible with the setting. Ms. Holmes reminded the Commission of the approval for the mural on the Yates building, where the mural is mounted on the façade, and not painted on. Mr. Reich asked if the applicant would have a problem with the Commission approving the banner to be up for a year and if the applicant wants the banner up longer than a year, they would have to come back with an application. Ms. Zoren said the applicant could reapply through the minor alteration process. Mr. Johnson said he did not understand the need to reapply in a year. Mr. Roth said the Commission's request for a year-long approval is consistent with past cases.

Mr. Johnson said he meets people every day that do not know that Ellicott City is open. He said until people know that Ellicott City is open he is going to keep the banner hung. Mr. Johnson said if the approval is only for a year, then he will be back, but noted there are things that are more permanent that have happened in Ellicott City recently, such as the banner on Caplan's building that was hung. Ms. Holmes said the County submitted an application and received approval for that alteration.

Mr. Shad said the question remains if the applicant is willing to leave the banner up for a year and then reapply. Mr. Johnson said if that was the only way he would get approval than he would, but the suggestion was not his preference.

Mr. Reich asked about the Commission their thoughts on the painted sign where the secondary tenants sign was previously. Ms. Tennor said she had no objection to the painted sign.

Motion: Mr. Reich moved to approve the Su Casa painted sign as a permanent sign and the mesh Ellicott City sign as a one-year approval. Mr. Roth seconded. The motion was approved 4 to 1, Mr. Shad opposed.

HPC-20-12c – 8307 Main Street, Ellicott City

Final assessment tax credit 20.113 approval

Applicant: Donald R. Reuwer, Jr.

Request: The applicant, Donald R. Reuwer Jr., requests final tax credit approval for the 20.113 assessment historic property tax credit for improvements and repairs made to 8307 Main Street, Ellicott City after the May 2018 flood.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1930. The building was damaged by the May 2018 flood and the assessment on the structure was lowered to \$1,000.00. Upon completion of the repairs, the building was re-assessed at \$1,308,400.00. The difference in the assessment that may be eligible for the tax credit is \$1,307,400.00.

Scope of Work: The Applicant seeks final tax credit approval for 20.113, the assessment tax credit and has submitted documentation that a total of \$142,726.17 was spent improving or restoring the building. Staff reviewed the expenses and found the expenses totaling \$140,774.27 may be eligible. The estimated potential tax credit this property could qualify for, based on the potential eligible expenses, current assessment and the current tax rate, is \$13,257.04.

HPC Review Criteria and Recommendations:

- 1) *Section 20.113 defines qualified expenses as “the amount of money paid by the owner of an eligible property to a licensed contractor for improvements, restoration, or the rehabilitation of the property or for materials used to improve, restore, or rehabilitate the property.”*

The applicant provided detailed invoices from the subcontractors who performed the work making improvements and rehabilitating the building, along with the corresponding payments.

- 2) *Section 20.113(c)(1)(ii)(b) provides the following procedure: “In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work requiring the Certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures.”*

Staff has reviewed the materials submitted and finds the restoration complies with the Secretary of the Interior Standards for Rehabilitation, per 20.113 code requirements, and that the property was essentially restored to its pre-flood condition. As a result, Staff reviewed expenses submitted and finds the repairs were done in-kind. The expenses that involved exterior alterations were approved through the Minor Alteration process.

The Commission should determine if the work did not require pre-approval per Section 20.113 of the Code, which states, “In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work requiring the certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures.”

- 3) *Section 20.113(c)(1)(iv)(a) provides the following procedure “the owner files an application with the Commission within 12 months of the increased assessment.”*

The application has been filed within the required timeframe of being submitted within a year of being re-assessed.

- 4) *Section 20.113(c)(1)(iii) provides the following procedure “A Certificate of Approval from the Commission is obtained for all work subject to Commission approval under 16.603 of this Code, or any other provision of this Code or the Zoning Regulations that requires a Commission determination.”*

Signs were installed without approval. The property owner requested the tenant submit for approval of the signs. These items are on the current HPC agenda for consideration.

Staff Recommendation: Staff recommends the HPC approve the application for the final 20.113 tax credit, for the amount of \$140,774.27 in qualified expenses.

Testimony: Trae Reuwer was previously sworn in. Mr. Shad asked if Mr. Reuwer had anything to add to the staff report. Mr. Reuwer said he did not.

Motion: Ms. Tennor moved to approve the application for final tax credits per the staff recommendations. Mr. Roth seconded. The motion was unanimously approved.

HPC-20-13 – 8137 Main Street, Ellicott City, HO-1008

Certificate of Approval for signs.

Applicant: Eric Crowe

Request: The applicant, Eric Crowe, requests a Certificate of Approval for the retroactive installation of signs on 8137 Main Street, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District and is also listed on the Historic Sites Inventory as HO-1008, the Washington Trust Company. According to the Inventory form, the building was constructed in 1906. The Inventory form provides the following architectural description:

“The Washington Trust Company is a two-story, one-bay structure that faces north toward Main Street, and has brick party walls on the east and west. The north elevation has rock-faced marble ashlar with smooth ashlar quoins, and a terra cotta frieze, cornice and parapet. The first story has a large semicircular arch with central paired iron doors. Flanking the doors are windows with iron grilles. Above the doors and windows is a Diocletian window with a bracket keystone.”

Scope of Work: The applicant seeks retroactive approval for the installation of two signs. The first sign, Sign A, is a flat mounted sign that is 22.5 inches high by 47 inches wide, for a total of 7.34 square feet. The sign has a black background and white text. The sign material is 4mm black PVC, with a digital printed white text and logo. The sign is mounted with clear silicone. Sign A is located in the traditional sign location for this building, in the space above the doorway. The sign reads on three lines (the top and bottom lines are part of the border):

Escape Rooms – World Famous Gelato – Book Store & Unique Gifts
UNUSUAL Company

Custom Apparel & Accessories – Paint Nights, Shows, & Special Events

Sign B is located to the left of the window (if looking at the building) and has been mounted into the rock-faced marble. The application states the anchors were pre-existing. Sign B is 48 inches high by 24 inches wide for a total of 8 square feet. The sign has a white background with black text and graphics. The sign was printed of 4mm white PVC with a digital black print. The sign was mounted with a black PVC picture frame onto the existing threaded anchor in the rock-faced marble. This sign reads on 11 lines:

Welcome to
Unusual Company
Custom Apparel [graphic]
World Famous Gelato [graphic]
Escape Rooms [graphic]
Book Store [graphic]
Paint Nights & Events
Unusual Experiences
You'll Never Forget
Plan Your Next Party
Or Event Today!

HPC Review Criteria and Recommendations:

Chapter 11.A: Signs, General Guidelines

- 1) Chapter 11.A 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. *Emphasize the identification of the establishment rather than an advertising message of the face of the sign.*

Both signs contain the business name. While the font is not the most legible, it is identifiable as the business name. Both signs contain a lengthy message regarding the content of the business, which does not comply with the Guidelines. The text border on Sign A serves as an advertising message and should be reduced. The content on Sign B is an advertisement for the function of the business and does not comply with the Guidelines.

Chapter 11.A: Signs, General Guidelines

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

Both signs comply with this recommendation and will only use two colors, black and white, which coordinate with the black iron work on the building façade.

Chapter 11.A: Signs, General Guidelines

- 3) Chapter 11.A recommends, *“use historically appropriate materials such as wood or iron for signs and supporting hardware.”*

The signs are made out of PVC, a plastic material, and do not comply with the Guidelines.

Chapter 11.A: Signs, General Guidelines

- 4) *Chapter 11.A recommends, "on masonry walls, drill into the mortar joints rather than into the stone or brick to attach fasteners for the brackets supporting the sign."*

The application states that the anchors in the marble façade are pre-existing. However, no holes should ever be drilled into historic stone and should be repaired to the extent possible.

Chapter 11.B: Signs, Commercial Buildings

- 5) *Chapter 11.B recommends against, "two signs where one is sufficient to provide an easily visible identification of the business."*

The application proposes two signs and does not comply with this recommendation. Only one sign, the main sign above the door, is needed to provide identification of the business. The other sign only serves to advertise the function of the business. Additionally, there are two other signs, three-dimensional arrows that read "Gelato", which are hung outside the building as well, serving as a third and fourth sign/advertising message.

- 6) *Chapter 11.B recommends, "incorporate the sign into the façade of the buildings. Signs should fit within the lines and panels of the façade as defined by the building frame and architectural details."*

Sign A is located in the traditional sign location, in the panel above the door. The location of Sign A complies with the Guidelines.

Staff Recommendation to the HPC: Staff recommends the HPC recommend a reduction of the advertising message in Sign A, to be resubmitted for approval with the option to process as a Minor Alteration if in compliance with the Guidelines. Staff recommends the HPC determine if the other signs (including the arrows), comply with the Guidelines, and approve or deny accordingly.

Testimony: Mr. Shad asked if there was anyone in the audience that was in opposition to the case and would like to ask questions. There was no one in the audience that had questions. Mr. Shad swore in Eric Crowe. Mr. Shad asked if Mr. Crowe had any comments on the staff report. Mr. Crowe said the original intent of the signs on the building were to be temporary until his business gained more funds to buy permanent signs. Mr. Crowe said the signs are to advertise what was going on in the building as there are no windows on the building that allow people to see inside, as other buildings on the street have. Mr. Shad asked if the signs are temporary. Mr. Crowe confirmed the signs are temporary and said the main sign was on a precast panel.

Mr. Crowe said the area behind the panel has a lot of holes. Mr. Crowe said his first inclination was to cover it up and come back and file for a permanent sign. His new sign would be something very nice in its place, like an emblem, such as the star that indicates a historic building and have the sign match that. Mr. Crowe said he hopes his business will have set their brand and people will be aware of what the business offers. Mr. Crowe said at that time the business would not need a sign like the one that is hung to the left of the building, explaining what they offer.

Mr. Shad asked when the applicant expects to have a design for a new sign. Mr. Crowe said this year. Mr. Shad clarified Mr. Crowe means in 2020. Mr. Crowe confirmed. Mr. Shad asked if there was a time frame within the year. Mr. Crowe said it was dependent on having funds to be able to pay for a bronze sign, as desired. Ms. Tennor was concerned that the Commission does not have a definition for

temporary, but does not feel 10 months is temporary and the applicant is speaking inside of 12 months. Ms. Tennor said Mr. Crowe has a lot of items he wants to convey from books to gelato. Ms. Zoren said the Commission approved a sign for Jaxon Edwin Social House with logos, which may be more appropriate than words. Using different icons that establish the businesses options that are in accordance with the guidelines on a new sign was possible. Ms. Tennor said she did not mind the words and said the sign above the door is not in compliance either, but the words are made into a border. Ms. Tennor said the guidelines do not say you cannot have a lot of words as long as they are little. Ms. Tennor said she thinks the sign over the door is perfectly acceptable per the guidelines. Ms. Zoren said the sign is acceptable, except for the materials used to make the sign.

Mr. Crowe said his business has been open since August 2, 2019 and he wanted to know if he had his new sign up by August 2, 2020 would it be acceptable to keep the current sign up until that date. Mr. Reich said he thinks that the Commission could approve the sign above the door for a period of time, but the Commission could not approve the second sign. Mr. Taylor said the Commission should provide justification for why they are approving the material of the sign. Ms. Tennor said the that the sign over the door would be approved on a temporary basis. The Commission and staff discussed the tax credit application for this site that is later on in the docket and how the approval of this application could affect the approval of the tax credit application. The Commission told the applicants so long as the applicants took down the second sign they could contingently approve the tax credit application as well. Mr. Taylor asked if the applicant would withdraw the application for Sign B. Mr. Crowe said he would withdraw the application for Sign B.

Motion: Mr. Reich moved to approve the sign above the door for a period of 5 months. Mr. Roth seconded. The motion was unanimously approved.

HPC-20-14c – 8137 Main Street, Ellicott City, HO-1008

Final assessment tax credit 20.113 approval

Applicant: Donald R. Reuwer, Jr.

Request: The applicant, Donald R. Reuwer Jr., requests final tax credit approval for the 20.113 assessment historic property tax credit for improvements and repairs made to 8137 Main Street, Ellicott City after the May 2018 flood.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1906. The building was damaged by the May 2018 flood and the assessment on the structure was lowered to \$1,000.00. Upon completion of the repairs, the building has been re-assessed at \$326,600.00. The difference in the assessment that is eligible for the tax credit is \$325,600.00. The application contains documentation for \$56,003.04 in expenses for restoring the building.

Scope of Work: The Applicant seeks final tax credit approval for 20.113, the assessment tax credit and has submitted documentation that a total of \$56,003.04 was spent restoring the building to the pre-flood condition. The estimated potential tax credit this property could qualify for, based on the amount spent in restoration, current assessment and the current tax rate, is \$13,257.04.

HPC Review Criteria and Recommendations:

- 1) *Section 20.113 defines qualified expenses as “the amount of money paid by the owner of an eligible property to a licensed contractor for improvements, restoration, or the rehabilitation of the property or for materials used to improve, restore, or rehabilitate the property.”*

The applicant provided detailed invoices from the subcontractors who performed the work making improvements and rehabilitating the building, along with the corresponding payments.

- 2) *Section 20.113(c)(1)(ii)(b) provides the following procedure: “In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work requiring the Certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures.”*

Staff has reviewed the materials submitted and finds the restoration complies with the Secretary of the Interior Standards for Rehabilitation, per 20.113 code requirements, and that the property was essentially restored to its pre-flood condition. As a result, Staff reviewed expenses submitted and finds the repairs were done in-kind or with approval through the Minor Alteration process.

The Commission should determine if the work did not require pre-approval per Section 20.113 of the Code, which states, “In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work requiring the certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures.”

- 3) *Section 20.113(c)(1)(iv)(a) provides the following procedure “the owner files an application with the Commission within 12 months of the increased assessment.”*

The application has been filed within the required timeframe of being submitted within a year of being re-assessed.

- 4) *Section 20.113(c)(1)(iii) provides the following procedure “A Certificate of Approval from the Commission is obtained for all work subject to Commission approval under 16.603 of this Code, or any other provision of this Code or the Zoning Regulations that requires a Commission determination.”*

Signs were installed without approval. The property owner requested the tenant submit for approval of the signs. These items are on the current HPC agenda for consideration.

Staff Recommendation: Staff recommends the HPC approve the final 20.113 tax credit for \$56,003.04 in qualified expenses.

Testimony: Trae Reuwer was previously sworn in. Mr. Shad asked if he had anything to add to staff recommendations. Mr. Reuwer did not have anything to add.

Motion: Ms. Tennor moved to approve the final tax credit per staff recommendations contingent on the removal of the unapproved sign and to update the sign over the front door. Mr. Reich seconded. The motion was unanimously approved.

OTHER BUSINESS

1. Adoption of Howard County Historic Sites Inventory Updates
 - a. Adding HO-1173 Bowling Green and HO-22-1 Doughoregan Manor Tenant Farm 43
 - b. Correcting address and historic names entries from existing properties listed on the Inventory; noting when properties have been demolished.

Motion: Ms. Tennor moved to adopt the Historic Sites listings as presented by Ms. Burgess. Mr. Roth seconded. The motion was unanimously approved.

2. Kings Forest Section 106 Updates

Ms. Holmes explained to the Commission that the United States Army Corps of Engineers (USACE) and Maryland Historic Trust (MHT) have drafted a MOA and the document will be sent out to all interested parties. The MOA addresses vegetative plantings and stipulations to mitigate adverse effects on Doughoregan Manor and the stone house (HO-133). The stipulations include a forest conservation easement and additional evergreen plantings to enhance the vegetative buffer. USACE is interested in hearing any additional recommendations the Commission has to offer to mitigate the adverse effect on the Historic Site. The MOA has been distributed to the Commission for their consideration.

Ms. Holmes introduced John Carney from Benchmark Engineering. Mr. Carney came to answer any questions the Commission might have on the MOA. Mr. Carney said that Benchmark Engineering, along with Tollhouse Brothers submitted the King Forest subdivision plan that included a wetlands and floodplain disturbance permit to USACE through MDE.

Mr. Carney showed on his exhibit from the tree line behind the stone house to the site for the potential development there is deciduous forest separating the two sites. MHT asked that Benchmark Engineering and Tollhouse Brothers mitigate further by planting evergreens along lots 5, 6, and 7 of the Kings Forest Subdivision (F-19-014). Mr. Carney showed the Commission the new planting plan with three types of trees as part of the visual buffer from the stone house looking south towards the Kings Forest Subdivision.

Mr. Reich asked for clarification on the hashed area of the plan. Mr. Carney explained the honeycomb area was the forest conservation easement. Ms. Tennor asked if the forest conservation easement was mostly deciduous forest as previously referenced. Mr. Carney confirmed the forest was mostly deciduous.

The Commission and Mr. Carney discussed the elevation change of the site. Mr. Carney said the elevation at the stone house is about 477 feet and with a five-foot high porch the estimated elevation was around 481 to 482 feet. Mr. Roth said the stone house was looking down a little bit across the valley to the development.

Ms. Tennor stated she had concerns with the planting plan and said it would be preferable if the edge of the developed area was not so defined by the planting that is distinct from the woods. Ms. Tennor suggested a more integrated and gradual transition between the woods and the developed area rather than going from all deciduous trees to a band of evergreens. Mr. Carney said the request from MHT sent from USACE was for a double row of trees through that area. Ms. Tennor asked if the proposal was for

evergreens because they were good screening material. Mr. Carney said yes. Mr. Reich said the proposal looked more like a single row of trees. Mr. Carney said there were some restrictions from the site in certain areas, because of water management and septic disposal areas.


Mr. Roth said instead of having deciduous forest and then a wall of evergreens to make a more gradual transition, perhaps adding American Hollies mixed in with the forest would soften the transition. Mr. Carney said hollies had been discussed but did not end up on the planting plan list. Mr. Roth said if this area was a typical forest conservation area, it would have native species and that might be a way to soften the transition to the deciduous forest.

The Commission discussed the appropriateness of the double row of evergreen plantings due to the vastness of the forest conservation easement. Mr. Taylor said he heard the Commissioners asking for a more staggered line of trees. Ms. Tennor said she did not like a line of evergreen trees along the deciduous forest as it added a hard edge between the established forest and the development. Mr. Roth suggested that the developers use more native trees to the buffer and remove the arborvitae and Norwegian spruce evergreens and consider adding American holly and Eastern red cedar trees. Mr. Reich suggested adding native juniper.

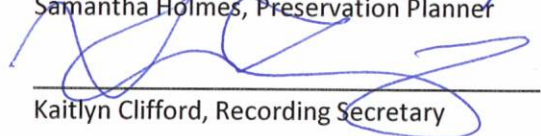
Mr. Shad moved to adjourn the meeting at 10:20 pm. Mr. Roth seconded. The motion was unanimously approved.

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


Allan Shad, Chair


Beth Burgess, Executive Secretary


Samantha Holmes, Preservation Planner


Kaitlyn Clifford, Recording Secretary



HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

ELlicott CITY HISTORIC DISTRICT ■ LAWYERS HILL HISTORIC DISTRICT

3430 Court House Drive ■ Ellicott City, Maryland 21043

Administered by the Department of Planning and Zoning

VOICE 410-313-2350

FAX 410-313-3042

May Minutes

Thursday, May 7, 2020; 7:00 p.m.

The May meeting of the Historic Preservation Commission was held on Thursday, May 7, 2020. Due to the State of Emergency and to adhere to social distancing measures, the meeting was not held at 3430 Court House Drive, Ellicott City, but was conducted as a virtual web meeting/conference call. Due to the cancellation of the April meeting, previously advertised April cases were heard at the May meeting.

No one registered or otherwise contacted the Commission about testifying for any of the following applications.

Mr. Roth moved to approve the March minutes. Ms. Zoren seconded. The motion was unanimously approved.

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

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

OTHER BUSINESS

Discussion of Howard County Code § 16.605(f)(3) – HPC 90-Day Deadline and Review Suspensions

PLANS FOR APPROVAL

Consent Agenda

1. HPC-20-24 – 3585 Church Road, Ellicott City
2. HPC-19-38c – 1485 Underwood Road, Sykesville, HO-1173
3. MA-18-45c – 10375 Cavey Lane, Woodstock, HO-770
4. MA-19-41c – 3748 Church Road (3691 Sarah's Lane), Ellicott City, HO-59
5. MA-19-50c – 6117 Lawyers Hill Road, Elkridge, HO-445
6. HPC-20-17 – 6060 Old Lawyers Hill Road, Elkridge
7. HPC-20-18c – 8173 Main Street, Ellicott City
8. HPC-20-19c – 8235 Main Street, Ellicott City
9. HPC-20-20c – 8185-8187 Main Street, Ellicott City
10. HPC-20-21c – 8181 Main Street, Ellicott City

Regular Agenda

11. HPC-20-15 – 8125 Main Street, Ellicott City
12. HPC-20-16 – 14830 Old Frederick Road, Woodbine, HO-170
13. HPC-20-22 – 3731 Hamilton Street/3744 Old Columbia Pike, Ellicott City
14. HPC-20-23 – 3731 Hamilton Street/3744 Old Columbia Pike, Ellicott City

15. HPC-20-25 - Vicinity of 8210 Main Street to 8080 Main Street, 8267/8247 Main Street/Hamilton Street to 8111 Main Street, Ellicott City
16. HPC-20-26 – Vicinity of 3713 Fels Lane, 3673 Park Avenue, 3674 Park Avenue, 3875 Ellicott Mills Drive, Parking Lot F, Ellicott City
17. HPC-20-27 – 3877 College Avenue, Ellicott City
18. HPC-20-28 – 3832 Old Columbia Pike, Ellicott City
19. HPC-20-29 – 8180 Main Street, Ellicott City

OTHER BUSINESS

1. Discussion of Howard County Code § 16.605(f)(3) – HPC 90-Day Deadline and Review Suspensions

Mr. Shad said the issue of whether the Commission should suspend any legal deadlines as provided for in the Governor and County Executive’s State of Emergency Orders was on the docket for the meeting. Mr. Shad said he has discussed this concern with staff and counsel to the Commission and he recommended that the Commission suspend Howard County Code § 16.605(f)(3) and Commission Rule 103.C, which imposes a 90-day deadline on the Commission to render a decision on an application or the application is automatically approved. It was discussed because of delays due to the cancellation of the April hearing and because of staff resource issues related to the closure of some government offices, this deadline should be suspended, although the Commission will try to meet normal deadlines in all cases.

Motion: Mr. Shad moved that the Commission find that the suspension of the deadlines in the Howard County Code §16.605(f)(3) and Commission Rule 103.C will not endanger public health, welfare, or safety; and that the Commission ordered as follows:

Upon notification to the Governor, the deadline in the Howard County Code §16.605(f)(3) and Commission Rule 103.C is hereby Suspended until 30 days after the Governor terminates the State of Emergency, or until such time as the Commission orders otherwise. And that a copy of this order be provided to the Howard County Executive and to the Administrator to the County Council for Howard County; and that this order be promptly publicized.

Mr. Shad asked if there was any discussion needed by the Commission on this motion. The Commission had no discussion. Mr. Roth seconded the motion. The motion was unanimously approved.

CONSENT AGENDA

HPC-20-24 – 3585 Church Road, Ellicott City

Certificate of Approval to remove tree.

Applicant: Kimberly Kepnes

Request: The applicant, Kimberly Kepnes, requests a Certificate of Approval to remove a tree at 3585 Church Road, 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 1865.

This application was initially posted as a Minor Alteration on the Commission’s website, as case MA-20-20, but an objection was received from a citizen who believed the Minor Alteration deadline was suspended due to Executive Order 2020-03.

Scope of Work: The applicant proposes to remove a diseased/dying and threatening tree. The application states that the applicant has had multiple trees fall on the property due to disease in the past year. The current tree proposed for removal is located near a parking area adjacent to the driveway and will cause personal property damage when it falls.

The application explains that large limbs have been falling off the tree for several seasons and the bark is now shedding on all sides, displaying a hollow center.



Figure 2 - Location of tree



Figure 1 - Tree to be removed

HPC Review Criteria and Recommendations:

Chapter 9.B: Landscape and Site Elements, Trees and Other Vegetation

- 1) *Chapter 9.B recommends, “Plant new trees and shrubs far enough from buildings to avoid moisture problems and damage to the buildings from falling limbs and roots as the plants grow.*
- 2) *Routine Maintenance – Removing dead or certifiably diseased trees. (An arborist’s certificate will be accepted for diseased trees).*

The tree is very clearly in poor health. If the tree were to fall, it could potentially cause damage to the historic structure, in addition to vehicles.

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

Testimony: Ms. Kepnes was in attendance but no further information was given or discussed.

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

HPC-19-38c – 1485 Underwood Road, Sykesville, HO-1173

Final tax credit approval.

Applicant: Ann H. Jones

Request: The applicant, Ann H. Jones, requests final tax credit approval for repairs made at 1485 Underwood Road, Sykesville.

Background and Site Description: This property is pending adoption to the Howard County Historic Sites Inventory as HO-1173, Bowling Green. Once the County Council adopts this property to the Inventory, the tax credit paperwork, if approved, can be sent to Finance. The applicant was pre-approved for tax credits to make repairs on July 11, 2019.

Scope of Work: The applicant has submitted documentation that \$26,483.67 has been spent on eligible pre-approved work to repair the chimney, siding and hire an architect to work on the project. The applicant seeks \$6,620.91 in final tax credits. The work complies with that pre-approved and the cancelled checks and other documentation total the requested amount.

Staff Recommendation to the HPC: Staff recommends the HPC approve the application as submitted, for \$6,620.91 in final tax credits.

Testimony: Ms. Jones was in attendance but no further information was given or discussed.

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

MA-18-45c – 10375 Cavey Lane, Woodstock, HO-770

Final tax credit 20.112 approval.

Applicant: Alice M. Bender

Request: The applicant, Alice M. Bender, requests final tax credit approval for repairs made at 10375 Cavey Lane, Woodstock, HO-770.

Background and Site Description: The property is listed on the Historic Sites Inventory as HO-770, Killarney. The property is not located in a local historic district.

The applicant was pre-approved for tax credits through the Executive Secretary process in October 2018 to replace a vinyl window with a wood window.

Scope of Work: The applicant seeks final tax credit approval. The applicant submitted documentation that \$1,135.00 was spent on eligible, pre-approved work and seeks \$283.75 in tax credits. The work complies with that pre-approved and the cancelled checks and other documentation total the requested amount.

Staff Recommendation to the HPC: Staff recommends the HPC approve the tax credit as submitted for \$283.75 in final tax credits.

Testimony: There was no testimony or discussion.

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

MA-19-41c – 3748 Church Road (aka 3691 Sarah’s Lane), Ellicott City, HO-59

Final tax credit 20.112 approval.

Applicant: Kimberly Kepnes

Request: The applicant, Kimberly Kepnes, requests final tax credit approval for painting and repairs made at 3748 Church Road (aka 3691 Sarah’s Lane), Ellicott City.

Background and Site Description: The property is located in the Ellicott City Historic District and is listed on the Historic Sites Inventory as HO-59. The applicant was pre-approved for tax credits through the Executive Secretary process in October 2019 to prep and paint the exterior of the building.

Scope of Work: The applicant seeks final tax credit approval. The applicant submitted documentation that \$11,549.24 was spent on eligible, pre-approved work and seeks \$2,887.31 in final tax credit. The work complies with that pre-approved and the cancelled checks and other documentation total the requested amount.

Staff Recommendation to the HPC: Staff recommends the HPC approve the tax credit as submitted for \$2,887.31 in final tax credits.

Testimony: Ms. Kepnes was in attendance but no further information was given or discussed.

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

MA-19-50c – 6117 Lawyers Hill Road, Elkridge, HO-445

Final tax credit 20.112 approval.

Applicant: Drew Roth

Request: The applicant, Drew Roth, requests final tax credit approval for repairs made at 6117 Lawyers Hill Road, Elkridge.

Background and Site Description: The property is located in the Lawyers Hill Historic District and is listed on the Historic Sites Inventory as HO-445, the Murray Miller House. The applicant was pre-approved for tax credits through the Executive Secretary process in November 2019 to make roof and gutter repairs/replacements.

Scope of Work: The applicant seeks final tax credit approval. The applicant submitted documentation that \$39,256.00 was spent on eligible, pre-approved work and seeks \$9,814.00 in final tax credit. The work complies with that pre-approved and the cancelled checks and other documentation total the requested amount.

Staff Recommendation to the HPC: Staff recommends the HPC approve the tax credit as submitted for \$9,814.00 in final tax credits.

Testimony: Mr. Roth recused himself for this case as he is the applicant.

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

HPC-20-17 – 6060 Old Lawyers Hill Road, Elkridge

Certificate of Approval for exterior alterations related to pool.

Applicant: Finn Ramsland

Request: The applicant, Finn Ramsland, requests a Certificate of Approval to make exterior alterations at 6060 Old Lawyers Hill Road, Elkridge.

Background and Site Description: This property is located in the Lawyers Hill Historic District and is also listed on the Historic Sites Inventory as HO-447, Maycroft.

In December 2019, the Applicant was approved in case HPC-19-59 for the pool coping, waterline tile, pool lining, mechanical equipment and the layout of the site plan flipped 180 degrees (which was supplemented with a site plan submitted to and approved by staff – the site plan only provided information on the orientation of the pool).

Scope of Work: The Applicant now seeks approval for the remainder of the outstanding items from the December 2019 meeting. In order to be consistent with the terms and numbering used at the December meeting, this report will reference the remaining items as they were referenced in December 2019. The applicant seeks approval for the following items:

- Item 4 – Pool Accessories (stepping stones, boulder feature, slide with raised bed to support the boulder and slide).
- Item 5 – 1000 square foot broom finish concrete patio (aka pool decking) surrounding pool and 528 square foot flagstone patio extension (previously was proposed to be brick to match existing, it will now all be changed to flagstone).
- Item 6 – Four-foot-tall black aluminum fencing, in the Antietam style.

The applicant has submitted the following renderings to depict what the proposed fencing, flagstone patio and concrete patio (pool decking) would look like. The proposed slide will be tan in color and will be 8-feet 3-inches high at full height. The applicant will return with landscaping in a future application.

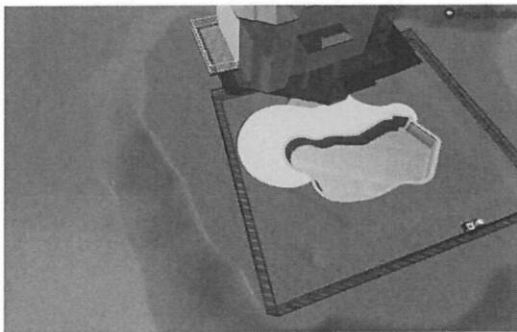


Figure 3 - Pool rendering

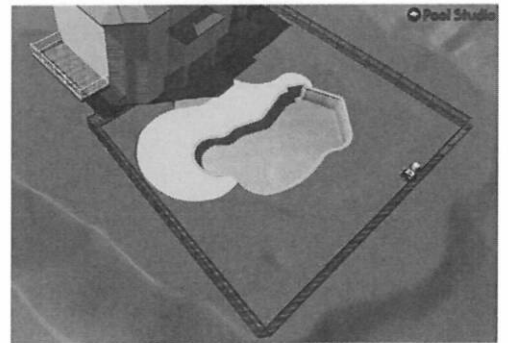


Figure 4 - Pool rendering

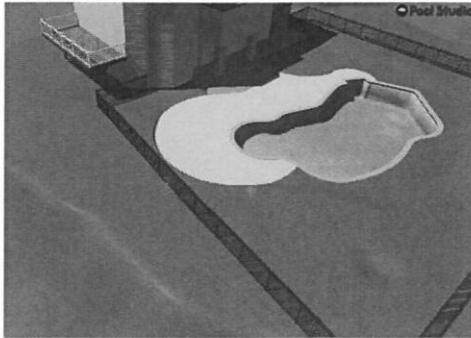


Figure 5 - Pool rendering

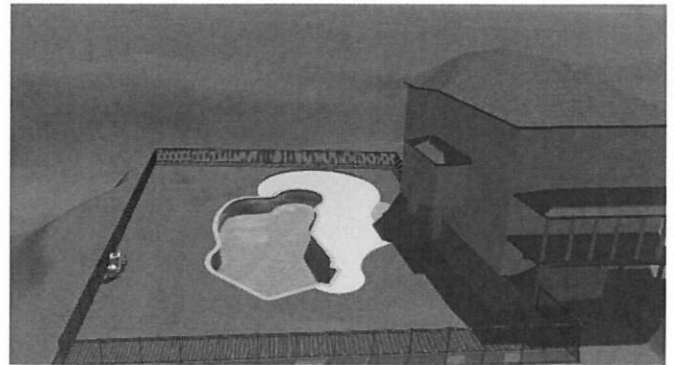


Figure 6 - Pool rendering

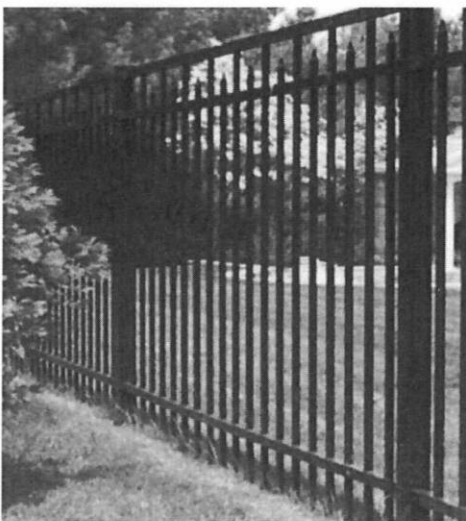


Figure 7 - Proposed Antietam style black aluminum fencing

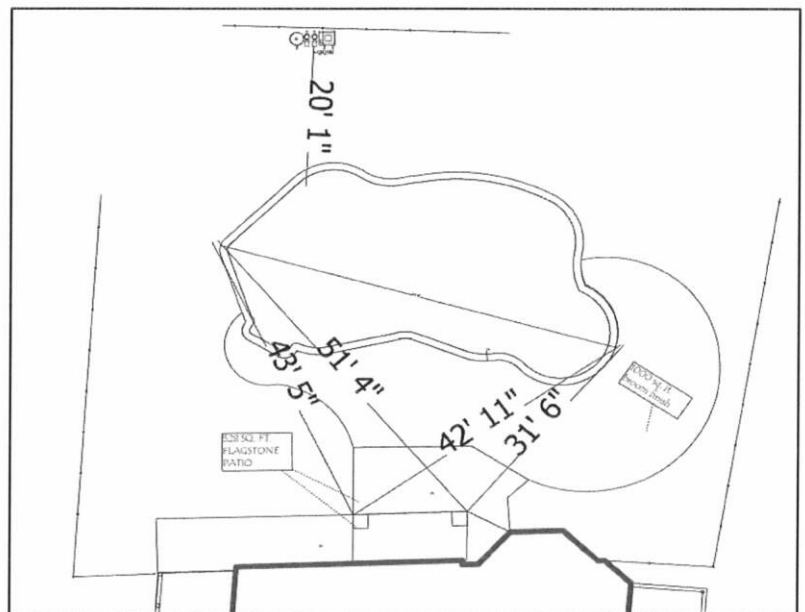


Figure 8 - Site layout

HPC Review Criteria and Recommendations:

Chapter 9.B: Landscape and Site Elements, Trees and Other Vegetation

- 1) Chapter 9.B recommends, "maintain and install informal landscaping using a variety of trees, shrubs and flowers, particularly native species. 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."
- 2) Chapter 9.B recommends, "maintain the open feel of the District by minimizing property lines demarcations."

The construction of a fence is required by code to have installed around the pool. The code requirement has specifications for the type of fencing as well, ensuring that children cannot fit their head through or easily climb over (for example, horizontal rails must be on the inside of the fence, rather than the outside where they can be used as footholds). The fencing will not be used as a property line demarcation, as it will only be located around the pool area.

A new landscape plan has not yet been submitted for review.

Chapter 9.C: Landscape and Site Elements, Fences

- 3) Chapter 9.C explains, “property lines in Lawyers Hill are only occasionally defined by fencing. Fences are generally low and open, and made of painted wood boards or unpainted split rails. The open feel of the District will be maintained by limiting the use of fencing, and by use low, open fencing when fencing is necessary.
- 4) Chapter 9.C recommends, “when installing new fencing, use fencing that is low, open and made of wood. If necessary, this type of fencing can have an inconspicuous, inner wire fencing.
- 5) Chapter 9.C recommends, “plant vines or shrubs in front of solid fencing to reduce its visual impact from public roads.”
- 6) Chapter 9.C recommends against, “installing stockade, chain link, or wrought iron fencing in a location visible from a public road or a neighboring property.”

While the guidelines do not recommend use of a wrought iron fence (which this would emulate in style, but is aluminum in material rather than iron), the fence will not be highly visible from the road or neighboring property. The fence will be most visible from the driveway. The fence will be 4 feet high, which is the shortest the fence can be in order to comply with the code requirements for fencing around a pool. The applicant also chose the black aluminum fence as he felt it would be least visible from the street, as opposed to a wood fence, which is bulkier.

Chapter 9.E: Landscape and Site Elements, Driveways, Walkways and Patios

- 7) Chapter 9.E recommends, “construct new walkways and patios of brick, flagstone or concrete pavers designed to look like flagstone. New walkways may also be constructed of bark chips or gravel.”
- 8) Chapter 9.E recommends against, “constructing new walkways and patios of poured concrete slabs within view of a public road.”

The proposed concrete and flagstone patios comply with the Commission’s recommendations from the December meeting to have a historically appropriate patio adjacent to the historic house and the concrete patio adjacent only to the pool. Neither patio will be highly visible, if visible at all, from Old Lawyers Hill Road due to the change in topography, and location on the rear of the house.

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

Testimony: Ms. Holmes stated the application had been amended to use red brick as the patio paving material, instead of flagstone. Staff agreed this is a more compatible material and recommends approval.

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

HPC-20-18c – 8173 Main Street, Ellicott City

Final assessment tax credit 20.113 approval

Applicant: Mid Atlantic Land Services LLC, Donald R. Reuwer Jr.

Request: The applicant, Mid Atlantic Land Services LLC, Donald R. Reuwer Jr., requests final tax credit approval for the 20.113 assessment historic property tax credit for improvements and repairs made to 8173 Main Street, Ellicott City after the May 2018 flood.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1890. The building was damaged by the May 2018 flood and the assessment on the structure was lowered to \$1,000.00. Upon completion of the repairs, the building was re-assessed at \$130,300.00. The difference in the assessment that may be eligible for the tax credit is \$129,300.00.

Scope of Work: The Applicant seeks final tax credit approval for the assessment tax credit (Section 20.113 of the County Code) and has submitted documentation that a total of \$15,777.79 was spent improving or restoring the building. The estimated potential tax credit this property could qualify for, based on the amount spent in restoration, the current assessment and the current tax rate, is \$1,311.10.

HPC Review Criteria and Recommendations:

- 1) *Section 20.113 defines qualified expenses as “the amount of money paid by the owner of an eligible property to a licensed contractor for improvements, restoration, or the rehabilitation of the property or for materials used to improve, restore, or rehabilitate the property.”*

The applicant provided detailed invoices from the subcontractors who performed the work and corresponding payments.

- 2) *Section 20.113(c)(1)(ii)(b) provides the following procedure: “In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work requiring the Certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures.”*

Staff has reviewed the materials submitted and finds the restoration complies with the Secretary of the Interior Standards for Rehabilitation, per 20.113 code requirements, and that the property was essentially restored to its pre-flood condition. As a result, Staff reviewed expenses submitted and finds that \$15,777.79 was spent repairing the building.

This was an emergency application due to flooding and therefore the Commission may issue a pre-approval determination after the expenditure of funds, per Section 20.113 of the Code, which states, “In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work requiring the certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures.”

- 3) *Section 20.113(c)(1)(iv)(a) provides the following procedure “the owner files an application with the Commission within 12 months of the increased assessment.”*

The application has been filed within the required timeframe of being submitted within a year of being re-assessed.

Staff Recommendation: Staff recommends Approval as submitted for the final 20.113 tax credit, for the amount of \$15,777.79 in qualified expenses.

Testimony: There was no testimony or discussion.

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

HPC-20-19c – 8235 Main Street, Ellicott City

Final assessment tax credit 20.113 approval

Applicant: Penn Shop Ventures, LLC, Donald R. Reuwer III

Request: The applicant, Penn Shop Ventures, LLC, Donald R. Reuwer III, requests final tax credit approval for the 20.113 assessment historic property tax credit for improvements and repairs made to 8235 Main Street, Ellicott City after the May 2018 flood.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1890. The building was damaged by the May 2018 flood and the assessment on the structure was lowered to \$1,000.00. Upon completion of the repairs, the building was re-assessed at \$129,800.00. The difference in the assessment that may be eligible for the tax credit is \$128,800.00.

Scope of Work: The Applicant seeks final tax credit approval for the assessment tax credit (Section 20.113 of the County Code) and has submitted documentation that a total of \$16,604.84 was spent improving or restoring the building. The estimated potential tax credit this property could qualify for, based on the amount spent in restoration, the current assessment and the current tax rate, is \$1,306.03.

HPC Review Criteria and Recommendations:

- 1) *Section 20.113 defines qualified expenses as “the amount of money paid by the owner of an eligible property to a licensed contractor for improvements, restoration, or the rehabilitation of the property or for materials used to improve, restore, or rehabilitate the property.”*

The applicant provided detailed invoices from the subcontractors who performed the work and corresponding payments.

- 2) *Section 20.113(c)(1)(ii)(b) provides the following procedure: “In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work requiring the Certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures.”*

Staff has reviewed the materials submitted and finds the restoration complies with the Secretary of the Interior Standards for Rehabilitation, per 20.113 code requirements, and that the property was essentially restored to its pre-flood condition. As a result, Staff reviewed expenses submitted and finds that \$16,604.84 was spent repairing the building.

This was an emergency application due to flooding and therefore the Commission may issue a pre-approval determination after the expenditure of funds, per Section 20.113 of the Code, which states, “In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work requiring the certification was done in accordance with Title 6, Subtitle 6 of this Code and

is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures.”

- 3) *Section 20.113(c)(1)(iv)(a) provides the following procedure “the owner files an application with the Commission within 12 months of the increased assessment.”*

The application has been filed within the required timeframe of being submitted within a year of being re-assessed.

Staff Recommendation: Staff recommends Approval as submitted for the final 20.113 tax credit, for the amount of \$16,604.84 in qualified expenses.

Testimony: There was no testimony or discussion.

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

HPC-20-20c – 8185-8187 Main Street, Ellicott City

Final assessment tax credit 20.113 approval

Applicant: Mid Atlantic Land Services, Inc., Donald R. Reuwer Jr.

Request: The applicant, Mid Atlantic Land Services, Inc., Donald R. Reuwer Jr., requests final tax credit approval for the 20.113 assessment historic property tax credit for improvements and repairs made to 8185-8187 Main Street, Ellicott City after the May 2018 flood.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1900. The building was damaged by the May 2018 flood and the assessment on the structure was lowered to \$1,000.00. Upon completion of the repairs, the building was re-assessed at \$136,500.00. The difference in the assessment that may be eligible for the tax credit is \$135,500.00.

Scope of Work: The Applicant seeks final tax credit approval for the assessment tax credit (Section 20.113 of the County Code) and has submitted documentation that a total of \$28,758.28 was spent improving or restoring the building. The estimated potential tax credit this property could qualify for, based on the amount spent in restoration, the current assessment and the current tax rate, is \$1,373.97.

HPC Review Criteria and Recommendations:

- 1) *Section 20.113 defines qualified expenses as “the amount of money paid by the owner of an eligible property to a licensed contractor for improvements, restoration, or the rehabilitation of the property or for materials used to improve, restore, or rehabilitate the property.”*

The applicant provided detailed invoices from the subcontractors who performed the work and corresponding payments.

- 2) *Section 20.113(c)(1)(ii)(b) provides the following procedure: “In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work requiring the Certification was done in accordance with Title 6, Subtitle 6 of this Code and is*

in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures.”

Staff has reviewed the materials submitted and finds the restoration complies with the Secretary of the Interior Standards for Rehabilitation, per 20.113 code requirements, and that the property was essentially restored to its pre-flood condition. As a result, Staff reviewed expenses submitted and finds that \$28,758.28 was spent repairing the building.

This was an emergency application due to flooding and therefore the Commission may issue a pre-approval determination after the expenditure of funds, per Section 20.113 of the Code, which states, “In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work requiring the certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures.”

3) *Section 20.113(c)(1)(iv)(a) provides the following procedure “the owner files an application with the Commission within 12 months of the increased assessment.”*

The application has been filed within the required timeframe of being submitted within a year of being re-assessed.

Staff Recommendation: Staff recommends Approval as submitted for the final 20.113 tax credit, for the amount of \$28,758.28 in qualified expenses.

Testimony: There was no testimony or discussion.

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

HPC-20-21c – 8181 Main Street, Ellicott City

Final assessment tax credit 20.113 approval

Applicant: Mid Atlantic Land Services, Inc., Donald R. Reuwer Jr.

Request: The applicant, Mid Atlantic Land Services, Inc., Donald R. Reuwer Jr., requests final tax credit approval for the 20.113 assessment historic property tax credit for improvements and repairs made to 8181 Main Street, Ellicott City after the May 2018 flood.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1900. The building was damaged by the May 2018 flood and the assessment on the structure was lowered to \$1,000.00. Upon completion of the repairs, the building was re-assessed at \$173,500.00. The difference in the assessment that may be eligible for the tax credit is \$172,500.00.

Scope of Work: The Applicant seeks final tax credit approval for the assessment tax credit (Section 20.113 of the County Code) and has submitted documentation that a total of \$30,649.29 was spent improving or restoring the building. The estimated potential tax credit this property could qualify for, based on the amount spent in restoration, the current assessment and the current tax rate, is \$1,749.15.

HPC Review Criteria and Recommendations:

- 1) *Section 20.113 defines qualified expenses as “the amount of money paid by the owner of an eligible property to a licensed contractor for improvements, restoration, or the rehabilitation of the property or for materials used to improve, restore, or rehabilitate the property.”*

The applicant provided detailed invoices from the subcontractors who performed the work and corresponding payments.

- 2) *Section 20.113(c)(1)(ii)(b) provides the following procedure: “In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work requiring the Certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures.”*

Staff has reviewed the materials submitted and finds the restoration complies with the Secretary of the Interior Standards for Rehabilitation, per 20.113 code requirements, and that the property was essentially restored to its pre-flood condition. As a result, Staff reviewed expenses submitted and finds that \$30,649.29 was spent repairing the building.

This was an emergency application due to flooding and therefore the Commission may issue a pre-approval determination after the expenditure of funds, per Section 20.113 of the Code, which states, “In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work requiring the certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures.”

- 3) *Section 20.113(c)(1)(iv)(a) provides the following procedure “the owner files an application with the Commission within 12 months of the increased assessment.”*

The application has been filed within the required timeframe of being submitted within a year of being re-assessed.

Staff Recommendation: Staff recommends Approval as submitted for the final 20.113 tax credit, for the amount of \$30,649.29 in qualified expenses.

Testimony: There was no testimony or discussion.

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

REGULAR AGENDA

HPC-20-15 – 8125 Main Street, Ellicott City

Advisory Comments/Pre-Application Advice for restoration.

Applicant: R. Zachary Hollenbeck, AIA, Howard County Department of Public Works

Request: The applicant, Howard County Department of Public Works, requests Advisory Comments/Pre-Application Advice on 8125 Main Street, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. This building dates to the 1920s. The building was seriously damaged in the 2016 Ellicott City flood and was subsequently restored, only to be further damaged in the 2018 flood.

Scope of Work: The applicant seeks Advisory Comments/Pre-Application Advice on the restoration of the front façade of the building. The application shows six possible options:

- 1) Option 1A – Reconstruct to pre-flood condition. In this scenario the storefront stone base (also referred to herein as a plinth), ranges in height from 7 ½ inches to 2-feet 4-inches in height. The front door would be an all-glass door to match the original, and the only metal framing elements would exist at the top and exterior sides of the door.
- 2) Option 1B – Reconstruct to pre-flood condition with the addition of a flood door and flood proofing. The plinth remains the same height in this scenario. The flood doors would be an aluminum impact and flood rated frame. The storefront glass would consist of 3-inch heat strengthened IGU (insulated glass units) with safety glass interlayer.
- 3) Option 1C – Reconstruct to pre-flood condition with the addition of a floodgate and flood proofing. The plinth remains the same in this scenario and the door and frame will match the original.
- 4) Option 2A – Construct a raised plinth; no other flood proofing. The plinth will increase in height from 7 ½ inches to 2-feet 7 ½ inches at the west end of the building and from 2-feet 4-inches in height to 4-feet 4-inches in height at the east end.
- 5) Option 2B – Construct a raised plinth with a flood door and flood proofing. The plinth will increase in height from 7 ½ inches to 2-feet 7 ½ inches at the west end of the building and from 2-feet 4-inches in height to 4-feet 4-inches in height at the east end. The flood door and insulated storefront windows from Option 1B would be used here.
- 6) Option 2C – Construct a raised plinth with a flood gate. The plinth will increase in height from 7 ½ inches to 2-feet 7 ½ inches at the west end of the building and from 2-feet 4-inches in height to 4-feet 4-inches in height at the east end. The original door would be used in this scenario, with the insulated storefront windows. A flood gate would be added.

HPC Review Criteria and Recommendations: Chapter 6 of the Guidelines provides recommendations for Entrances and Storefronts in Section 6.G and 6.K, but does not currently provide flood proofing recommendations. Floodproofing methods are encouraged when they mitigate to protect the structure and the cumulative effects on historic resources. Both 2016 and 2018 floods destroyed entire storefronts because of both the depth and velocity of the water in this lower Main area.



Figure 9 – Flood event



Figure 10 - Flood event

Staff Recommendation to the HPC: Staff recommends the HPC review the relevant sections of the Guidelines and consider how the different floodproofing scenarios would protect or alter the character-defining elements of the building; and provide advice for the applicant to consider.

Testimony: Mr. Shad swore in Robert Z. Hollenbeck from the Department of Public Works and Anath Ranon, the consultant from Quinn Evans Architects. Mr. Shad asked if the applicants had anything to add to the staff report. Mr. Hollenbeck explained that DPW was looking to get Advisory Comments from the Commission on restoring the front façade of Caplan’s store front. With consultation from Anath Ranon, Ms. Ranon said there has been two main options for restoring the façade and two variations for the two options, leading to a total of six items for review. Ms. Ranon reviewed the six options as previously described in the staff report. Ms. Ranon explained that options 2a-c are as a result of the materials suggested to be in compliance with Base Flood Elevations (BFE) of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Ellicott City, though the FIRMs for Ellicott City are two years old at this point.

Ms. Tennor asked Ms. Ranon to reiterate her point of the flood height requirements in reference to flood resistance. Ms. Ranon explained that the County requires the flood resistance construction height to be of the BFE plus 2 feet, which is what option 2a-c is depicting to create a stronger stone base. The robust flood resistance storefront system would also meet this requirement.

Ms. Tennor said that option 2c would raise the height at the lower end of the building so much so that it would change how people interact with the building facade significantly and would be very unappealing. Ms. Tennor asked how long it would take to deploy the proposed flood gates and if one would need to be in the building to have the gate deployed. Ms. Ranon said the flood gate would deploy relatively fast and there could be a remote option, but the operator of the remote would need to know ahead of time that there is a flood, the gate would not detect the water by itself. Ms. Tennor asked about the glazing on the rest of the building.

Mr. Roth asked if the Commission were to advise against a higher plinth and the County required a higher plinth for the building, how would those recommendations get reconciled. Mr. Hollenbeck said he did not have an answer, but he would take the Advisory Comments from the Commission and review the comments with DILP to come up with a plan before the next stage of design.

Mr. Roth said he concurs with Ms. Tennor regarding the higher plinth changing the character of the façade significantly, Mr. Roth found that replacing the glass transom to be unappealing but less unappealing than raising the plinth.

Mr. Reich asked if the flood glass would be heat strengthened referencing 3-inch version of glass in options 1b and 1c. Ms. Ranon said the flood glass would be non-insulated. Mr. Reich said the glass would be half inch with three quarter inch heat space... Mr. Reich felt this effect would make very little difference in appearance to the façade and have maximum effect. Mr. Reich said he did not think the floodgate would be effective. Mr. Reich recommended to keep the stone plinth the way it was and go with three-inch glass to save the appearance of the façade. Mr. Reich said the whole open appearance at the bottom of Caplan's is important and heavier beefed up doors disrupt the appearance. Mr. Reich asked if there is an option for a solid glass door that is as durable as the storefront glass. Ms. Ranon said they have not found solid glass doors that are as durable as the storefront glass but can keep looking.

Ms. Zoren said she agreed with the other Commissioners regarding the current lower plinth level, if the plinth is raised, it would really change the character of the building. Ms. Zoren said she felt the same way about the arched transom, by removing it, the façade would also change in character. Ms. Zoren said she preferred Option 1b, with the lower plinth hand flood doors and flood glass.

Mr. Shad said he agreed with the other Commissioner's comments, with maintaining the original elevation of the plinth and not raising it higher. As far as flood mitigation, Mr. Shad said he has a lot of faith in all of the proposed mitigation efforts that are being taken and would like to see this building back to its original design as much as possible. Mr. Shad said the heavier doors will mimic the original would be preferable. Mr. Shad said he would also select option 1b, the stronger glass would add an extra layer of protection if flooding occurs. Mr. Shad said he thinks the flood gate would detract from the building and if the flooding is bad enough it could break through walls.

There were no further comments from the Commission or the applicants.

Motion: There was no motion as this case was for advisory comments.

HPC-20-16 – 14830 Old Frederick Road, Woodbine, HO-170

Advisory Comments for Subdivision.

Applicant: Nicholas Lally

Request: The applicant, Nicholas Lally, requests Advisory Comments for a subdivision plan at 14830 Old Frederick Road, Woodbine.

Background and Site Description: This property is not located in a historic district, but is listed on the Historic Sites Inventory as HO-170, Shipley's Adventure (Dr. Perilla House). The historic house appears to have been heavily altered, possibly in the 1970s.

The property consists of about 10.03 acres and is zoned RC-DEO.

Scope of Work: There will be 3 buildable lots created and no structures are proposed to be demolished. The historic house and all existing historic outbuildings (barn and springhouse) will remain on Lot 2, which will consist of 3.92 acres. New houses will be constructed on Lots 1 and 3; Lot 2 is located

between these lots. Lot 1 will be 3.06 acres and Lot 3 will be 3.03 acres. Access to Lots 1 and 3 will not impact the historic buildings on Lot 2.

HPC Review Criteria and Recommendations:

Section 16.118 – Protection of Historic Resources

- 1) *Section 16.118 of the subdivision regulations recommends, “Historic buildings, structures and landscape features which are integral to the historic setting should be located on a single lot of suitable size to ensure protection of the historic structure and setting.”*
- 2) *Section 16.118 of the subdivision regulations recommends, “The new subdivision road should be sited so that the lot layout does not intrude on historic resources. The road should be oriented so that views of the historic property from the public road are of its primary façade.”*

The proposed subdivision complies with 16.118 of the subdivision regulations. The historic structure and its associated outbuildings will be located on one lot and retained. The new shared driveway will not encroach on the historic structures.

Staff Recommendation to the HPC: Staff has no further recommendations.

Testimony: Mr. Shad swore in Sam Alomer, the engineer for the project on Mr. Lally’s property. Mr. Shad asked if Mr. Alomer had any information to add to the staff report. Mr. Alomer said the project entailed subdividing property into three buildable lots. The historic house will be on 3.9 acres and there will be no modification or demolition to the house and the barn will be saved on the same lot. The other two lots will also be three acres in size.

Ms. Tennor said she had no comments on the application and that it looked straightforward to her. Ms. Tennor said she was happy to see the existing house remaining and complemented Mr. Alomer on his subdivision plans. Mr. Roth said he had no comments on the application and that he found it to be straightforward as well.

Mr. Reich asked if each of the lots were a little over three acres. Mr. Reich said the only thing he found to be odd about the application is that the existing house will be facing the side or back of a new house. Mr. Reich said he was trying to understand how the driveway would work, and if vehicles would be exiting off Route 40 to enter the driveway. Mr. Alomer said the driveway met with McCann Farm Road. Mr. Reich said the proposed plan would have a long driveway back towards the subdivision and mentioned that vehicles would pass through another property before even entering the proposed subdivision. Mr. Reich asked if there is a landscape plan. Mr. Alomer said the landscape plan would come after the final plans.

Mr. Reich said his only comment was that between the old house and new houses, it is almost all open grade, like a big open field with a new house on either side. Mr. Reich suggested having more landscaping between the houses.

Ms. Zoren said she agreed with Mr. Reich’s comments about additional landscape buffers between the new and existing properties. Ms. Zoren said she appreciated Mr. Alomer’s efforts to save the historic house and make a good site plan.

Mr. Shad said he agreed with the other comments made about saving the house and noted the proposed subdivision lots are typically bigger than the Commission sees, and he appreciated that. Mr. Shad asked if the applicants had any questions. Mr. Alomer said he did not.

Motion: There was no motion as this case was for advisory comments.

HPC-20-23 – 3731 Hamilton Street/3744 Old Columbia Pike, Ellicott City

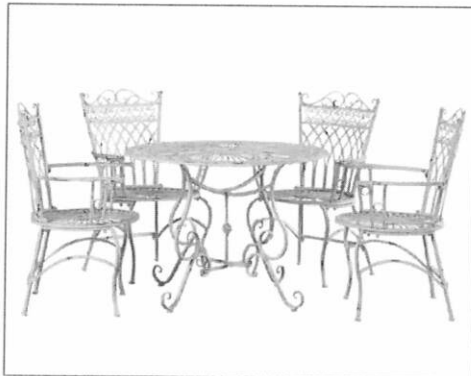
Certificate of Approval for patio tables and chair.

Applicant: Veronica Daniel

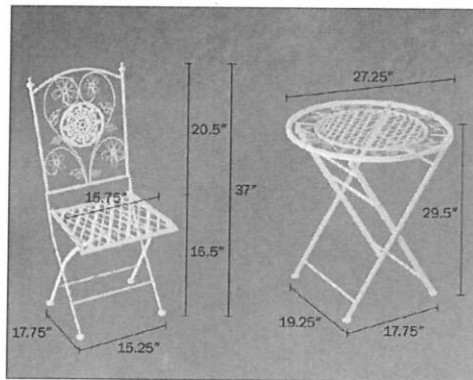
Request: The applicant, Veronica Daniel, requests a Certificate of Approval for exterior alterations to 3731 Hamilton Street/3744 Old Columbia Pike, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. The buildings date approximately to the 1840s-1850s.

While the application is currently before the Commission for retroactive approval, it was submitted prior the alteration taking place as part of the television show that recently filmed in Ellicott City. Unfortunately, due to the timing of the submission and a significant number of submissions already in process, staff was unable to process the application for possible Minor Alteration consideration and the alteration was made without HPC approval. Due to the “surprise” nature of the show, it was also unknown at the time if the business owner would want to keep the improvement, as she was unaware it was taking place.



Proposed Patio Tables & Chairs
Seating for Four



Proposed Patio Tables & Chairs
Seating for Two

Figure 11 - Installed tables and chairs

Scope of Work: The applicant seeks retroactive approval for the installation of iron tables and chairs (12 two person and 9 four person tables and chairs) in an off-white color.

HPC Review Criteria and Recommendations:

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

1) Chapter 10.C recommends:

- a. “Use street furniture that is simple in design and constructed of traditional materials such as wood and dark metal.”
- b. “Improve consistency in design throughout the historic district for items such as street lights, traffic signal, public signage, trash receptacles and other street furniture.”

The new tables and chairs are constructed from metal and are painted an off-white, but the Guidelines recommend the use of dark metal. The design of the chairs is more ornate than is commonly seen in the district. If the new furniture was painted black, the ornateness of the chairs would be less noticeable and better blend with other street furniture in the district, including that on neighboring properties.

The previously existing furniture, as shown in the application, was a simple black metal, which better complied with the Guidelines.

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

Testimony: Mr. Shad swore in Jeni Porter. Mr. Shad asked if Ms. Porter had any comments to add to staff recommendations. Ms. Porter said she did not have anything to add and that she got most of the information from the production team less than a week ago. Ms. Porter said she did not know what the production team was doing because of the secrecy of the TV show.

Ms. Burgess asked if Ms. Porter was the store owner and agreed with the work the production team completed and if Ms. Porter wanted to maintain the completed work. Ms. Porter confirmed she was the store owner and said she knew the white metal chairs were not traditional, but she liked the color of the chairs and thought it looked nice with all the other work the production team did. Ms. Porter said the chairs were complimentary with the stonework.

Ms. Tennor said she agreed with the staff that the white metal furniture is different from what the Commission sees outside of the streetscape in Ellicott City. Ms. Tennor noted all other street furniture is black and the application was asking for white street furniture. Ms. Tennor said she does not object to it strongly enough to have the chairs modified. Ms. Tennor asked if the street furniture has already been installed. Ms. Porter confirmed the street furniture had already been installed. Ms. Tennor said while the light fixtures are black and the furniture is white, she thinks there has been a great improvement to the property and does not object to the work but stated it is very different.

Mr. Roth said quoting the Guidelines "use simple designs such as wood or dark metal." Mr. Roth noted that while the Guidelines say wood and dark metal, these are an example not a requirement of material. Mr. Roth said the question is whether this furniture painted off white can be considered traditional. Mr. Roth said he thinks the color is okay, the chairs are a traditional material and the color is simple in design. Mr. Roth said he is okay with the application.

Mr. Reich asked if the Commission considers the street furniture permanent. Mr. Reich said the chairs are really temporary and seasonal and the chairs are not anchored in. Mr. Reich said he thinks some variety is okay and the white chairs looks a lot better than a sea of black furniture. Mr. Reich said there is nothing in the application that will destroy or detract from the architecture or environment and in a few years the chairs will need to be replaced.

Ms. Zoren said the application is a little bit different than the rest of Ellicott City and the property in question is a unique space to Ellicott City. The request is a traditional material and moveable furniture not permanently affixed. Ms. Zoren said she is okay with the application.

Mr. Shad said he concurred with Mr. Reich with regards to the situation, location and uniqueness of the request. Mr. Shad called for a motion.

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

HPC-20-22 – 3731 Hamilton Street/3744 Old Columbia Pike, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Veronica Daniel

Request: The applicant, Veronica Daniel, requests a Certificate of Approval for exterior alterations to 3731 Hamilton Street/3744 Old Columbia Pike, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. The buildings date approximately to the 1840s-1850s.

While the application is currently before the Commission for retroactive approval, it was submitted prior to the alteration taking place as part of the television show that recently filmed in Ellicott City. Unfortunately, due to the timing of the submission and a significant number of submissions already in process, staff was unable to process the application for possible Minor Alteration consideration and the alteration was made without HPC approval. Due to the “surprise” nature of the show, it was also unknown at the time if the business owner would want to keep the improvement, as she was unaware it was taking place.

Scope of Work: The applicant seeks retroactive approval for the installation of two awnings on the façade of the building facing Hamilton Street/Parking Lot D. The first awning on the main storefront for the business is hung on the existing, approved, awning frame. The second awning is freestanding and is held up by four posts, anchored by flower pots. This second awning is not attached to the building. The awning material is a non-reflective, Sunbrella acrylic canvas, with a slight scallop to the edges of the awning. The awnings are striped black and white.

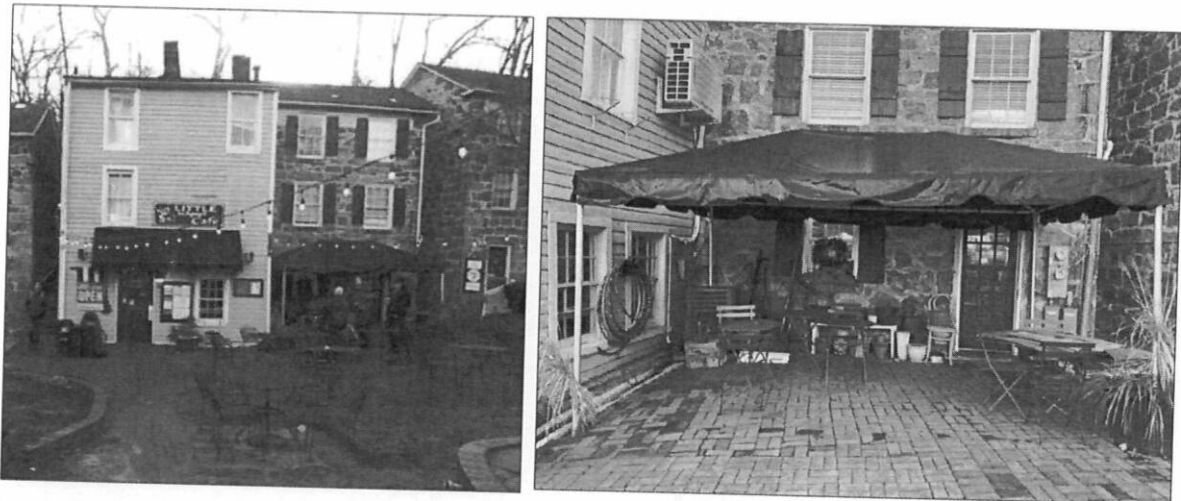


Figure 12 - Previous conditions

HPC Review Criteria and Recommendations:

Chapter 6.L: Rehabilitation and Maintenance of Existing Buildings; Awnings and Canopies

1) Chapter 6.L recommends:

- a. "When installing awnings or canopies, use shed-style awnings that are scaled appropriately for the building size and window spacing. Awnings should be made of nonreflective canvas or another strong fabric, in a color compatible with the building façade."
- b. "Provide a 10-inch to 12-inch valance on awnings. On commercial buildings, use only the awning's valance for signage." The first awning over the storefront was installed using the existing frame and is scaled appropriately to the building. Both awnings are shed style with a valance, without any signage. While the exact size of the valance is unknown, it appears to be the same size as the previously existing, and as mentioned, is scaled appropriately to the size of the building.

The depth of the second awning in front of the stone building is not typical. However, for this specific scenario, the awning serves as a more of a porch area, and is not attached to the building. This awning is less of an intrusive change than a previously submitted permanent porch alteration approved May 2013, #13-21. This awning is not attached to the building and can be removed at any time. The installation and any future removal will not damage to the building.



Figure 13 - Existing conditions

The colors are compatible with the building, but not do exactly match since the trim color was changed to an off-white/cream color.

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

Testimony: Ms. Porter was previously sworn in. Mr. Shad asked if Ms. Porter had any additional comments to the staff report. Ms. Porter said she did not have additional comments and had been taken aback by the striped look of the awning because it was a surprise. Ms. Porter said she now finds the overall look design wise very appealing, while the striped awning is not traditional it looks quaint and adorable.

Ms. Tennor said the awning made the business look like a place to go and have some fun. Mr. Roth said he thought the awning looked lovely. Mr. Reich echoed the applicant's statement of quaint and adorable. Ms. Zoren said she was okay with the striped awning. Mr. Shad said he wished it was not a retroactive approval but was fine with the application.

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

HPC-20-25 – Vicinity of 8210 Main Street to 8080 Main Street, 8267/8247 Main Street/Hamilton Street to 8111 Main Street, Ellicott City

Certificate of Approval for replacement sidewalks.

Applicant: Howard County Department of Public Works

Request: The applicant, Howard County Department of Public Works, requests a Certificate of Approval to replace sidewalks in the vicinity of 8100 Main Street to 8225 Main Street (those sidewalks located along Main Street, east of Church Road to the Patapsco River).

Background and Site Description: The subject property consists of the sidewalks located in the Ellicott City Historic District along Main Street, east of Church Road to the Patapsco River, fronting historic buildings in the vicinity of 8100 Main Street, to 8225 Main Street.

In the 1990s the brick sidewalks were installed as a cost share between the County and the property owners. As a result, the existing concrete sidewalk was not entirely replaced with brick along the entire street, and portions of concrete remained.

The sidewalks were significantly damaged in the 2016 and 2018 floods. The brick, which was set on a sand base, did not hold up well in many locations and washed away. In order to immediately respond to the emergency and flood recovery efforts, DPW poured bituminous sidewalks and patched in the locations where sidewalks no longer existed as a temporary measure.

In May 2019, Howard County DPW received Advisory Comments/Pre-application advice from the HPC on sidewalk replacement in case HPC-19-20. The following month, in June 2019, Howard County DPW submitted an application for a Certificate of Approval to replace sidewalks in case HPC-19-34. Case HPC-19-34 was continued to the July 2019 HPC meeting, in which the Commission approved the replacement of three areas with concrete and the other areas to be patched with brick.

Over the course of these three meetings, the Commission had many questions on replacement sidewalks and expressed a desire to see brick sidewalks reinstalled in the future. The Commission seemed to generally agree that concrete was acceptable in places where sidewalks were largely destroyed in the floods, and as a result, are now mostly bituminous. In the areas where brick survived the floods and only had small areas of bituminous patchwork, the HPC found that brick should be used as the replacement material for the bituminous patch.

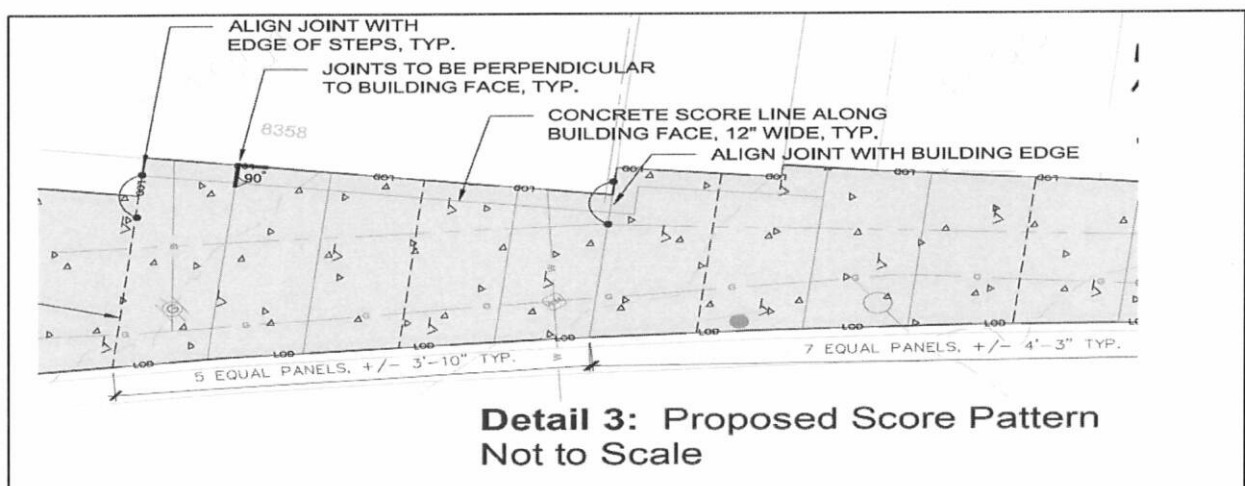


Figure 14 - Proposed scoring pattern

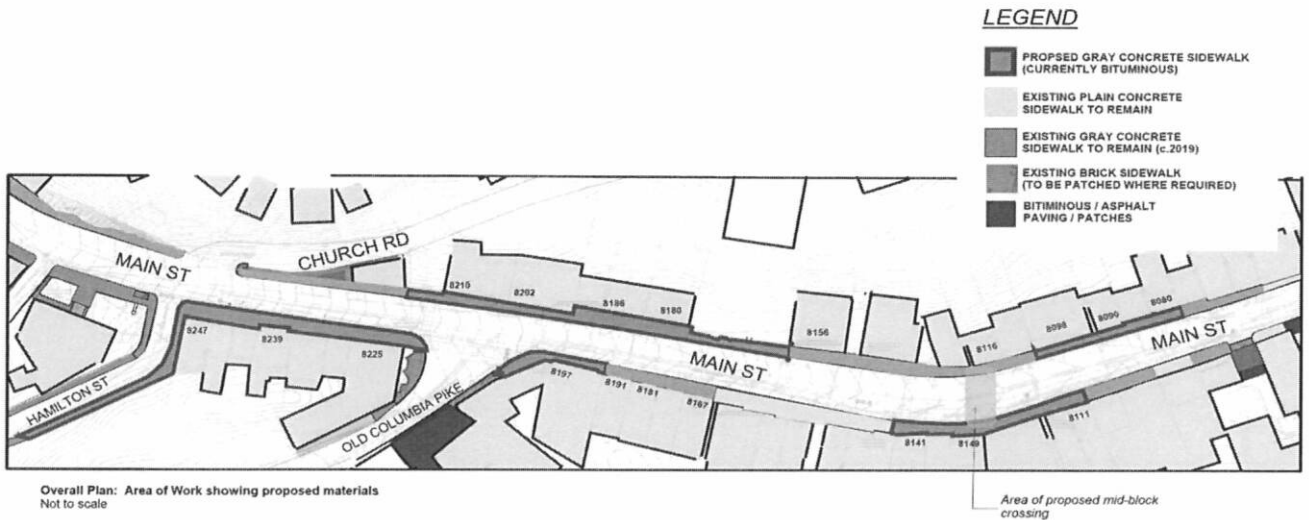


Figure 15 - Areas of proposed concrete replacement and brick repair

Scope of Work: The applicant proposes to replace the temporary bituminous sidewalks along Main Street, east of Church Road, with gray tinted concrete. In certain locations where the bricks did not entirely wash out, small patches of bituminous will be replaced with brick to match the existing. The application states, “concrete sidewalks are proposed at locations identified in the attached plan (Attachment C) and as shown in the attached photos (Attachment D). These include areas that are currently primarily bituminous paving. Where it is required for improved ADA compliance, small portions of existing brick sidewalks may be removed.”

The concrete will be tinted gray, similar to those recently installed by DPW. A scoring pattern, shown in Attachment C, will be used. This pattern includes a 12-inch wide joint along the building face. The crosswalk will contain bump outs on either side of the street and will be striped consistent with the other crossings on Main Street (white thermoplastic on asphalt paving), in conformance with the Manual for Uniform Traffic Control & Design (MUTCD) and applicable standards.

HPC Review Criteria and Recommendations:

Chapter 9.D: Landscape and Site Elements; Walls, Fences, Terraces, Walkways and Driveways

- 1) Chapter 9.D states, “The most appropriate design and materials for new walls, driveways and other features depends on the specific context. As a rule, they should be simple in design and require minimal changes to the existing topography and natural features. Simple designs will be consistent with historic Ellicott City structures and help new elements to blend with their context...Whenever possible, the materials used should be those used historically in the particular area of the district, especially for features that will be readily visible from a public way.”

The concrete sidewalks are proposed for the specific context of flood resiliency. The proposed sidewalks will be simple in design. Prior to the brick sidewalks being installed in the 1990s, the sidewalks were all concrete. Research reveals that many different materials have been used for sidewalks in Ellicott City over the years, but an original sidewalk material has not been determined.

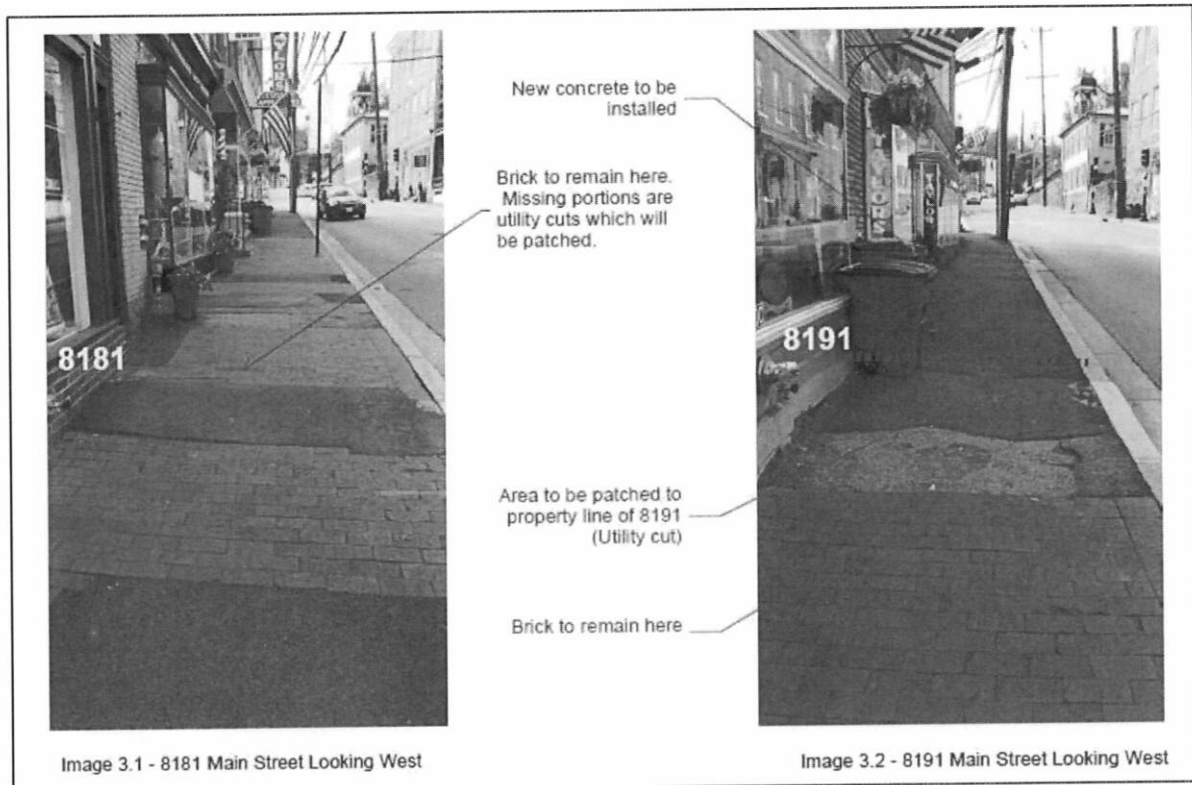


Figure 16 - Example of proposed repairs/replacement

Chapter 10.A: Parking Lots, Public Streets and Street Furniture; Paving Materials and Street Design

- 2) Chapter 10.A states, "A variety of paving materials can be used as alternatives to asphalt or concrete. The brick sidewalks and crosswalks used along portions of Main Street blend well with the mix of historic building materials. Granite pavers or stone walks would be in keeping with the early Ellicott's Mills period of the historic district's growth. During the later Ellicott City growth period (mid to late 19th century) granite curbs with asphalt block and London Walk pavers would have been used. Use of materials such as these for plazas, parking areas, driveways or walkways will help to provide an appropriate public environment for the historic district."
- 3) Chapter 10.A states, "The concrete sidewalks along Main Street should continue to be replaced with brick when possible. The uniform use of brick for these sidewalks will help to create an identifiable, attractive historic commercial area."
- 4) Chapter 10.A recommends, "When opportunities arise, replace concrete sidewalks with brick along Main Street between Ellicott Mills Drive and the Patapsco River."
- 5) Chapter 10.A recommends, "For plazas, driveways, parking lots, walkways and other paved areas, use stone or stone-like materials as alternatives to asphalt or concrete where practical."

While the proposed scored concrete sidewalks do not comply with the Guideline's recommendations to replace the sidewalks with brick, the existing adopted design guidelines do not anticipate flood resilient materials and scenarios or account for high velocity floods and the corresponding shear stress on the infrastructure. The proposed replacement also complies with the previous approval from July 2019 (HPC-19-34) to replace the areas that are all asphalt with concrete and patch areas that are mostly brick using new brick. Only small areas that are currently brick are proposed to be concrete when needed for ADA compliance.

The proposed concrete sidewalks would comply with the goal of Chapter 10.A in that it would involve the uniform use of one material and would “create an identifiable, attractive historic commercial area.” The areas to be replaced with concrete consist of bituminous asphalt, which does not create an attractive historic district and has become a safety hazard. By extending the use of concrete to other areas, it will help to maintain uniformity and a cohesive streetscape.

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

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

The recommendation for Chapter 10.C is not directly related to sidewalks, but emphasizes consistency in design, similar to the Guideline for Chapter 10.A which recommends “uniform use” of a material (albeit it recommends brick, which was the movement at the time the current guidelines were written). The previously existing sidewalks consisted of both brick and concrete and was not a consistent design throughout Main Street. This proposal seeks to further remove the bituminous asphalt from Main Street and replace it with concrete to be consistent with the areas replaced last summer.

The crosswalk will be designed to match the others found on Main Street, using white thermoplastic striping.

Chapter 10 and County Code Section 16.606(a)(4)

- 7) *Chapter 10 states, “Design of public improvements is constrained by government budgets, other laws and regulations, public safety and other factors.”*
- 8) *Section 16.606(a)(4) of the County Code states that in reviewing an application for approval, the Commission shall give consideration to, “whether the requested action is necessary to protect against threats to public safety.”*

The bituminous sidewalks have become a trip hazard and need to be replaced. Replacing these large bituminous areas (where the previous brick sidewalks mostly failed during the floods) with new brick, could result in a public safety hazard in the event of a future flood.

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

Testimony: Mr. Hollenbeck was previously sworn in. Mr. Shad asked if Mr. Hollenbeck had any comments to add to the staff report. Mr. Hollenbeck said that DPW is proposing to replace sections of sidewalks that are mostly asphalt with a similar gray tinted concrete that was approved in HPC-19-34. Mr. Hollenbeck said when DPW applied for HPC-19-20 and HPC-19-34, the intention was to work on the worst-case scenario sections of sidewalk and the area proposed in the new application was not on DPW’s radar. Once the HPC-19-34 project had been completed, DPW received support from the State and received a State bond bill for \$250,000 to pay for the newly proposed work. DPW walked the entirety of Main Street and took a look at areas based on photos that were completely decimated in one or both of the floods. The request is to replace these areas with concrete because of high shear stress; in areas where brick was removed for utility patching, brick would go back in-kind. DPW wants to keep sidewalks that are large brick areas in good condition in-kind. Mr. Hollenbeck said the work proposed would stop around Tiber Alley as there is a culvert project underway, so the sidewalk around that project is not addressed in this application.

Another aspect of the application that differs from HPC-19-34 is the proposition to add a mid-block crossing, roughly at Caplan’s that would help facilitate pedestrian movement across the street. There is

precedent of this type of crossing between La Palapa and the Phoenix on upper Main Street. Mr. Hollenbeck said the mid-block crossing would be composed of a curb and gutter bump out to bring pedestrians into view of vehicular circulation.

Ms. Tennor said she thought the submittal was a good response from all the comments the Commission made from HPC-19-34. Ms. Tennor said the request was valid and good with organizing the streetscape as Mr. Hollenbeck did in the application. Ms. Tennor appreciated the continuation of the gray colored concrete.

Mr. Roth said that he is in support of concrete and brick replacement but wanted to make it explicitly clear behind his reasoning for it. Mr. Roth said in his opinion the Guidelines say that the Commission should be moving toward brick sidewalks and that should be enforced except in substantial situations. Where brick washed out in the flood and modeling shows shear forces were more than the bricks could handle, it is acceptable to replace brick with concrete. Mr. Roth said he is only supportive of the application request because of the safety; using brick in areas that washed out is not appropriate due to the shear stress but in any other situation the sidewalk should be replaced with brick material as the Guidelines state.

Mr. Roth said that he was okay with the pedestrian crossing but was concerned that the bump outs would force cyclists into traffic. Mr. Roth recommended that DPW put consideration for cyclists to take the lane, so they are not forced out of the road by the pedestrian crossing.

Mr. Reich said the Commission has spent a lot of time reviewing sidewalk material in previous hearings. Mr. Reich said the concrete is really a temporary measure until all flood mitigations are put in place. Mr. Reich said in his opinion the Commission is approving this application as a temporary measure to replace the asphalt. Mr. Reich said the pedestrian crossings are a good idea, but he had not considered Mr. Roth's comments about the cyclists. Mr. Reich asked if there were two crossings being installed.

Mr. Hollenbeck clarified that there was an existing crossing at La Palapa's as a precedent for DPW to request a second crossing be installed by Caplan's. Mr. Reich asked what the green line on the plan depicted. Mr. Hollenbeck said that the green line is a depiction of the proposed pedestrian crossing location and what it would look like. Mr. Reich said he was okay with the entire application.

Ms. Zoren said the proposed application is a much more unified streetscape plan than the HPC-19-34 request. Ms. Zoren said she is glad the County is moving away from asphalt patches and the use of concrete in the designated locations due to the force of water is appropriate in the proposed locations.

Mr. Shad said he agreed with the other Commissioners and Mr. Reich noting the request would be a temporary measure until the final Master Plan is completed. Mr. Shad said at that time the Commission will have to go down another road with approvals for sidewalk request in the future. Mr. Shad said he agreed with the crosswalk and anything the Commission can do to slow down traffic. Mr. Shad said the bump outs are appropriate and necessary.

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

HPC-20-26 – Vicinity of 3713 Fels Lane, 3673 Park Avenue, 3674 Park Avenue, 3875 Ellicott Mills Drive, Parking Lot F, Ellicott City

Advisory Comments for stream restoration/exterior alterations.

Applicant: Howard County Department of Public Works

Request: The applicant, Howard County Department of Public Works, requests Advisory Comments and a Certificate of Approval for a stream restoration in the vicinity of 3713 Fels Lane, 3673 Park Avenue, 3674 Park Avenue, 3875 Ellicott Mills Drive, Parking Lot F, Ellicott City.

Background and Site Description: The properties in the vicinity of 3713 Fels Lane, 3673 Park Avenue, 3674 Park Avenue, 3875 Ellicott Mills Drive and Parking Lot F are located in the Ellicott City Historic District. The structure located at 3713 Fels Lane is listed on the Howard County Historic Sites Inventory and the Maryland Inventory of Historic Properties as HO-581, the Pines or the Fort-Heine House and dates circa 1876-77 (per the Inventory form). Per SDAT, the structure at 3673 Park Avenue dates to 1948; the structure at 3674 Park Avenue dates to 1952. The property at 3875 Ellicott Mills Drive appears to be part of Parking Lot F and does not contain any structures.

Scope of Work: The applicant has submitted a joint application for Advisory Comments and Certificate of Approval for the following work. As stated in the application form, the intent of the proposed work is:

“To stabilize 1,100 linear feet of an unnamed tributary to the Patapsco River and two eroded channels draining into the tributary. The proposed project is located south of Court House Drive and north of Parking Lot F in Historic Ellicott City, Maryland. The proposed work includes channel bed and bank stabilization, piping of an ephemeral channel, bank grading, slope stabilization, and vegetative establishment. Channel stability is a primary focus of the project, specifically ensuring vertical and lateral stability in areas where there was a perceived risk of channel incision or bank erosion. Proposed channel bed structures and grading are intended to increase the overall stability of the site by providing grade control and reducing erosive forces, particularly in the steep slope segments.”

The application explains that in order to accomplish the stream restoration goals, “there will need to be some removal of trees greater than 12-inch diameter, however upon completion of the proposed work the entire site will be planted with a diversity of native trees, herbaceous vegetation and live stakes.” The application identified 63 trees with a dbh (diameter at breast height) of 12 inches or greater. Of these 63 trees, 4 were identified as specimen trees. All specimen trees will remain. Of the overall 63 total trees that are 12 inches or greater, 18 trees with a dbh between 12 inches and 29.5 inches are proposed to be removed (these 18 trees are all located on the property at 3713 Fels Lane, HO-581). The replanting plan will consist of 285 trees that are 6 feet high, with a minimum 1-inch caliper. The application explains the replanting will include “a diversity of native trees, herbaceous vegetation and live stakes which is expected to adequately provide for the replacement of mature trees.”

The stream restoration will also include the following elements, as explained in the application:

- 1) **Proposed Structures** - The primary material used is riprap and existing on-site material will be incorporated into the structures to further promote a natural appearance.
- 2) **Riffle Grade Control and Cascade Structures** – “Riffle grade control and cascade structures are proposed for grade control (channel bed stabilization) along the Mainstem. Tributary cascade structures are proposed for grade control along Tributary 2. Both structures consist of a graded riprap mix that is designed to provide a balance of bed armoring, while also allowing for diversity in stream flow and bedform (roughness) through the use of smaller sized stone classes. Salvaged channel material will be utilized to fill void space between stone mixes and mimic

natural channel material. The cascade structures contain embedded logs to increase flow diversity, as well as provide additional habitat benefits.”

- 3) **Outfall Pool Structures** – “Natural step-pool structures typically occur on steep slopes and are characterized by distinct longitudinal steps formed by clasts of larger bed material (boulders and bedrock) interspersed by pools with accumulations of finer material (Montgomery and Buffington, 1997). In the drainage channel, a pool is proposed to aid in energy dissipation and steep slope transition from bedrock to gravel-bed near the Mainstem confluence. The pool will be lined with riffle mix.”
- 4) **Bedrock Enhancement** – “Consists of grading the existing channel bank back to provide for a low vegetated bench with bank stabilization methods using biodegradable coir materials...Preservation of the existing flow path, which appears to be vertically stable (predominantly bedrock) is an important consideration through this section and this feature is intended to reduce the erosive force associated with flood flows as well as provide an opportunity to increase near bank vegetation.”
- 5) **Coir Block Toe Stabilization** – “The toe of slope along the bedrock enhancement bench treatment will be stabilized with coir fiber blocks. These blocks will be flexible in nature to conform to existing bedrock topography, if encountered, and provide a stable transition between the bench zone and the bank surface.”
- 6) **Toe Boulder Protection** – “In Drainage Channel 2, the right bank toe-of-slope upstream of the outfall pool will be stabilized with toe boulder protection to provide additional slope stability and reduce the risk of lateral adjustment in approach to the proposed outfall pool. Toe boulder protection consists of placed riprap from below the toe of slope up to 0.5 feet above the toe in the area of highest bank shear. Protecting this relatively small proportion of the bank allows for protection from lateral migration and shear while still providing ample bank face for vegetation.”
- 7) **Revegetation/Landscaping** – “The planting schedule consists of four zones including 1) turfgrass, 2) live stake, 3) riparian tree, and 4) bedrock enhancement zone. The turfgrass zone is only proposed to re-establish existing grass areas such as the stockpile and access path off of Lot F. The turfgrass zone is also proposed for existing grass areas along the parking lot on Court House Drive, where the inlet and piping of Drainage Channel 1 are proposed. The turfgrass zone will receive only seed from turfgrass species. The live stake zone includes the channel banks from the proposed toe of slope to an elevation two (2) feet up the bank to allow for the installation of one row of live stakes. The riparian tree zone is located along the riparian corridor including the upper portions of streambanks and consists of a mixture of native trees. Tree planting is also proposed along the top of the slope of Drainage Channel 2 along the parking lot on Court House Drive and the proposed stockpile area. The riparian seed mix is proposed for all disturbed areas, except for the turfgrass zone. The bedrock enhancement zone is proposed on the right bank near the upstream limit of Mainstem work. Frequent inundation and proximity to the stream channel are expected to provide conditions favorable to wetland species of trees, shrubs, grasses and herbaceous vegetation. Due to the possibility of bedrock limiting rooting depths in this planting zone, herbaceous plugs are proposed. Species in the live stake, riparian tree, and bedrock enhancement zones were chosen based on their hardiness, wetland indicator status, shade, deer and drought tolerance, as well as likely and/or observed existence within the project site. Zone locations, species, and quantities are found on the landscape plans and detail sheets.”

The riparian seed mix will consist of:

Riparian Seed Mix					
Zone	Botanical Name	Common Name	Wetland Status	Percent Mix	Total Mix (lbs.)
LIVE STAKE, RIPARIAN TREE, BEDROCK ENHANCEMENT	<i>Panicum clandestinum</i>	Deertongue	FAC	30	
	<i>Elymus virginicus</i>	Virginia Wild Rye	FACW	20	
	<i>Andropogon gerardii</i>	Big Bluestem	FAC	12	
	<i>Sorghastrum nutans</i>	Indiangrass	FACU	10	
	<i>Panicum virgatum</i>	Switchgrass	FAC	5	
	<i>Chamaecrista fasciculata</i>	Partridge Pea	FACU	4	
	<i>Verbena hastata</i>	Blue Vervain	FACW	4	
	<i>Juncus effusus</i>	Soft Rush	FACW	3	
	<i>Rudbeckia hirta</i>	Blackeyed Susan	FACU	3	
	<i>Heliopsis helianthoides</i>	Oxeye Sunflower	FACU	2	
	<i>Asclepias incarnata</i>	Swamp Milkweed	OBL	1	
	<i>Aster novae-angliae</i>	New England Aster	FACW	0.7	
	<i>Aster umbellatus</i>	Flat Topped White Aster	FACW	0.7	
	<i>Eupatorium perfoliatum</i>	Boneset	FACW	0.7	
	<i>Agrostis perennans</i>	Autumn Bentgrass	FACU	0.5	
	<i>Geum canadense</i>	White Avens	FACU	0.5	
	<i>Helenium autumnale</i>	Common Sneezeweed	FACW	0.5	
	<i>Monarda fistulosa</i>	Wild Bergamot	UPL	0.5	
	<i>Vernonia noveboracensis</i>	New York Ironweed	FACW	0.5	
	<i>Pycnanthemum tenuifolium</i>	Narrowleaf Mountainmint	FACW	0.4	
<i>Solidago patula</i>	Roughleaf Goldenrod	OBL	0.4		
<i>Eupatorium maculatum</i>	Spotted Joe Pye Weed	FACW	0.3		
<i>Lobelia siphilitica</i>	Great Blue Lobelia	FACW	0.3		
Total				100	47

* SEED SOWING RATE TO BE APPLIED AT 50 LBS/AC

The wetland seed mix will consist of:

Wetland Seed Mix					
Zone	Botanical Name	Common Name	Wetland Status	Percent Mix	Quantity (lbs.)
Wetland	<i>Carex vulpinoidea</i>	Fox Sedge	OBL	100	
Total				100	0.1

* SEED SOWING RATE TO BE APPLIED AT 50 LBS/AC
 **Existing condition is an emergent wetland with only herbaceous vegetation.

The turfgrass seed mix will consist of:

Turfgrass Seed Mix				
Zone	Botanical Name	Common Name	Percent Mix	Quantity (lbs.)
Turfgrass	<i>Poa pratensis</i>	Kentucky Blue Grass	33	
	<i>Lolium perenne</i>	Perennial Rye Grass	33	
	<i>Schedonoris phoenix</i>	Tall Fescue	34	
Total			100	45.3

The planting schedule for trees and other vegetation will consist of:

Planting Schedule							
Zone	Quantity	Botanical Name	Common Name	Wetland Status	Size	Root	Comment
Live Stake	229	<i>Cornus amomum</i>	Silky Dogwood	FACW	3'-4' Long x ½"-1 ½" Dia	Live Stake	Plant 2' O. C.
	229	<i>Sambucus nigra</i>	American Black Elderberry	FAC	3'-4' Long x ½"-1 ½" Dia	Live Stake	Plant 2' O. C.
	229	<i>Salix nigra</i>	Black Willow	OBL	3'-4' Long x ½"-1 ½" Dia	Live Stake	Plant 2' O. C.
Riparian Tree	57	<i>Quercus rubra</i>	Northern Red Oak	FACU	6' HT, 1" cal. Minimum	7 GAL. CONT.	Plant 12' O.C.
	57	<i>Liriodendron tulipifera</i>	Tulip Poplar	FACU	6' HT, 1" cal. Minimum	7 GAL. CONT.	Plant 12' O.C.
	57	<i>Platanus occidentalis</i>	American Sycamore	FACW	6' HT, 1" cal. Minimum	7 GAL. CONT.	Plant 12' O.C.
	57	<i>Populus deltoides</i>	Eastern Cottonwood	FAC	6' HT, 1" cal. Minimum	7 GAL. CONT.	Plant 12' O.C.
	57	<i>Cercis canadensis</i>	Eastern Redbud	FACU	6' HT, 1" cal. Minimum	7 GAL. CONT.	Plant 12' O.C.
Bedrock Enhancement	213	<i>Andropogon gerardii</i>	Big Bluestem	FAC	5" Deep x 2" Dia	Plug	PLANT 18" O. C.
	213	<i>Carex tribuloides</i>	Blunt Broom Sedge	FACW	5" Deep x 2" Dia	Plug	PLANT 18" O. C.
	213	<i>Juncus effusus</i>	Soft Rush	FACW	5" Deep x 2" Dia	Plug	PLANT 18" O. C.

The trees that are 12-inches or greater to be removed are shown in the chart below. These trees are all located on the property at 3713 Fels Lane (HO-581), the Fort-Heine/Bernard Fort House. There is a note on the plan that states that Tree 43, the 29.5" American Sycamore will be field evaluated at the time of construction to determine if it can be saved.

Tree ID Number	DBH (Inches)	Common Name	Condition
17	14.0	Black Cherry	Fair
20	19.0	Boxelder	Poor
21	19.0	Boxelder	Fair
22	15.5	Boxelder	Fair
23	17.0	Boxelder	Poor
25	14.0	Boxelder	Fair
26	15.0	Boxelder	Fair
27	16.0	Boxelder	Poor
28	18.0	Boxelder	Fair
30	12.5	Green Ash	Poor
43	29.5	American Sycamore	Good
45	12.0	White Oak	Fair
47	23.0	Tulip Poplar	Fair
52	18.0	Green Ash	Fair
61	20.0	Black Locust	Poor
62	13.0	Black Locust	Poor
63	13.0	Boxelder	Poor
64	22.0	American Sycamore	Fair

HPC Review Criteria and Recommendations:

Chapter 9.A: Landscape and Site Elements; Topography and Water Courses

- 1) Chapter 9 explains, "Ellicott City's natural setting is essential to its character. In projects that involve grading land, clearing vegetation or building new structures, care should be taken to protect and enhance natural features, views of important natural features, and the environmental setting of historic buildings. The Historic Preservation Commission will review the impact of such proposals on the historic setting of Ellicott City and particularly on the relationship of historic buildings to their sites."

- 2) *Chapter 9.A recommends, "maintain and reinforce natural landscape elements, such as rock outcroppings, water courses and tree lines. Make views of natural elements, especially the Patapsco River and its tributaries, available to the public where possible."*

The proposed plan is intended to provide stream restoration and complies with the recommends to "maintain and reinforce natural landscape elements." Although 18 trees are proposed for removal, 285 new trees will be planted, in addition to the other vegetation, stream structures and enhancement.

The trees to be removed at 3713 Fels Lane are not in close proximity to the historic structure. They are located within the forested area. The Commission should determine if these trees are part of the environmental setting of the historic building and if their removal will adversely affect the building.

Chapter 9.B: Landscape and Site Elements; Trees and Other Vegetation

- 3) *Chapter 9.B recommends, "Retain mature trees and shrubs. Provide for their replacement when necessary."*
- 4) *Chapter 9.B recommends, "Include landscaping improvements as part of any construction project in locations visible from a public way. In most cases, use plant varieties native to the area."*
- 5) *Chapter 9.B recommends against, "the removal of live mature trees, unless it is necessary due to disease or to prevent damage to historic structures."*
- 6) *Chapter 9.B states that "removing live trees with a diameter of 12 inches or greater 4.5 feet above ground level" requires a Certificate of Approval.*

The 18 trees to be remove range in condition from fair to poor. The only tree marked with a condition of "good" is Tree 43, the 29.5" American Sycamore, which will be field evaluated at the time of construction to determine if it can be saved. In order to accomplish the stream restoration, the application states that the removal of these trees is necessary. The removal of the trees will be remediated by the substantial replanting plan, including 285 new trees (Northern Red Oak, Tulip Poplar, American Sycamore, Eastern Cottonwood and Eastern Redbud), 229 Silky Dogwood live stakes, 229 American Black Elderberry live stakes, 229 Black Willow live stakes and the riparian, wetland and turf grass seed mixes. The proposed replanting complies with the Guideline recommendation to provide for the replacement of matures trees and shrubs.

Staff Recommendation to the HPC: Staff recommends the HPC provide Advisory Comments on the application. If the Advisory Comments do not result in changes to the proposal, Staff recommends the HPC approve the application as submitted. If the Advisory Comments will result in changes, Staff recommends the HPC recommend continuing the application for Certificate of Approval to the next meeting, in order to better address the comments.

Testimony: Mr. Shad swore in Avinash Dewani from the Department of Public Works and Lindsay Nicoll from McCormick Taylor. Mr. Shad asked if the applicants had any additional comments to add to the staff report. Mr. Dewani explained the request was to provide a stable stream channel as the channel is eroded in several locations. DPW will not be removing any structures. Mr. Dewani said the application was proposing to remove 18 trees and in turn DPW will be planting 285 trees, but this could change slightly based on site conditions.

Mr. Shad swore in Mark Richmond, Division Chief of the Stormwater Management Division of DPW.

Ms. Tennor noted there was a lot of detail addressed in the application submittal. Ms. Tennor said she hopes DPW can save some of the larger trees listed as being removed, specifically the 29.5-inch Sycamore but was impressed to see so many live stakes being planted. Mr. Dewani said DPW has done live stakes for a lot of stream projects. Ms. Tennor said the stream will function better once the project is finished.

Mr. Roth said he did not think that a 29.5-inch Sycamore in good condition is adequately replaced by any number of smaller trees. Mr. Roth said his approval was dependent upon a better justification to replace the Sycamore. Mr. Roth asked why the Sycamore had to be removed. Ms. Nicoll said the goal of the project was to save the Sycamore, but it was listed for removal as the reality of the storm drains that have the tightest drain width possible will still have an end wall that impacts the root structure of the Sycamore. Ms. Nicoll explained that when the tree roots are excavated, the roots may be in the limit of excavation. It is possible the root structure will not be in conflict but this application was written in caution addressing the scenario that the root structure is in conflict and will need to be removed. Ms. Nicoll said there is a risk to damage the tree root structure with construction activities, but the intent is to save the tree. Ms. Nicholl noted the gully adjacent to the parking lot is pretty deep and unsafe as it is working up to the parking lot, but the intent is to save the tree but be prepared in case the tree cannot be saved. Mr. Roth said that information was what he was looking for in terms of justification of the application request. The only viable location of the storm drain is such that has to be in this path that impacts this tree but if the County can save the Sycamore they will. Mr. Roth recognized that if the stabilization effort is not put in, the gully will expand and destroy the parking lot.

Mr. Reich said the size of the plans were difficult to interpret with the amount of detail included on the plans. Mr. Reich summarized the location of the scope with the applicant for clarification. Mr. Reich noted there is quite a dip with grading and asked if the applicant was going to clean up the slope on both sides. Mr. Dewani said the channel is unstable with a very steep slope and the application was to make a flatter slope. Mr. Reich noted the different materials that will be used to help flatten the slope such as embedded logs and stone. Ms. Nicoll said the slopes in this channel are very significant, so the hydraulics are substantial, incorporating material on the site to use in the structures is beneficial, combining wood from the site and stone helps to increase the diversity and character of the structures. Mr. Reich asked if the logs would rot over time when everything is stabilized. Ms. Nicoll said yes, the logs are not used in a way that the structure is dependent upon the logs; the structure will be set in stone within a rock matrix, riparian and live stakes assist and the logs will rot over time when everything is established and stabilized.

Mr. Reich said there were three areas of riprap. Ms. Nicoll said the riprap were instream structures that are like a backbone, those structures are the vertebra that give it structure and hold it in place and create a cascade of structures. Mr. Reich said the structures would be as follows: a headwall that is about 50-100 feet, then riprap and then starting the cascade structures. Ms. Nicoll clarified the riprap pattern that is seen is existing, it is a replacement of a failing roadway. Mr. Reich and Ms. Nicoll continued to discuss the site plan. Ms. Nicoll explained the use of coir block to help plant density and allow the natural vegetation can regenerate.

Ms. Zoren said she did not have much to add that has not already been said but urged the applicants to keep as many of the large trees as possible. Mr. Shad echoed Ms. Zoren's comment about trying to keep the large trees but noted anything will be an improvement to the tributary.

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

HPC-20-27 – 3877 College Avenue, Ellicott City

Certificate of Approval for exterior alterations to stone retaining wall.

Applicant: Michael Smith

Request: The applicant, Michael Smith, requests a Certificate of Approval (partially retroactive and partially for work not yet completed) to make exterior alterations to a stone retaining wall and remove two trees at 3877 College Avenue, Ellicott City.

Background and Site Description: The stone wall is located along College Avenue, within the Ellicott City Historic District, in front of the house at 3877 College Avenue. The trees are most likely associated with the Hazelhurst estate, which contains the historic house, Hazeldene/Lilburn (HO-353). Hazeldene/Lilburn was constructed using massive, ashlar granite blocks in the Gothic Revival Style. According to a history compiled with Historic Ellicott City, Inc., the original Hazelhurst estate consisted of over 2000 acres and the house was constructed in 1851. This entry up College Avenue originally contained an entry gate (a historic feature which the current owner moved elsewhere on his property to protect from vandalism). The oak trees appear to be purposely planted along College Avenue, as an allée along the entry to the Hazelhurst house (HO-353). There are other oaks of a similar size along the roadway.

The application explains that the stone walls have been hit numerous times over the years by vehicles. The applicant has been working with the Department of Public Works (DPW) on a plan for the roadway and has contacted HPC staff over the last few years to discuss the wall and potential plans. On December 9, 2019, HPC staff, DPW and the applicant met on-site to review the work that had been done and the work that was yet to be completed due to the trees that needed to be removed.

This application was originally scheduled for the March 2020 HPC meeting, as case HPC-20-06, but was withdrawn by the applicant prior to the meeting.

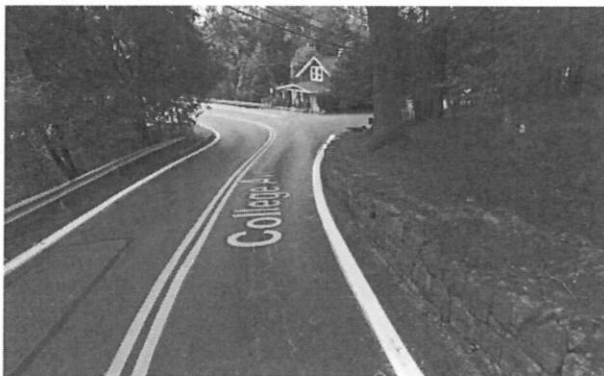


Figure 17 - Original location of wall



Figure 18 - Realigned wall. Note the increased width of the shoulder.

- 1) Chapter 9.B explains, “...Along other streets, however, large mature trees remain an important part of the streetscape. Some, such as the silver maple trees along upper Church Road (planted in 1888), are similar in age to nearby historic buildings. These and other trees that are tied to the history of the area should be carefully protected.”
- 2) Chapter 9.B recommends, “Retain landscaping patterns that reflect the historic development of the property.”

As mentioned above in the background, the proposed trees to be removed are most likely associated with the original Hazelhurst estate and historic house, Hazeldene/Lilburn (HO-353). The oak trees appear to be purposely planted along College Avenue, as an allée along the entry to the Hazelhurst house (HO-353). There are other oaks of a similar size along the roadway.



Figure 20 - Oak trees proposed to be removed



Figure 22 - View of historic gates (since removed), stone wall and proposed trees to be removed in 2011.

- 3) Chapter 9.B recommends against the “removal of live mature trees, unless it is necessary due to disease or to prevent damage to historic structure.”

The trees appear to be in good health; there has been no evidence presented that indicates otherwise.

- 4) Chapter 9.B recommends, “Retain mature trees and shrubs. Provide for their replacement when necessary.”

The application does not indicate if there is a plan to plant new trees and shrubs. While this area is adjacent to wooded side yard, a site visit in July 2019 (HPC-19-36) to review trees to be removed, revealed at least a dozen or more dead trees. In 2019, HPC-19-36 was approved to remove four trees in this vicinity. There were two additional trees to be removed at this time that did not require approval. The removal of the current trees, in addition to the six removed last summer, and the existing dead trees, will result in a change of character if there is no replanting plan.

Section 20.112 (b)(4)(i) – Eligible Work

- 5) Section 20.112 of the Code states that eligible work is “work done on an eligible property after the owner receives initial approval of an application for a certificate of eligibility.”

The relocation and rebuilding of the wall was done without approval and is not eligible for tax credits.

Staff Recommendation to the HPC: Staff recommends the HPC determine if the application complies with the Guidelines and approve or deny accordingly. If the Commission approves the removal of the trees and relocation of the remainder of the wall, Staff recommends the HPC consider a replanting plan to mitigate the effect of those alterations.

Testimony: Mr. Shad swore in the owner, Michael Smith and Mark Jurus, Rockin Walls contractor. Mr. Shad asked the applicant if he had any additional comments to add to the staff report. The applicant provided testimony in support of his application, providing background information on previous traffic accidents involving the wall. DPW had been brought in to consult and fund part of the repairs to the wall due to the previous accidents. Mr. Smith said that DPW staff said to resolve the repetitive issue with accidents, Mr. Smith would need to move the wall back two to four feet and remove the trees where the wall would be relocated or to remove the wall and the trees. Mr. Smith said he wants to retain the wall but relocate the wall off from the road.

Mr. Jurus, speaking on behalf of the application, is certified as a dry stone professional waller. Mr. Jurus said the wall was originally made of pink granite from the quarry in Ellicott City and was topped off with blue granite that is from Baltimore County quarries. Mr. Jurus said he had to correct a lot of wrong methods utilized in the drystone wall and put it back together properly. Mr. Jurus explained in order to give the wall a better lifespan the wall was increased by an additional front side wall with a back side, the backside will have a low-grade foundation and maximizing the traditional material for face stones.

Ms. Tennor said she was glad that the applicants were not only saving the wall but retaining the level of craftsmanship and quality of the wall. Ms. Tennor said she was confused why the applicants were bringing the request to the Commission if they had been working with County staff and why the reconstruction got as far as it did before the Commission saw the request. Mr. Smith acknowledged that the request should have come before the Commission before the work started but expressed he experienced issues with his neighbors regarding the safety of the damaged wall. Ms. Tennor clarified that the applicant felt like he had to move forward without approval because of increased traffic and accidents. Mr. Smith said since Mr. Jurus has fixed the wall there has been no impacts to that portion of rebuilt recessed wall. The portion of the wall that remains unfixed has had impact as it still resides adjacent to the street.

Ms. Tennor asked how Mr. Smith found Mr. Jurus to work on the wall. Mr. Smith said it was kismet and asked Mr. Jurus to explain how walls in Ellicott City have been properly repaired and replaced. Mr. Jurus said the tie stones are old granite tombstones that tie back into the wall to have length. The stone wall now is made of up of pink and blue granite and black granite from Olney. Mr. Jurus has mixed the granite throughout the wall to preserve it. Howard County DPW had a stockpile of stone and he was able to obtain some from the workers when they were working on the Baptist Church and Meyer stream restoration projects otherwise there is no other way to obtain stone like the kind found in Mr. Smith's wall.

Mr. Roth said he felt that the application was appalling and that he was not going to vote to remove the trees or vote to move anymore wall from the historic context. People drive wild and it is the County that has not added traffic calming measures and that does not justify moving a historic wall out of its context or removing healthy trees. Mr. Roth said it was very regrettable for moving the wall already. Mr. Roth will approve what has been moved but will not approve any more of the relocation of the wall. Mr. Smith said that the County looked at the traffic patterns and were afraid that cars would become

airborne if speed bumps were put in or had concern for the noise level of any traffic calming created. He said DPW thinks pushing the wall back was the right move. Mr. Smith said that trees that are leaning now will come down at some point and will impact the town houses across the street.

Mr. Reich said he sees the application request as a minor realignment, with moving the wall a few feet back. The trees are leaning so much, that even though they are historic, they are not going to last the way that they are. Mr. Reich noted at some point the trees will be taken and the electric lines could go down with the trees. Mr. Reich said he thinks the application is a great improvement because the applicant is improving the longevity and stability of the wall. Mr. Reich said he thinks it is a beautiful wall and wants the applicants to finish the project. Mr. Reich said he thinks the trees are okay to be removed as they lean over the road too much.

Ms. Zoren said she is inclined to agree with Mr. Roth. Ms. Zoren said as Mr. Smith pointed out, this was one of the last walls of its type in that condition in Ellicott City. Ms. Zoren commended the applicants for repairing the wall with historically appropriate materials. Ms. Zoren said the trees in question are really part of the District and planted in a historic pattern and layout. Ms. Zoren said she would like for the applicant to consult with a tree preservationist or a tree expert. Ms. Zoren noted that the applicant is talking about moving the wall 2-3 feet and explained that if less than 25% of the tree's roots were disturbed, the tree can survive if the roots are trenched properly. Ms. Zoren asked if the project could move the wall in while keeping the oak trees and said that she would like to see the applicant explore that option.

Mr. Shad said as far as the retroactive approval aspect, he understands why the application had to be done that way. Mr. Shad said he agrees with Ms. Zoren's comments about the repairs made to the walls. Mr. Shad said he would hate to see the trees go but knows if the trees become a hazard to traffic, they are going to come down naturally or another way. Mr. Shad said he is okay with the trees being removed and hopefully new trees can be planted on the property for mitigation.

Mr. Smith said that the applicants had looked at the tree ball that Ms. Zoren referenced but did not think there was a feasible way with the tree being so close to the edge of the wall and there was not much support holding the tree up. The applicant is unable to do any work to the wall because of the tree. Mr. Jurus explained how the tree roots were impacted no matter how they tried to work around them. Mr. Jurus said that he was told by the County there could not be any canopy over the roadway. Ms. Zoren asked if the applicants have talked to a tree expert or just gone by the word of an engineer. Mr. Smith said he was going by the word of his waller, Mr. Jurus.

Mr. Jurus said that the trees have a great value but it is important to remember Ellicott City is known for its granite and drystone walls, like the one in the application are some of the most visible displays of the granite. An Oak Tree has a life span of 150 years, if the tree was planted when the castle was built then the tree is past its life span as the wall has been in place for 170 years. Mr. Jurus said he is able to expand the lifespan of the wall longer than 170 years.

Mr. Taylor said before a motion is made, staff recommended the Commission consider a replanting plan to mitigate the effect of the alteration. Mr. Taylor said he was not sure if this was discussed or if the applicant had any response to that recommendation. Mr. Smith said he would be happy to plant or replant a distance back from the wall so in time the trees would not hit the wall. Mr. Smith reminded the Commission he has come before them for a very large oak tree that fell down abruptly and took out other trees when it fell down where this project staging area is located. Mr. Smith said he would be willing to work with staff to come up with a replanting plan.

Motion: Ms. Tennor moved to approve the application to rebuild the granite wall and remove the two oak trees, retroactively with the stipulation that the applicant complete the rebuilding and to come back to the Commission or to staff with a planting plan to take into account the trees that are posing a hazard and are going to be removed. Mr. Reich seconded.

Mr. Taylor said he understood the motion to be approving the work that has been already done only and asked for clarification.

Ms. Tennor added to the motion to complete the proposed realignment of the wall and approve the tree removal with the stipulation that the applicant come back with a planting plan to mitigate the trees removed. Mr. Reich seconded. The motion was approved 3 to 2, Mr. Roth and Ms. Zoren opposed.

HPC-20-28 – 3832 Old Columbia Pike, Ellicott City, HO-558

Advisory Comments for subdivision plan.

Applicant: Stephanie Tuite; Fisher, Collins and Carter, Inc.

Request: The applicant, Stephanie Tuite, requests Advisory Comments for a subdivision plan at 3832 Old Columbia Pike, 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 1860. The site is zoned R-ED and consists of 2.99 acres.

In May 2015, the Commission provided Advisory Comments on the proposed subdivision in case HPC-15-32. The plan initially proposed a total of three buildable lots (two new and one for the existing house) and one open space lot. At this time, the Commission recommended the houses face the road, to be consistent with other houses in the historic district and recommended against front loading garages, which are not appropriate in the historic district.

Scope of Work: The current subdivision plan proposes the same number of lots. There will be four total lots to include: two new buildable lots, one lot for the historic house and one open space lot at the rear of the property. Lot 1 will be 13,240 square feet; Lot 2 will be 11,744 square feet and Lot 3 (which contains the historic house) will be 38,349 square feet. Open Space Lot 4 will be located behind the house, at the rear of the property and will be 65,335 square feet.

The application explains that the “lots and proposed houses have been shifted as much as possible given the steep slopes on the property to address prior HPC comments and concerns raised at the time of the previous application.” The houses are also being shown with detached garages, to the east of the houses and setback further than previously shown, in order to provide a more open view of the existing historic house, than the previous plan allowed. The house on Lot 1 is proposed to face Old Columbia Pike, while the house behind it on Lot 2 will face west, toward the historic house.

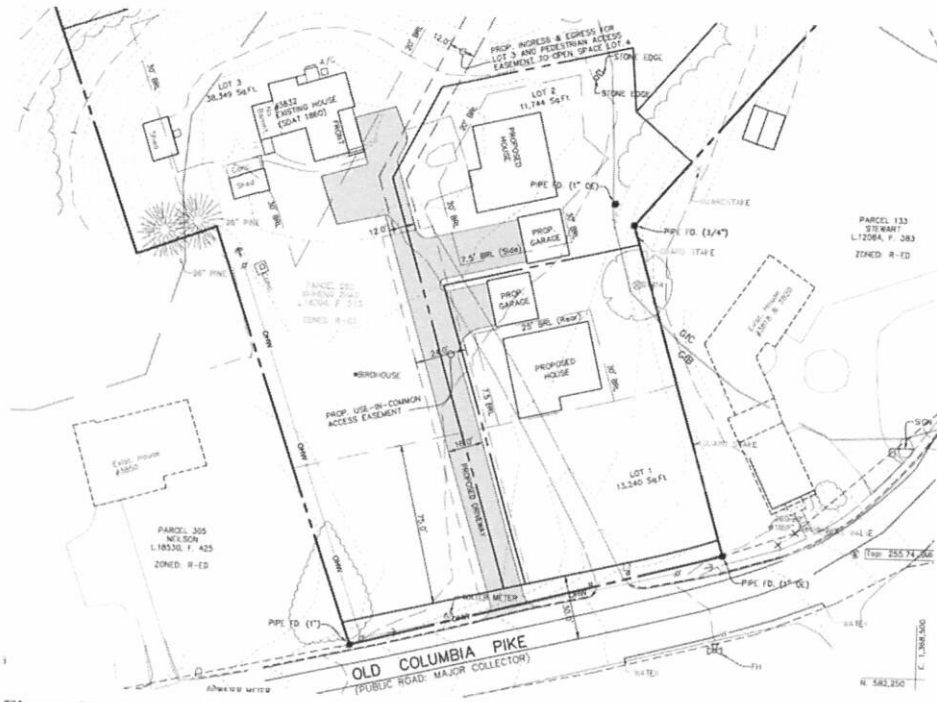


Figure 23 - Proposed site layout



Figure 24 - View from Old Columbia Pike



Figure 25 - View from Old Columbia Pike

HPC Review Criteria and Recommendations:

Section 16.118 – Protection of Historic Resources

Section 16.118 of the subdivision regulations recommends:

- 1) "Historic buildings, structures and landscape features which are integral to the historic setting should be located on a single lot of suitable size to ensure protection of the historic structure and setting."

The application complies with this recommendation; the historic house and its associated outbuildings will be located on one large lot.

Section 16.118 of the subdivision regulations recommends:

- 2) "Whenever possible, historic resources should be integrated into the design of the subdivision or site plan. If compatible, new and historic structures may be juxtaposed. Alternately, open space may be used to buffer the historic resources from new development."
- 3) "Access to the historic property should be via its existing driveway, wherever possible."
- 4) "The new subdivision road should be sited so that the lot layout does not intrude on the historic resources. The road should be oriented so that views of the historic property from the public road are of its primary facade."

The new structures will be juxtaposed with the historic structure and located in close proximity to it, given the layout of the property. However, the new structures are situated on the east side of the property. This allows the west side of the property to remain open, maintaining the existing viewshed of the historic house. The existing driveway will not be retained for site distance constraints, but the new shared driveway will follow a similar path to the historic house and will not adversely impact the historic structure.

Chapter 8.D: New Construction: Principal Structures, Design of New Subdivisions

- 5) Chapter 8.D explains, "Property owners who are subdividing land should seek comments from the Historic Preservation Commission before the final subdivision plan is approved... The advisory comments made by the Commission will alert property owners to the issues they may face when applying for Certificates of Approval after the subdivision is recorded, and will enable them to plan for improvements in a manner sensitive to the historic district."

The new subdivision plan currently presented has taken into account previous advisory comments from the Commission and, as a result, the plan is more sensitive to the context of the historic district with the front facing house on Lot 1, the detached garages, and wider viewshed of the historic house.

Chapter 8.C: New Construction: Principal Structures, Siting New Buildings

- 6) Chapter 8.D states that new subdivision should follow the design guidelines in this section.
- 7) Chapter 8.C states, "New buildings should respect historic development patterns. In most cases, this will mean siting new buildings in a similar manner to neighboring buildings. Within the constraints of the particular building lot, new buildings should maintain setbacks from streets and other buildings consistent with those of nearby historic buildings and should avoid blocking important views of Ellicott City and its terrain."

The new house on Lot 1 will be the house closest to the street and has a front setback of 75 feet, to comply with Zoning Regulations. The houses along Old Columbia Pike, within the historic district, are all close to the street, up until the existing house at 3832 Old Columbia Pike. The historic house is located approximately 270 feet from the street, so having a 75-foot front setback at this location is consistent with the existing setback.

- 8) Chapter 8.C states, "Whenever practical and consistent with neighboring buildings, orient new buildings with the front door facing the street. This is a consistent pattern through most of Ellicott City, but may not work in some locations due to the hilly terrain, winding streets and irregular lot patterns."

The proposed house on Lot 1 will face Old Columbia Pike, as previously recommended by the Commission. The proposed house on Lot 2 will face west, toward the historic house. Due to the setback and curvature of the street, this front of this house (facing west) may be visible from Old Columbia Pike when approaching the historic district.

Staff Recommendation to the HPC: Staff recommends the HPC provide advice on the proposed lot layout and subdivision design.

Testimony: Mr. Shad swore in Stephanie Tuite. Ms. Tuite said that she had been talking and working with staff and come up with a couple of layouts to address the issues from the previous design that had come to the Commissioners before. Ms. Tuite said she had tried to make the plan more sensitive to the concerns and designed it such that the detached garages are tucked between the two houses. The driveway is realigned because there are major site distance issues coming up the street and this plan gives the vehicles a bit more site distance. Ms. Tuite said there are very few trees that are in the site, the only specimen tree, a Norwegian spruce on the first lot is not native to the area, and all the other specimen trees are on back of the property.

Ms. Tennor said she appreciated the setbacks the applicant provided for the new houses on Old Columbia Pike as it matches the setbacks of the neighboring house as you pass and go around the curve. Ms. Tennor said she has no trouble imagining the difficulty of turning out on to Old Columbia Pike. Ms. Tennor said she is undecided of the advantage of the lot in front of the existing house as the existing house would benefit greatly from the current view shed. Ms. Tennor asked if there was a way to screen the side of the new house from the road. Ms. Tennor said it is not be very obvious that the second house is turned 90 degrees but adding some planting would help. Ms. Tennor said this application was a much better solution than the original plan the Commission saw.

Mr. Roth said he thinks this plan is way better than the frontloading houses that were previously shown. Mr. Roth continued the house nearest to the road mirrors the road and is appropriate with the garage behind it and the second house in the back is appropriate use of space. Mr. Roth said he is okay with the application.

Mr. Reich said he was glad the existing house was being saved and glad the new lots are off to the right and the viewshed on the historic house is saved. Mr. Reich suggested the only improvement he could see would be appropriate landscaping to shield and separate the new lots from the historic house.

Ms. Zoren asked if the parking pad in front of the historic house was existing. Ms. Tuite said the parking pad was existing and that in front of lot 2, some of the gray space [asphalt parking] had been removed. Ms. Tuite explained that currently it is all paving and that the plan is going to remove a section of the paving and everything shown on the drawing is existing. Ms. Zoren said she felt the parking pad, having cars in front of the historic house, was the only thing lacking with the application but noted the parking pad was existing. Ms. Zoren said she agrees with the landscape buffer between the existing house and new houses. Ms. Zoren said otherwise she thinks the plan is a good solution.

Mr. Shad said his comments are pretty much the same as the other Commissioners. Mr. Shad said he likes the new arrangement and garage locations. Mr. Shad said the realignment of the driveway makes a lot of sense. Mr. Shad said he appreciated how the applicants aligned the housing setbacks with that of the other adjacent houses from the street.

Ms. Tuite said she had no further comments or questions. Ms. Tennor asked why the new driveway appears so much wider than the existing one and asked if it was a zoning requirement for a shared driveway. Ms. Tuite said it was a subdivision requirement when there is more than one lot, a 16-foot wide driveway is required; the driveway width currently is only 8-feet which is not even standard for one house. The driveway as it is, is still a little narrow for two cars to pass.

Ms. Zoren asked if the pillars at the driveway are historic. Ms. Tuite said she is not sure if the pillars were originally there or not. Ms. Zoren said if the pillars are historic, she would like to see them moved to the new driveway location. Ms. Tuite said she will share that concern and said she did not think the owners would have a problem moving the pillars.

There were no other comments or questions from the Commission.

Motion: No motion as this case was for advisory comments.

HPC-20-29 – 8180 Main Street, Ellicott City

Applicant: Majd Alghatrif

Request: The applicant, Majd Alghatrif, requests a Certificate of Approval to make exterior alterations rebuilding the front porch at 8180 Main Street, 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-69, the Walker-Kinsey House. According to the Inventory form, the building on the property was constructed between 1833 and 1839.

This proposal to alter the front porch has been submitted to the Commission previously, in cases HPC-17-74 in October 2017 HPC-19-24 in May 2019. In both cases, the application was lacking needed details

and the applicant withdrew in order to research the historic porch and provide more information. The existing porch is modern and consists of pressure treated flooring boards. The applicant has also indicated in the past that there are structural issues with the footers as a result of the two floods.

Scope of Work: The applicant proposes to rebuild the front porch in order to achieve a wider depth and to fix the current structural issues. The work will consist of the following:

1. Restore the original depth of the building by extending the depth of the porch by two feet, to be a total of 6 feet deep. The applicant found a historic photograph that appears to show a deeper porch.
2. Replace the 4"x4" posts with 6"x6" posts, as the historic photographs appear to have larger posts than currently exist.
3. Reproduce the railing in the historic pictures using natural wood, painted beige to match the existing, with the jigsaw trim, per the historic photo. The applicant clarified that pressure treated wood, painted, would be used for the railing.
4. Increase the railing height to 42-inches to comply with code.
5. Widen the baseboard on the porch railing to 6-inches, to match the historic photograph.
6. Use natural porch flooring to match the existing. The applicant clarified that pine decking boards are proposed for the porch flooring to be stained with teak oil as it is an uncovered southern-facing porch with an appropriate spacing between the boards to maintain integrity with seasonal expansion.

HPC Review Criteria and Recommendations:

Chapter 6.F: Rehabilitation and Maintenance of Existing Buildings; Porches and Balconies

- 1) Chapter 6.F explains, "Porches and balconies are important to a building's sense of scale. Removing, enclosing or altering a porch can dramatically alter the appearance of a building. If a porch must be replaced, the replacement porch, even if simplified in detail, should reflect the visual weight of the original."
- 2) Chapter 6.F recommends, "replace deteriorated features with new materials as similar as possible to the original in material, design and finish."
- 3) Chapter 6.F recommends, "replace missing features, such as missing supports or railings, with materials that are appropriate in scale, proportion and style."

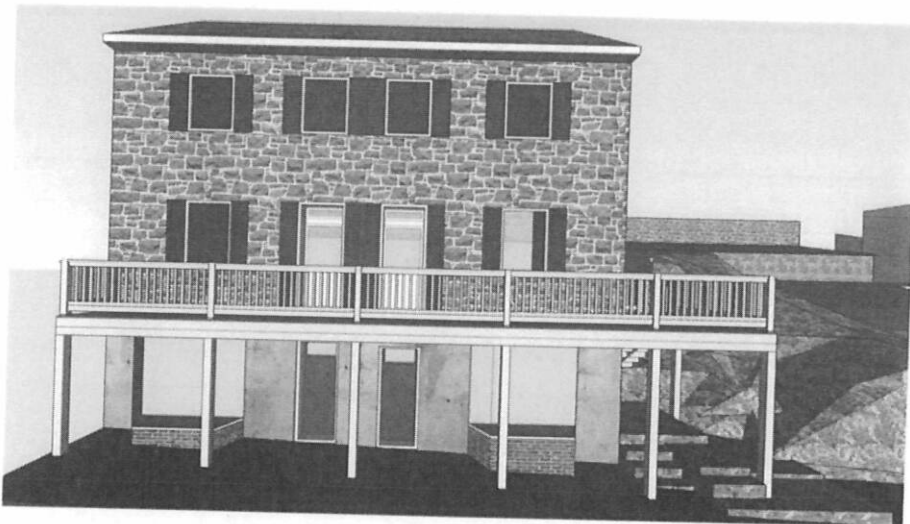


Figure 26 - Proposed reconstruction



Figure 27 - Existing conditions

Item 3 above proposes to reproduce the railing as seen in the historic photos. However, as the photos are not clear enough to see the specific detail, replacing the railing and associated components to match the existing in detail (but larger as proposed) is appropriate and complies with the Guidelines.

The proposed use of pressure treated wood railings and wood flooring boards spaced apart, does not comply with the Guidelines. Pressure treated lumber is not typically used for porch railings on a historic building; it is more commonly found on a deck. Painted, tongue and groove wood boards, would have been used for porch flooring. The proposal to maintain a space between the boards is more in-keeping with the treatment of a deck, versus a front porch on a historic building that is intended to replicate a historic configuration. While painted wood flooring is more typical than stained, the flooring will not be seen from Main Street. The use of a stain, instead of paint, will not adversely impact the building.

Staff Recommendation to the HPC: Staff recommends the HPC approve the application, contingent upon the following:

- 1) An appropriate hardwood, and not pressure treated lumber, be used for the porch flooring, which should be tongue and groove.

An appropriate hardwood, and not pressure treated lumber, be used for the railings, pickets, posts and all other wood elements on the porch.

Testimony: Mr. Shad swore in Majd Alghatrif. Mr. Shad asked if Mr. Alghatrif had anything to add to the staff report. Mr. Alghatrif said he would like clarification about hardwood flooring in the tongue and groove style from a construction perspective. Mr. Alghatrif said due to the weather exposed porch he is afraid that heat will bow and alter the tongue and groove flooring and that is why he had proposed for regular decking boards as they are more weather durable. Mr. Reich said it is a question of what species of material the tongue and groove is made of, as a lot of the decks are covered by a porch roof but are still exposed to weather. Maintenance is always a concern but that is part of being in a historic district. Mr. Reich explained that if the applicant used a hardwood like ipe, teak or mahogany and leaves the deck as naturally exposed it can last 100 years without any problem. Mr. Reich suggested Mr. Alghatrif design the porch with a very slight slope to the drain water off the porch.

Ms. Tennor said as she recalled when the application came before the Commission previously, there was a lot of discussion about the steps of the porch. The Commission determined that it was more of a walkway than a deck, and there was at that time a section submitted that showed what was existing versus what the applicant wanted to build to extend the porch. Ms. Tennor asked if the staff really had no comments. Ms. Tennor said she could not tell if the deck or porch is wider than it actually is. Ms. Holmes said Ken Short the County's architectural historian, has referenced a wider porch, but it cannot be determined from historic photos provided. Mr. Alghatrif said the extension has an overhang. Ms. Tennor said the overhang will cantilever out further than the porch. Mr. Alghatrif said the structure is a porch and its meant to block the southern light and provide shade for people below. Ms. Tennor said the applicant did not submit a section for this application that actually describes how the 2 foot extension will be constructed and that is why she wanted clarification. Mr. Alghatrif confirmed there was no section in this submission but there was a section in his previous submission HPC-19-24.

Ms. Tennor said she understood why the applicant would want to extend the porch as it is more useful to Mr. Alghatrif. Ms. Tennor said she is not sure her mind is changed about the impact of extending the depth of the porch at the street level. She said she did agree with the other comments from staff that the wood should not be pressure treated decking but the materials should be from the species of wood recommend by Mr. Reich.

Mr. Roth said he was impressed with the applicant finding a historical picture of the porch. Mr. Roth said he thinks the applicant did a good job showing the new porch and the proportions with the existing porch and its proportions. Mr. Roth said he likes the request.

Mr. Reich said he agrees with the concept of the request but does not think the Commission has enough information to approve the request. Mr. Reich clarified that the application only includes a presentation drawing as a sketch. Mr. Reich said the Commission need a construction drawing that shows the details of the request in full, such as the railing dimensions. Mr. Alghatrif said the application did not include the most elaborate drawing, but he is not changing the grading or existing porch components; he will be using the same posts and railings and maintaining the existing dimensions except for extending the width of the baseboard 6-feet per Mr. Short's suggestion. Mr. Reich asked if the applicant was going to submit a construction drawing to DILP for a building permit. Mr. Alghatrif said he would be submitting a construction drawing but did not know he would need to submit it to the Commission though he would be happy to provide one. Mr. Reich said he is unsure of the porch railing design. Mr. Reich and Mr. Alghatrif review an example photo of a jigsaw bracket that Mr. Alghatrif was referred to by staff and discussed the design of the jigsaw brackets below the deck with a post to beam connection.

Ms. Zoren said a 2-foot cantilever is not a historic method of building and has nothing to do with a post connection in either drawing. Ms. Zoren asked if the request was like the picture with the jigsaw rendering or a 2-foot cantilever plan that was voiced but not shown. Mr. Alghatrif said the cantilevering was shown in the previous submittal for HPC-19-24. Mr. Reich said the rendering in the current application shows everything flush and the application needs more detailed drawings. Mr. Alghatrif said there was no perspective to show. Mr. Reich suggested that Mr. Alghatrif get a construction drawing of the request and come back to the Commission. Mr. Shad said he agreed with Mr. Reich's suggestion. Ms. Burgess said the Commission could either suggest the applicant withdraw the application, turn this application into advisory comments or continue this application to the next meeting.

Ms. Zoren said that if the application was becoming Advisory Comments that she was not in favor of the cantilever request. Ms. Zoren said she felt that the cantilever would look out of place with any of the other buildings on Main Street. Ms. Zoren said she was not against the 6-foot width of the porch but wants to understand what is happening on the underside of the porch as it is usually finished in some way especially since it would be highly visible. Ms. Zoren asked if the finishing would be bead board or painted tongue and groove and wanted that information added to the application. Mr. Reich suggested Mr. Alghatrif go to the lumber store to get product information to give to the Commission.

Mr. Alghatrif said he will provide clarification on the cantilever. He stated he is also amenable with the posts to extend out the full 6 feet and connect as they do now with the beam but he has concern DILP and DPW would object to the posts extending out into the sidewalk. Mr. Reich said he agreed with Ms. Zoren that cantilevering would look weird on the porch and as the building is a very prominent part of Main Street, the applicant should talk to DILP to see if he can move the column. Mr. Roth said the applicant needs to make sure that a wheelchair can get past the posts of the extended porch.

Mr. Shad asked if the applicant is willing to withdraw the application and take the Commissions Advisory Comments on the application and resubmit his request with more detail. Mr. Alghatrif said he was willing to withdraw his application. Mr. Shad said Mr. Alghatrif should bring back plans that the applicant intends to submit to DILP to give the Commission the details they will need to review along with a list of materials. Mr. Shad said the application is withdrawn and the applicant will submit a new request. Mr. Alghatrif said he will follow the Commission's recommendations. Mr. Shad clarified that the applicant is all right with withdrawing the application and submitting a new one. Mr. Alghatrif confirmed he was going to withdraw his application.

Motion: There was no motion the application was for advisory comments.

Mr. Shad moved to adjourn the meeting at 10:23 pm. Ms. Tennor seconded. The motion was unanimously approved.

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

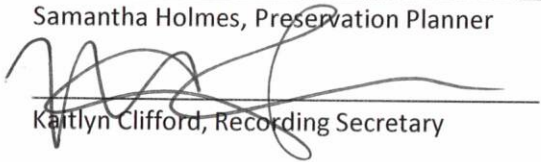


Allan Shad, Chair



Beth Burgess, Executive Secretary

Samantha Holmes, Preservation Planner



Kaitlyn Clifford, Recording Secretary



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

Administered by the Department of Planning and Zoning

VOICE 410-313-2350
FAX 410-313-3042

June Minutes

Thursday, June 4, 2020; 7:00 p.m.

The June meeting of the Historic Preservation Commission was held on Thursday, June 4, 2020. Due to the State of Emergency and to adhere to social distancing measures, the meeting was not held at 3430 Court House Drive, Ellicott City, but was conducted as a virtual web meeting/conference call.

No one registered or otherwise contacted the Commission about testifying for any of the following applications.

Ms. Tennor moved to approve the May minutes. Mr. Roth seconded. The motion was unanimously approved.

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

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

PLANS FOR APPROVAL

Consent Agenda

1. MA-19-27c – 3575 Church Road, Ellicott City
2. MA-20-01c – 3637 Fels Lane, Ellicott City
3. HPC-17-72c – 6162 Lawyers Hill Road, Elkridge
4. HPC-19-01c – 8044-8048 Main Street, Ellicott City
5. HPC-20-30 – 3531 Sylvan Lane, Ellicott City
6. HPC-20-31 – 3892 College Avenue, Ellicott City
7. HPC-20-32 – 3612-3614 Court House Drive, Ellicott City

Regular Agenda

8. HPC-20-33 – 3646 Fels Lane, Ellicott City
9. HPC-20-34 – 6162 Lawyers Hill Road, Elkridge
10. HPC-20-35 – 6162 Lawyers Hill Road, Elkridge
11. HPC-20-36 – 8308 Main Street, Ellicott City
12. HPC-20-37 – 8308 Main Street, Ellicott City
13. HPC-20-38 – 7912 Savage Guilford Road, Jessup, HO-41
14. HPC-20-39 – 3880 Ellicott Mills Drive, Ellicott City
15. HPC-20-40 – Vicinity of 3850 New Cut Road, 3812 New Cut Road to 3776 St. Paul Street, Ellicott City
16. HPC-20-41 – 3958 and 3956 Old Columbia Pike, Ellicott City
17. HPC-20-42 – 8407 Main Street, Ellicott City
18. HPC-20-43 – 8407 Main Street, Ellicott City

19. HPC-20-44 – 8086, 8090-8092, 8129, 8137, 8307 Main Street
20. HPC-20-45 – 8390 Main Street, Ellicott City
21. HPC-20-46c – 8090-8092 Main Street, Ellicott City
22. HPC-20-47c – 8086 Main Street, Ellicott City
23. HPC-20-48c – 8133 Main Street, Ellicott City
24. HPC-20-49c – 8129 Main Street, Ellicott City



CONSENT AGENDA

MA-19-27c – 3575 Church Road, Ellicott City

Applicant: Kathleen Taylor

Request: The applicant, Kathleen Taylor, requests final tax credit approval for repairs made at 3575 Church Road, 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 1895.

The applicant was pre-approved in June 2019 through the Executive Secretary process to make repairs on the house to the metal porch roof and bay window roof, inlaid gutters, soffits, and downspouts.

Scope of Work: The applicant has submitted documentation that \$3,485.00 was spent on eligible, pre-approved work. The applicant seeks \$871.25 in final tax credits. The work complies with that pre-approved and the cancelled checks and other documentation total the requested amount.

Staff Recommendation to the HPC: Staff recommends the HPC approve the tax credit as submitted, for \$871.25 in final tax credits.

Testimony: Ms. Taylor was in attendance, but no further information was given or discussed.

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

MA-20-01c – 3637 Fels Lane, Ellicott City

Applicant: Joseph Hauser

Request: The applicant, Joseph Hauser, requests final tax credit approval for repairs made 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. According to the Inventory form, the house on the property most likely dates circa 1820-1825.

The applicant was pre-approved for tax credits through the Executive Secretary process in January 2020 to replace the roof, gutters and repair the dormers.

Scope of Work: The applicant has submitted documentation that \$11,991.00 was spent on eligible, pre-approved work. The applicant seeks \$2,997.75 in final tax credits. The work complies with that pre-approved and the cancelled checks and other documentation total the requested amount.

Staff Recommendation to the HPC: Staff recommends the HPC approve the application as submitted for \$2,997.75 in final tax credits.

Testimony: Mr. Hauser was in attendance, but no further information was given or discussed.

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

HPC-17-72c – 6162 Lawyers Hill Road, Elkridge

Applicant: Dan Engebretsen

Request: The applicant, Dan Engebretsen, requests final tax credit approval for repairs made at 6162 Lawyers Hill Road, Elkridge.

Background and Site Description: This property is located in the Lawyers Hill Historic District. According to SDAT the building dates to 1851.

The applicant was pre-approved for tax credits by the Commission on October 5, 2017 to repair the chimneys, install storm windows, repair and refinish the front door and lock, replace the metal kitchen roof with a standing seam metal roof and fill in the old cistern.

Scope of Work: The applicant has submitted documentation that \$26,049.00 was spent on eligible, pre-approved work, which would result in a tax credit of \$6,512.25. There was a mathematical error on the application and the work incorrectly totaled \$23,461.00 for a tax credit of \$5,865.25. The work complies with that pre-approved and the cancelled checks and other documentation total the requested amount.

Staff Recommendation to the HPC: Staff recommends the HPC approve the application as corrected, for a final tax credit of \$6,512.25.

Testimony: Mr. Engebretsen was in attendance but no further information was given or discussed.

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

HPC-19-01c – 8044-8048 Main Street, Ellicott City

Applicant: Barry Gibson

Request: The applicant, Barry Gibson, request final tax credit approval for repairs made 8044-8048 Main Street, Ellicott City.

Background and Site Description: These properties are located in the Ellicott City Historic District. According to SDAT, the building on the property at 8044 Main Street dates to 1771 and the building on the property of 8048 Main Street dates to 1890.

Scope of Work: The applicant has submitted documentation that \$68,198.58 was spent on eligible, pre-approved work to repair the exterior of the building after the 2018 flood. The applicant seeks \$17,049.64 in final tax credits. The work complies with that pre-approved and the receipts and other documentation total the requested amount.

Staff Recommendation to the HPC: Staff recommends the HPC approve the application for \$17,049.64 in final tax credits.

Testimony: Mr. Gibson was not in attendance, but no further information was given or discussed.

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

HPC-20-30 – 3531 Sylvan Lane, Ellicott City

Applicant: Brandon Morris

Request: The applicant, Brandon Morris, request a Certificate of Approval to make exterior alterations and modify previously approved plans, at 3531 Sylvan Lane, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT, the house on the property dates to 1930.

This application was initially posted as a Minor Alteration on the Commission’s website, as case MA-20-22, but an objection was received from a citizen who believed the Minor Alteration deadline was suspended due to Executive Order 2020-03.

Scope of Work: The applicant proposes to make minor changes to work that was approved in HPC-18-65 (December 2018 and January 2019) to construct an addition and make corresponding exterior alterations. The current proposal makes slight changes to the approved plans, because there was a zoning setback issue that affected the approved design. The plans have been adjusted to comply with the 10-foot setback requirements. The plans submitted in the application show the approved and adjusted plans.

The front elevation will be reduced in width and will be reduced to a single car garage (originally a two-car garage). The window over the garage doors will change to a paired window (from a triple window). The rear elevation will now contain one window on the second floor, centered over three first floor windows. Originally there were three windows spaced evenly over the first-floor windows.

The applicant provided the following explanation of the minor changes:

“The building when originally approved was designed to a 6’ setback from the property line. In our meeting with zoning and permitting the building needed to be at the 10’ setback per code.

The redesign was us choosing to lose 4’ on the left side of the building (garage side) facing the front. This was the choice made instead of trying to go for an administrative adjustment. So the plot plan shows us losing 4’ to comply with the proper setbacks. This forced the dormer above the garage to go from 3 windows to 2 to keep it architecturally correct.”

The elevation incorrectly shows roofing shingles on the revised shed dormer, instead of siding. The applicant noted that was to remain siding and not become roofing shingles and submitted an edited view of this elevation to correctly show siding.

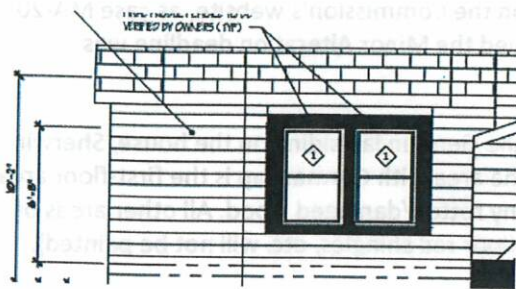


Figure 1 - Corrected view of shed dormer to reflect siding instead of roofing shingles.

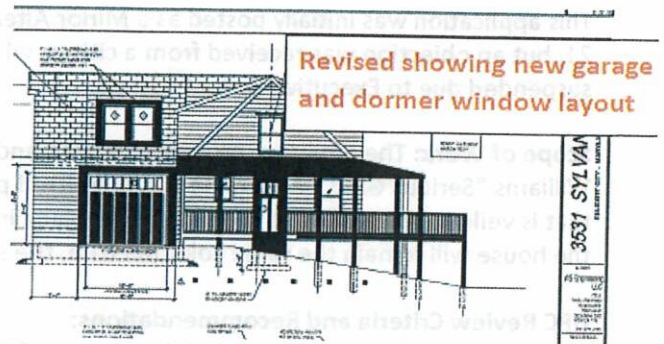


Figure 2 - Current submission incorrectly shows roofing shingles instead of siding.

HPC Review Criteria and Recommendations:

Chapter 7: New Construction: Additions, Porches and Outbuildings

- 1) Chapter 7 recommends, "attach additions to the side or rear of a historic building to avoid altering the primary façade. Consider the impact of the addition on side, rear and rooftop views of the building from public way."
- 2) Chapter 7 recommends, "design an addition to be subordinate to the historic building in size, height, scale and detail and to allow the form of the original structure to be seen."
- 3) Chapter 7 recommends, "design windows to be similar in size, proportion and arrangement to the existing windows. On historic buildings, or any building visible from a public way, windows should have true divided lights rather than interior or sandwiched muntins. A possible alternative is windows that do not have divided lights, but have permanent exterior grilles, appropriately detailed to be compatible with historic wood windows."

The changes are minor and are necessary to comply with zoning setbacks. The addition will be reduced in size as a result of the setbacks, from what was originally approved. The reduction of windows still complies with the Guidelines and will be compatible with the existing structure and overall design. All other components and materials will remain the same as originally approved.

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

Testimony: Mr. Morris was in attendance, but no further information was given or discussed.

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

HPC-20-31 – 3892 College Avenue, Ellicott City

Applicant: Matthew Wehland

Request: The applicant, Matthew Wehland, requests a Certificate of Approval and Tax Credit Pre-Approval to paint and make associated repairs at 3892 College Avenue, 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 1900.

This application was initially posted as a Minor Alteration on the Commission's website, as case MA-20-21, but an objection was received from a citizen who believed the Minor Alteration deadline was suspended due to Executive Order 2020-03.

Scope of Work: The applicant proposes to prep and paint the German lap siding on the house, Sherwin Williams "Serious Gray." As seen in the submitted photo, the area with German lap is the first-floor area that is yellow. The applicant will repair or replace in-kind any rotten/damaged wood. All other areas of the house will remain the same color (all trim, the second-floor red shingles, etc. will not be painted).

HPC Review Criteria and Recommendations:

Chapter 6.D: Rehabilitation and Maintenance of Existing Buildings; Wood Siding, Shingles and Logs

- 1) Chapter 6.D recommends, "Maintain, repair and protect (with paint or UV inhibitor is appropriate) wood siding, wood shingles or log construction."
- 2) Chapter 6.D recommends, "When necessary, replace deteriorated wood siding or shingles with wood siding or shingles that match the original as closely as possible in width, shape, and profile. Maintain the original shape and width of details such as cornerboards, cornices and door and window trim."
- 3) Chapter 6.D considers the following Routine Maintenance, "Maintaining and repairing existing siding or shingles."

Chapter 6.N: Rehabilitation and Maintenance of Existing Buildings; Colors and Painting

- 4) Chapter 6.N recommends, "Use colors that are generally compatible with (and do not clash with) the colors used in the district, particularly on neighboring buildings...In general, use calm or subdued colors, reserving bright colors small, important details, such as door or trim."

The proposal to prep, make any needed repairs or in-kind replacement of wood, and paint the siding on the house complies with the Guideline recommendations. The work is also eligible for tax credits, per Section 20.112 of the County Code.

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

Testimony: Mr. Wehland was in attendance, but no further information was given or discussed.

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

HPC-20-32 – 3612-3614 Court House Drive, Ellicott City

Applicant: David Warshaw

Request: The applicant, David Warshaw, requests a Certificate of Approval to make exterior alterations at 3612-3614 Court House Drive, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT the buildings on the property date to 1966.

This application was initially posted as a Minor Alteration on the Commission's website, as case MA-20-23, but an objection was received from a citizen who believed the Minor Alteration deadline was suspended due to Executive Order 2020-03.

Scope of Work: The applicant proposes to install four poles, with attached light fixtures, to illuminate the upper portion of the apartment parking lot. The lights will be installed in the upper lot, closer to Court House Drive, as shown in the exhibits in the application. The poles will be 4-inch square, 15 feet tall, aluminum finished in a dark bronze color. The lights will be 120-Watt LED rectangular shoebox fixtures finished in a dark bronze color. The wiring will all be in-ground.

HPC Review Criteria and Recommendations:

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

- 1) Chapter 10.D explains the following light types are found in the district: "Rectilinear or box lights, used in public parking lots and along the lower section of Fels Lane. A dark pole with a simple box light, although modern in style, is unobtrusive during the day and highly efficient at night."
- 2) Chapter 10.D recommends, "When new streetlights or parking lot lights are needed, install traditional style, post-top fixtures made of dark metal, particularly in highly visible location. Use simple box lights, also with a dark finish, only for large parking lots, or for intersections where a taller pole is necessary."

The proposed streetlight will be located on a property that does not contain any historic structures. The streetlights will be appropriately scaled for use in the apartment parking lot.

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

Testimony: Mr. Warshaw was in attendance, but no further information was given or discussed.

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

REGULAR AGENDA

HPC-20-33 – 3646 Fels Lane, Ellicott City

Applicant: Michelle McDonald

Request: The applicant, Michelle McDonald, requests a Certificate of Approval and Tax Credit Pre-Approval to make repairs and exterior alterations at 3646 Fels Lane, 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 1900.

The applicant recently purchased the house and has found several things that need to be repaired. The applicant is still meeting with contractors to acquire cost estimates; but would like to seek pre-approval to begin making needed repairs.

Scope of Work: The applicant proposes the following work:

- 1) Replace the existing main asphalt roof. The new roof will be Certaineed Landmark shingles (asphalt/fiberglass based construction) in the color Colonial Slate. Tax credit pre-approval for the work.
- 2) Repair and repoint the stone foundation of the house, which is cracked in some places and possibly patched with Portland Cement in others. Tax credit pre-approval for the work.
- 3) Trim trees around the house.
- 4) Remove an evergreen tree located in the front yard, that is growing close to the house and within the power lines. The tree appeared to have a dbh (diameter breast height) greater than 12-inches. May 21, 2020 update – this tree has been removed without approval and is now

before the Commission for retroactive approval. See the justification of tree removal farther below.

- 5) Replace the wooden stair railings leading to the side/rear yard. The railings are located on the west side of the house.



Figure 3 - Older photo from Google Streetview. Red square shows tree to be removed. Red circle shows wood railing to be replaced.

HPC Review Criteria and Recommendations:

Chapter 6.E: Rehabilitation and Maintenance of Existing Buildings; Roofs, Dormers and Gutters

- 1) Chapter 6.E recommends, "Replace historic roofing with asphalt shingles or other modern materials only is historically accurate materials cannot reasonably be used. Use asphalt shingles that are flat, uniform in color and texture and of a neutral color."

The roof on the main portion of the house is already an asphalt roof and has been so for many years, the change is not recent. The replacement of the worn asphalt roof, with a new asphalt/fiberglass shingle roof, in the color Colonial Slate, complies with the Guideline recommendations. The metal porch roof will remain as-is, and will not be replaced.



Figure 4 - Proposed CertainTeed Landmark shingles

Chapter 6.C: Rehabilitation and Maintenance of Existing Buildings; Masonry

- 2) Chapter 6.C states:
 - a. "Carefully remove modern materials that have been applied over historic masonry."
 - b. "Use mortar mixes that are compatible with early stone and brick."
- 3) Chapter 6.C provides additional guidance on repointing, referring to the National Park Service's *Preservation Brief #1, Repointing Mortar Joints in Historic Buildings*.

The application explains that the foundation walls need to be repointed, but also shows other historic exterior stone walls that are in need of repair. It also appears some foundation walls have been previously repointed with concrete, which is not an appropriate treatment and can cause damage to the stone and wall. The applicant only recently moved into the house and is trying to handle the more urgently needed repairs, but has not yet met with the mason.

Staff recommends the HPC pre-approve tax credits for the proper repair of historic foundation and other historic walls on the property, with the final scope of work to be approved by staff. This would allow additional time for the County architectural historian to review the walls on the property and provide advice on the proper treatment of each wall (i.e. mortared or dry-stacked), and to review the proposal from the mason, once received by the property owner, to ensure the proposed repairs are appropriate.

Chapter 9.B: Landscape and Site Elements; Trees and Other Vegetation

- 4) Chapter 9.B recommends:
 - a. "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."
 - b. "Retain mature trees and shrubs, provide for their replacement when necessary."
- 5) Chapter 9.B recommends against:
 - a. "The removal of live mature trees, unless it is necessary due to disease or to prevent damage to historic structures."
 - b. "Topping trees, i.e., cutting off the main leader or other large branches."
- 6) Chapter 9.B considers the following to be Routine Maintenance, "General gardening activities, including moving, trimming, pruning, and installing ground covers."

While the removal of the front tree complied with the Guidelines, it was removed without approval. It was growing close to the house, and was scraping against the roof and growing in the power lines. Pruning of this tree to avoid the power lines would most likely result in topping the tree, which is not recommended and severely hurts the tree. If feasible due to the size and shape of lot, a new tree should be planted elsewhere on the property.

The proper pruning of other trees on the property (i.e. no topping of the trees) would be considered Routine Maintenance.

Staff Recommendation to the HPC: Staff recommends the HPC approve the application as submitted, with tax credit pre-approval for the replacement roof and mortar repointing/wall repairs (with the final scope of the repointing and wall repair to be approved by Staff).

Testimony: Mr. Shad swore in James McDonald. Mr. Shad asked if Mr. McDonald had anything to add to the staff report. Mr. McDonald said he had nothing to add to the staff report. Mr. Shad said the application was submitted on May 10, 2020; but it appears the actual tree was removed after the application was filed. Mr. Shad asked why the tree was removed after the application was submitted. Mr. McDonald said the family had recently moved to the area and did not know approval was needed to remove the tree.

Ms. Tennor asked for confirmation for item 5 – the stair railing on the side of the house and wondered if the railing will be replaced in-kind. Mr. McDonald said he would be making a similar structure with better wood.

Ms. Tennor said the slope drops off pretty sharply by the stairs and asked if that was why the applicants want a fence there, for something more secure. Mr. McDonald said the wood appears to be rotting and wants to replace it with modern, better treated wood. Ms. Tennor asked if that portion of the fence was historic. Mr. McDonald confirmed the portion of railing and fence were not historic.

Mr. Roth said the application is fine and concurs with staff recommendations.

Mr. Reich said that the application was straight forward, but had questions about mortar repointing and Ms. Holmes explained the application contained several different areas for repointing, but when Mr. McDonald's wife had submitted the application, she had not yet met with a mason. Ms. Holmes explained that while some of the areas appeared to be part of the house, others appeared to be historic walls on the property and staff needed a chance to confirm all of the walls were historic and wanted to see a scope of work from the mason.

Ms. Zoren agreed with all the comments that had already been said. Ms. Zoren explained to the applicant that if he wanted to change the non-historic railing to be a different style that was more historically appropriate, or color, it would be okay with the Commission because the current railing is not historic. Ms. Zoren said if they decide to change the railing to a different style, that needs to be resubmitted with detail; otherwise she found replacing in-kind was okay.

Mr. Shad said he understood the applicants were new to the neighborhood but asked that the applicant become familiar with the Guidelines or come to staff if they have questions.

Motion: Ms. Tennor moved to approve the application as submitted, and to follow up with staff about repointing the mortar and changes for non-historic fence/stair railing. Mr. Roth seconded. The motion was unanimously approved.

HPC-20-34 – 6162 Lawyers Hill Road, Elkridge

Applicant: Dan Engebretsen

Request: The applicant, Dan Engebretsen, requests a Certificate of Approval and Tax Credit Pre-Approval to make exterior alterations and repairs at 6162 Lawyers Hill Road, Elkridge.

Background and Site Description: This property is located in the Lawyers Hill Historic District. According to SDAT the building dates to 1851.

This application was initially posted as a Minor Alteration on the Commission's website, as case MA-20-24, but objections were received.

Scope of Work: The applicant proposes to make the following repairs and alterations to the main house and requests tax credit pre-approval for the work:

- 1) Replace rotten cedar siding with new siding to match the existing. Prep and scrape peeling siding. Paint house – siding, trim, doors, windows.
- 2) Repair shutters as needed and replace missing shutters with wood to match existing in design. Paint all shutters and install.
- 3) The following new paint colors will be used:
Front door – wood grain faux paint, per Guideline recommendations.
Windows – dark brick red, Colony Red AE-6
Siding – a light gray, Polished Silver AE-49
Trim – a medium gray, Gray Cast AE-50 and White 3800
Shutters – Molten Black AE-54

HPC Review Criteria and Recommendations:

Chapter 5: Routine Maintenance

- 1) Chapter 5 states the following is Routine Maintenance: "Repair or replacement of roofs, gutters, siding, external doors and windows, trim, lights, and other appurtenant fixtures using the same materials and design."

Chapter 6.E: Rehabilitation and Maintenance of Existing Buildings; Siding and Shingles

- 1) Chapter 6.E recommends:
 - a. "Maintain and repair existing wood siding or wood shingles."
 - b. "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."

Chapter 6.J: Rehabilitation and Maintenance of Existing Buildings; Shutters and Blinds

- 2) Chapter 6.J recommends,
 - a. "Maintain and repair original shutters and blinds."
 - b. "For replacements, install wood shutters or wood blinds that maintain the size, proportions and locations of the originals. If the replacements are not operable, they should at least appear to be so with hinges and hold backs appropriate to the period of initial construction."

The repair and in-kind replacement of the siding and shutters is considered Routine Maintenance and complies with the Guideline recommendations.

Chapter 6.O: Rehabilitation and Maintenance of Existing Buildings; Colors

- 1) Chapter 6.O recommends, "Use colors appropriate to the period and style of the building."
- 2) Chapter 6.O considers the following to be Routine Maintenance – "Painting previously painted surfaces using the colors listed in the following chart on a house of the appropriate architectural style. For buildings that are a mix of styles or do not fit clearly into any style, use one of the following methods to determine which colors are routine maintenance. For houses that are a mix of styles, use the colors listed for the architectural style of the original or dominant block of the house."

The proposed colors comply with those recommended in the Guidelines as recommended by the architectural type of the building.

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

Testimony: Mr. Shad swore in Dan Engebretsen. Mr. Shad asked if Mr. Engebretsen had any information to add to the staff report. Mr. Engebretsen said he had nothing to add to the staff report.

Ms. Tennor said she thought the application was straight forward and thought the tax credit preapproval was appropriate for all the changes and repairs were warranted. Mr. Roth and Mr. Reich had no questions.

Ms. Zoren said she had some concerns with the red window frames being eye catching against the grey siding. Ms. Zoren asked if the window frames were already red. Mr. Engebretsen confirmed all the window frames were red. Ms. Zoren said as the windows were being kept in a similar shape, she had no issues. Mr. Shad said he had no questions.

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

HPC-20-35 – 6162 Lawyers Hill Road, Elkridge

Applicant: Dan Engebretsen

Request: The applicant, Dan Engebretsen, requests a Certificate of Approval to make exterior alterations at 6162 Lawyers Hill Road, Elkridge.

Background and Site Description: This property is located in the Lawyers Hill Historic District. According to SDAT the building dates to 1851.

Scope of Work: The applicant proposes to make exterior alterations to three outbuildings (garage, workshop and greenhouse) located on the property, as described below. The outbuildings include a garage, workshop and greenhouse. The garage does not appear to be historic, but the dates of construction for the greenhouse and workshop are unknown by staff.



Figure 5 - Aerial view of structures on property

Garage

The applicant proposes to make the following alterations to the garage:

- 1) Remove the existing white vinyl siding and replace it with a rough 8-inch board placed perpendicular to the ground. The photo example provided indicates board and batten style siding. All seams, corners and trim to be covered with a 3-inch board.
- 2) Replace the existing metal garage doors with a wood carriage style "X" pattern garage door with a 4-light transom.
- 3) Extend the front overhang/rake by 12 inches.
- 4) Paint all new siding white.
- 5) Replace the current asphalt roof with GAF Timberline HD Shingles in the color Hickory (a reddish-brown).

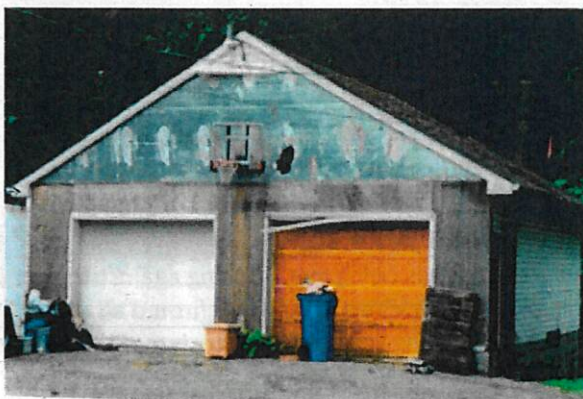


Figure 6 - Existing garage



Figure 7 - Proposed roof shingle color for all outbuildings.



Figure 8 - Proposed board and batten siding, to be painted white, for all outbuildings.



Figure 9 - Proposed carriage house "X" style doors for garage and workshop.

Greenhouse

The applicant proposes to make the following alterations to the greenhouse:

- 6) Remove the existing white vinyl siding and replace it with a rough 8-inch board placed perpendicular to the ground. The photo example provided indicates board and batten style siding. All seams, corners and trim to be covered with a 3-inch board.
- 7) Paint the new siding white.
- 8) Replace the current asphalt roof with GAF Timberline HD Shingles in the color Hickory (a reddish-brown).
- 9) Replace the Plexiglass windows and paint the rock-faced concrete block white to match the new siding.



Figure 10 - Existing greenhouse.

Workshop

The applicant proposes to make the following alterations to the workshop:

- 10) Remove the existing white vinyl siding and replace it with a rough 8-inch board placed perpendicular to the ground. The photo example provided indicates board and batten style siding. All seams, corners and trim to be covered with a 3-inch board.
- 11) Paint the new siding white.
- 12) Replace the current asphalt roof with GAF Timberline HD Shingles in the color Hickory (a reddish-brown).
- 13) Replace the existing metal garage door with a wood carriage style "X" pattern garage door with a 4-light transom.



Figure 11 - Existing workshop.

HPC Review Criteria and Recommendations:

Chapter 3: Architectural Styles in Lawyers Hill

- 1) Chapter 3 explains, "There is also a diverse collection of outbuildings in the district, including a rustic Adirondack gazebo, garages dating from the early auto age, and board and batten barns."

Chapter 6.E: Rehabilitation and Maintenance of Existing Buildings; Siding and Shingles

- 2) Chapter 6.E explains, "The most common exterior wall material in the Historic District is wood siding consisting of overlapping wood boards running horizontally. Both clapboards and German siding are found. Wood shingles, painted or stained, are used on several house. Vertical board and batten wood siding is used on part of one house and on outbuildings.
- 3) Chapter 6.E recommends, "Remove asbestos shingles or other coverings to restore original wall material."
- 4) Chapter 6.E recommends against, "Changing the scale of siding; eg. Replacing narrow 4"-5" clapboard with 8" siding."

While the garage building does not appear historic, staff is unclear on the age of the other structures. The greenhouse structure appears to be historic, but the age of the structure it is attached to is unknown. The Historic Sites Inventory form does not provide any information as to the age of the outbuildings.

The Guidelines reference board and batten in conjunction with outbuildings. The proposed removal of the vinyl and the change to wood siding complies with the Guideline recommendations and will also make all outbuildings one consistent style. The outbuildings are not visible from the public right-of-way.

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

Testimony: Mr. Engebretsen was previously sworn in. Mr. Shad asked if Mr. Engebretsen had anything to add to the staff report.

Mr. Engebretsen said the three outbuildings have vinyl siding and are not historic buildings, but he was still asking the Commission for permission to put up wood siding, architectural roof shingles and garage doors on the outbuildings.

Ms. Tennor said she thought the proposed changes to the outbuildings would improve their appearance and did not have problems with the proposed changes.

Mr. Roth and Mr. Reich had no objections to the application.

Ms. Zoren said in Figure 6 of the staff report, there was an existing garage with a basketball hoop, and noted the siding on the garage in Figure 6 did not have vinyl siding. Ms. Zoren asked if Mr. Engebretsen was proposing to add vertical wood siding on that garage as well.

Mr. Engebretsen explained that the garage Ms. Zoren referenced had a fire before he purchased the property and a lot of the vinyl siding was burnt so he tore it off. Mr. Engebretsen said the top part of the garage is foam board where the basketball hoop was located. Mr. Engebretsen said he would be replacing the garage with all vertical wood siding as well.

Mr. Shad said he had no questions.

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

HPC-20-36 – 8308 Main Street, Ellicott City

Applicant: Mark Hemmis

Request: The applicant, Mark Hemmis, requests a Certificate of Approval for exterior alterations made at 8308 Main Street, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1920.

While the application is currently before the Commission for retroactive approval, it was installed by the television show that recently filmed in Ellicott City and not by the business owner. Due to the “surprise” nature of the show, the business owner was unaware that the alteration was taking place.

In September 2018, The Fund for Art in Ellicott City submitted an Advisory Comment/Pre-Application Advice application to receive feedback on multiple locations for future murals. This building was included in that list as a possible location, but the Commission did not recommend a mural on this building. The Fund for Art in Ellicott City did not end up pursuing this location due to Commission feedback.

Scope of Work: The applicant seeks retroactive approval for the mural that was installed on the side of the building. The mural was painted on canvas, which was then adhered to the brick on the side of the building; the mural is not painted directly on the brick. The mural depicts several different scenes from Ellicott City, including the railroad bridge sign that is visible from Baltimore County, the view of Main Street looking east at the Church Road intersection and the Caplan’s sign.



Figure 12 - Mural on side of building

The production company provided the following information about the installation of the mural:

- The mural can stay up on the brick for 5+ years. It will not last long term.
- It was affixed to the wall with a Nova Gel 208 glue.
- To get the canvas painting down you would just simply cut the glue from the back of the canvas off the wall, then use a 3000 PSI pressure washer to get the glue off the wall. The pressure washer will not hurt the brick; it will only remove all of the glue, dirt and grime from the wall.

HPC Review Criteria and Recommendations:

Chapter 11.B.9: Signs, Commercial Buildings, Wall Murals

- 1) *Chapter 11.B.9 explains, “Painting a sign directly on a wall or other structural part of a building is not permitted by the county Sign Code. However, the Board of Appeals may grant a variance for such signs if they are found to contribute significantly to the historical, architectural or aesthetic character of the area. A wall mural that does not advertise or identify an area is not a sign and is not regulated by the Sign Code. Well-executed artwork such as wall murals can make a positive*

contribution to the historic district. Any wall mural, whether or not it is a sign, requires approval by the Historic Preservation Commission."

The mural depicts various iconic scenes found in Ellicott City and is well-executed artwork.

Chapter 6.C: Rehabilitation and Maintenance of Existing Buildings; Masonry

- 2) Chapter 6.C recommends against:
 - a. "Replacing or covering original masonry construction."
 - b. "Painting historic stone or historic brick that has never been painted or removing paint from masonry walls that were originally painted."
 - c. "Cleaning or removing paint from masonry walls using methods that damage the masonry."
- 3) Chapter 6.C recommends, "Carefully remove modern materials that have been applied over historic masonry."
- 4) Chapter 6.C explains, "Masonry is easily damaged by harsh cleaning, paint removal or waterproofing methods, or use of the wrong type of mortar...An application to repair, clean or remove paint from masonry must specify in detail the method to be used." This section also refers people to the National Park Service (NPS) Preservation Briefs for more information on masonry repair. The Preservation Briefs, specifically Brief 6, **Dangers of Abrasive Cleaning to Historic Buildings**, consider pressure washing to be an abrasive removal method at certain high pressures.

The historic brick surface was not an ideal surface for the mural to be glued on. While the production company states that the glue can be pressure washed off, that is incorrect as the historic brick could easily be damaged by a pressure washer. The NPS Preservation Briefs, specifically Brief 6, **Dangers of Abrasive Cleaning to Historic Buildings**, consider pressure washing to be an abrasive removal method at certain high pressures. At whatever point the mural is removed, the Preservation Briefs should be consulted prior to removal and the application for removal should specify the method to be used to remove the glue coating without damaging the brick.

Staff Recommendation to the HPC: Staff recommends the HPC determine if the mural and installation methods comply with the Guidelines and approve or deny accordingly. If the HPC approves the application, Staff recommends the HPC approve a 5-year limit on the mural, unless the mural begins to deteriorate sooner.

Testimony: Mr. Shad swore in Mark Hemmis. Mr. Shad asked if Mr. Hemmis had anything to add to the staff report. Mr. Hemmis explained that he did not know about the mural until it was installed. Mr. Hemmis said the mural was a great addition to the area and was drawing good attention and had become a focal point. Mr. Hemmis said the mural was in good condition, but if it needs to come down in five years that would be fine, but he would like to see it stay.

Ms. Tennor had two comments; this application was the second case that had come before the Commission where the applicant was the recipient of surprise outside design service and the Commission was also surprised. Ms. Tennor said this is not the way the application process is supposed to work and reiterated that when there is exterior work in the district, it is supposed to be approved by the Commission beforehand.

Ms. Tennor said her second concern was how the mural was glued to the historic brick wall. While the people who donated the improvement assured the Commission there was no problem with this kind of application, apparently this glue might need to be pressure washed off which is not good for brick,

especially antique brick. She said that pressure washing compromises the surface of the brick and weakens it structurally. Ms. Tennor was worried that in five years' time there may be a problem with the glue on the brick. Ms. Tennor said she was not inclined to approve the application after the fact. Ms. Tennor said she did not have issues with the picture itself, but with the glue.

Mr. Hemmis said he had only learned a few weeks ago that the mural was not approved. He said the production company had gone through with other approvals for the historic district. Mr. Hemmis said he agrees with the Commission's concern with the surprise changes. He said the mural was completed by a professional mural company and he has been assured the glue will come off. The company told Mr. Hemmis the mural was primarily glued on the outside perimeter. Mr. Hemmis brought up the point that there have been many instances of pressure washing brick after the floods. Mr. Hemmis said it would be a travesty to take the mural down at this point. Mr. Hemmis said he agrees it should have been approved beforehand, but said the mural is an asset for the top part of the hill.

Mr. Roth shared his concern for how work had been done without approval and said there needs to be some transparency. Mr. Roth asked who set the terms to make changes and do the work; that party has never come before the Commission and Mr. Roth said that was part of the problem. Mr. Roth said the mural was nice.

Ms. Burgess said the County was asked about the mural and location. She stated that a mural painted on the wall was not an option, but said that it was implied by the producers that they would hang a canvas-like mural on a temporary basis. County Staff told the production team to use mortar joints and that not screwing into the brick wall was important. However, the production team applied the mural on the wall in a different manner, that seems not as temporary.

Mr. Reich said the mural fabric was glued to the wall. Mr. Reich said he did not think the mural would last five years anyway. Mr. Reich said the other problem was the other two murals approved went through a year-long vetting process, including where they would go, colors and what the mural would be/what would be depicted. He said those murals added to the composition of Ellicott City and wouldn't be in patrons faces as they were installed on side streets, on the sides of buildings. Mr. Reich said he was a bit conflicted about the application. He said the mural was not in your face coming down Main Street and was wedged between two buildings. The mural did not have bright colors that obstructed architectural features. Mr. Reich said the mural depicted a lot of historic things in Ellicott City. He did not think the mural was bad and said it should have a maximum of 5 years approval and removed the moment it starts to deteriorate. Mr. Reich cautioned if anything were to be installed in place of this mural, that alteration should go through the normal approval process.

Ms. Zoren said she agreed on the issues about the approval process. Ms. Zoren said the mural was not facing Main Street or obstructing architectural features. She said it was a valid spot to have a mural and said if it had been something that came to them during the original mural selection process, it would have fit with the theme of Ellicott City and the colors blend into the building. The overall composition is appropriate for Ellicott City. Ms. Zoren said her biggest issue was the temporary nature of the mural. Ms. Zoren agreed with a five-year limit, or earlier if the mural deteriorates.

Mr. Shad said he shared similar concerns that Ms. Tennor mentioned, especially in regard to the surprise nature of the alterations. He said the building was included previously when discussed in the mural applications of September 2018, but the Commission did not recommend a mural on this building.

Ms. Tennor asked if it was possible to not approve the application, but allow it to remain for the period as recommended by staff. Mr. Shad said the Commission can either approve or deny the application.

Ms. Burgess said that the Commission cannot ignore the application, the mural would be vulnerable for violations and would have to come back to the Commission if it was in violation.

Ms. Holmes said the staff report included a suggestion that the removal of the mural require approval, in order to know what the method would be. She explained that the National Park Service Preservation Briefs recommend performing a small test area of various pressures to determine what does not cause damage, before removing the whole project. Ms. Tennor said this requirement would alleviate her concerns about the glue.

Mr. Hemmis explained he has been in Ellicott City for 18 years as a tenant, that he recently purchased the building last week and put his application in for the mural as soon as he heard it had not been approved. Mr. Hemmis said that he was here for the long haul and would honor any conditions the Commission puts on him.

Ms. Tennor said Mr. Hemmis was an asset to Ellicott City. Ms. Tennor said it would be good to try and stick to the historic preservation code. Ms. Tennor thought it made sense to approve the mural with conditions that when the mural will be removed, 5 years or before depending on condition, if any point if the mural is thought to need to be removed, tests will be done for the residue on the brick from the glue.

Motion: Mr. Roth moved to approve the application with the mural to remain with a maximum of 5 years, to be removed sooner if it shows signs of deterioration and the method of removal shall be brought before the Commission for approval. Ms. Tennor seconded. The motion was unanimously approved.

HPC-20-37 – 8308 Main Street, Ellicott City

Applicant: Mark Hemmis

Request: The applicant, Mark Hemmis, requests a Certificate of Approval for to make exterior alterations at 8308 Main Street, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1920.

Scope of Work: The applicant proposes to install two awnings on the exterior of the building. The awnings have been removed from their current location at 8049 Main Street and moved to 8308 Main Street on the back and side doors.

The applicant proposes to install the wider awning on the gray door rear door, shown in Figure 13 and the smaller awning on the green door on the side of the building, shown in Figure 14. Dimensions were not provided of the doors or the awnings.



Figure 13 - Rear metal door and proposed wider awning.



Figure 14 - Side door and proposed awning



Figure 15 - Red arrow points to rear metal door and red circle shows side door. Please note – the colored brick around the red circle is only chalk.

HPC Review Criteria and Recommendations:

Chapter 6.L: Rehabilitation and Maintenance of Existing Buildings; Awnings

1) Chapter 6.L recommends:

- a. *"When installing awnings or canopies, use shed-style awnings that are scaled appropriately for the building size and window spacing. Awnings should be made of nonreflective canvas or another strong fabric, in a color compatible with the building façade."*
- b. *"Provide a 10-inch to 12-inch valance on awnings. On commercial buildings, use only the awning's valance for signage."*

The awnings are not shed style, but have been on the building at 8049 Main Street and were approved by the Commission in 1990. While shed style is the recommended style, circular awnings such as these have been approved for use on other buildings, such as on Tersiguel's across the street. If approved to relocate the awnings, the awning frame should be installed in the mortar, not the brick. The mortar can easily be repaired in the future if the awnings are to be removed, but the brick cannot be repaired as easily.

Staff Recommendation to the HPC: Staff recommends the HPC approve the application as submitted and recommends the HPC consider a maintenance/replacement component to an approval.

Testimony: Ms. Holmes clarified the proposed awnings were not installed, only removed from their original location at 8049 Main Street, and the staff report was in error. Mr. Hemmis was already sworn in.

Ms. Tennor said she preferred shed style awnings and understood the awnings had previously been approved at a different location. Ms. Tennor said she could not get a feeling of scale as the awnings were being moved to a different set of doors. Ms. Tennor said the new submittal showing the awnings over the doors did not help her understand the proportions

Mr. Hemmis said the awning from Figure 14 of the staff report would go over a side alley door that cannot open. The awning is from the original front door of the Phoenix Emporium and is significantly smaller and would only extend out a few inches on either side of the newly proposed location. The awning from the Maryland Avenue side of 8049 Main Street would go over the back door of 8308 Main Street, which is the main delivery door and provides protection from the elements. Ms. Tennor said the awnings would be in locations that were not very visible, but would provide a function.

Mr. Roth said it was a wonderful idea to repurpose the awnings in display and he had no objection to the request.

Mr. Reich said the awnings have become historic themselves and that the awnings fit in the locations of the new building.

Ms. Zoren noted there may be a conflict on the back door location where the awning is to be added. Currently there is a light in that location, and it may need to be replaced. Ms. Zoren said if the applicant had to move the light, they would need to come back to the Commission for approval of the light relocation. Ms. Zoren reminded the applicant install the awnings and light in the mortar, not brick.

Mr. Shad was glad to see the awnings reused and agreed with Mr. Roth. Mr. Shad said the awnings cannot be seen on either location on Main Street, so he had no issue with the application.

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

HPC-20-38 – 7912 Savage Guilford Road, Jessup, HO-41

Applicant: Kevin Favorite

Request: The applicant, Kevin Favorite, requests tax credit pre-approval to make repairs at 7912 Savage Guilford Road, Jessup.

Background and Site Description: This property is not located in a historic district, but is listed on the Historic Sites Inventory as HO-41, the Commodore Joshua Barney House.

Scope of Work: The applicant proposes to make the following repairs and alterations:

- 1) Replace five air conditioning units. The outdoor air conditioning units will be replaced with indoor geothermal units and six vertical wells for the ground loop exchange.
- 2) Replace three water heaters and make repairs to the radiator and baseboard heating elements.
- 3) Electrical panel upgrades are needed for the geothermal system. The house has three 200 AMP electrical panels. One panel is an older style not commonly used today, and needs to be replaced in order to spread the load for the geothermal units. This panel also branches out to two 100 AMP sub-panels and has connections to a generator that no longer exists. The other 200 AMP panels will need new circuits and breakers for the installation of the geothermal heat pump and air handlers.
- 4) Replace attic insulation. The attic has fiberglass batt rolls of insulation. Some areas of the attic have no insulation, no ridge vents, no attic hatch insulation, air sealing or recessed light canister covers. The application proposes to install ridge vents, seal air gaps and seams, cover recessed lights to prevent fires and install borate cellulose blown in insulation to R-49, install insulation around the attic hatch door opening and seal the attic ductwork with mastic tape.
- 5) Repair or replace gutters to be consistent with the half round gutters that are currently on the house.
- 6) Repair holes on the side of the house on the newer addition.

HPC Review Criteria and Recommendations:

Sec. 20.112. - Historically valuable, architecturally valuable, or architecturally compatible structures

(ii) Eligible work includes:

- 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.*

Sec. 20.113. - Restorations and rehabilitations of historic or heritage properties.

(b)(5) Qualified expenses means the amount of money paid by the owner of an eligible property to a licensed contractor for improvements, restoration, or the rehabilitation of the property or for materials used to improve, restore, or rehabilitate the property.

The Commission should determine if the work listed under Items 1-3 are considered eligible work under the tax credit in Section 20.112 of the County Code; the work does appear eligible under the tax credit in Section 20.113, as it will improve the property.

The work listed under Item 4 appears to be eligible for both credits as the work will maintain the physical integrity with regard to safety, durability and weatherproofing for the 20.112 tax credit and will improve the property under the 20.113 tax credit.

The repair or replacement of the gutters, under Item 5, would be eligible for both tax credits for the historic portion of the house.

The work listed under, Item 6, the exterior wood trim repairs to the modern addition are not eligible for tax credits, but any repairs to this type of damage on the historic structure are eligible.

Staff Recommendation to the HPC:

For the tax credit under Section 20.112, Staff recommends the HPC:

- 1) Determine if Items 1-3 are eligible.
- 2) Approve Item 4-6, for the historic portion of the house only.

For the tax credit under Section 20.113, Staff recommends the HPC:

- 1) Approve Items 1-6, with Items 5 and 6 to relate specifically to the historic structure.

Testimony: Mr. Shad swore in Kevin Favorite. Mr. Shad asked if Mr. Favorite had any additional comments to add to the staff report. Mr. Favorite said he had no comments to add to the staff report.

Ms. Tennor said in reference to items 1, 2, and 3 of the scope of work, she found the proposed improvements to be in-keeping with the preservation of the structural integrity of the house. Ms. Tennor said that none of the improvements will be visible on the outside and will not impact the historic appearance. Ms. Tennor noted that in the past, the Commission has found improvements like the one proposed to mitigate moisture, temperature, etc. an enhancement to the structural integrity. Ms. Tennor said the application was eligible for tax credits. Ms. Tennor notes items 4, 5, and 6 are fine and appropriate.

Mr. Roth said he concurred with Ms. Tennor; the application was fine and had no other questions.

Mr. Reich said items 1-3 are needed to preserve the structure and are appropriate for tax credit preapproval. Mr. Reich echoed Ms. Tennor's comments about past approvals for air conditioning and heating control to preserve buildings. Mr. Reich said he has walked through the house and knew the improvements were need. The insulation, gutters, etc are straightforward and appropriate for tax credit preapproval.

Ms. Zoren said she agreed with Mr. Reich; and said the new heating and cooling system will replace some of the window AC units and help restore the original look of the house.

Mr. Shad said he agreed with the Commissioners comments and agreed with the tax credit pre-approval.

Motion: Ms. Tennor moved to approve the application as submitted, the improvements should be approved for tax credits for 20.112 and 20.113. Mr. Reich seconded. The motion was unanimously approved.

HPC-20-39 – 3880 Ellicott Mills Drive, Ellicott City

Applicant: Lisa Wingate

Request: The applicant, Lisa Wingate, requests a Certificate of Approval for to make exterior alterations (some retroactive) at 3880 Ellicott Mills Drive, Ellicott City.

Background and Site Description: The property is located in the Ellicott City Historic District and is listed on the Historic Sites Inventory as HO-315, the George Burgess House. According to SDAT the building dates to 1800, but the Historic Sites Inventory indicates the building was most likely constructed in the 1840s.

The property owners have been before the Commission for several other cases regarding the repairs and alterations to this house and site (10-21, 11-42, 12-14, 12-22, 12-44, 13-13, 13-14, 13-48, 13-49, 15-10, 15-45, 15-53, 16-59, MA-17-14 and 17-45). The most recent case, HPC-20-08a and 20-08b in March 2020 was for the construction of a pool and the addition of other site features.

Scope of Work: The applicant proposes new alterations, as well as changes to previously approved or withdrawn plans from 20-08a and 20-08b (from the March 2020 meeting, the application incorrectly states May 2020). While the application requests the D&O for 20-08a and 20-08b be amended, this application will be treated as a new proposal and the previous D&O will not be amended.

The new work includes:

- 1) Install 13 new up-lights within the backyard pool enclosure. The spotlights will be anchored in the planting beds between the walls to provide subtle illumination of the upper stone wall at night. The spotlight will be Luxor NP ZDC with the finish Bronze BZ.
- 2) Install small retaining wall on lower patio (below the barn in the front of the property) to prevent erosion from washing into patio. The new wall will be installed perpendicular to the existing wall and will not exceed the height of the existing wall. The wall will diminish in height toward Main Street, the south side.
- 3) Install an 87-inch by 87-inch (7.25 feet by 7.25 feet) American Whirlpool Model #471 hot tub to be placed on the existing concrete pad. The hot tub will have wood and other brown tones. Install a 48-inch wide wood step to facilitate access and a cover in a neutral color.
- 4) Install a 24-inch wide stainless-steel utility wash and prep sink on legs against the east side of the previously approved shower enclosure shed. The sink will be screened with an Inkberry evergreen shrub and additional plantings will be added within the forest conservation area between the property and Ellicott Mills Drive.

The work proposed that relates to HPC-20-08a includes:

- 5) In March 2020, HPC-20-08a, the Applicant withdrew the request for Item 6 (kitchen porch step lights). The applicant now requests approval for this item, to install the kitchen porch step lighting, to be centered in every other riser of the kitchen porch. The light will be painted a powder coated white to match the step risers.

The changes to the work approved in HPC-20-08b includes:

- 6) The Applicant proposes to change the original proposed and approved location for the placement of two Kichler Ashland Bay carriage style light fixtures on the pergola, originally Item 21 in HPC-20-08b. The fixtures were originally to be placed on the inside posts of the pergola facing the pool (east). The applicant now proposes to install them facing the fireplace (west) on the posts closest to the pool.

- 7) The Applicant requests retroactive approval for changes to Item 13 from HPC-20-08b, the construction of double retaining walls on the west side of the property. The north end upper retaining wall was extended by an 11-foot long addition (diminishing in height) to hold back earth at the NW corner of the pool. The extension makes no changes in height (ranging from 26-inches to grade), and only lengthens the wall to transition with the existing grade. This wall extends from the east end of the previously approved wall. The wall will be constructed with the previously approved materials, consisting of Carderock stone and a natural stone cap.
- 8) The Applicant requests retroactive approval for changes to Item 13 from HPC-20-08b, the construction of double retaining walls on the west side of the property. The Applicant requests retroactive approval to add a 14-foot long retaining wall at the south end of the upper retaining wall. This wall will also diminish in height to transition with the grade of the land and will be constructed with Carderock stone and a natural stone cap.
- 9) For Item 12 from HPC-20-08b, on the existing retaining wall, the applicant proposes to replace the bullnose cap with bluestone.
- 10) For Item 13 from HPC-20-08b, the construction of new retaining walls (this is incorrectly labeled Item 12 in the application), the applicant proposes to change the capping material of the wall from Carderock stone to 16-inch wide bluestone. This bluestone cap will be used on the pergola piers for consistency.
- 11) For Item 15 from HPC-20-08b, the applicant proposes to install a third millstone on the new fireplace (the new fireplace was Item 14 from HPC-20-08b). This millstone will be centered on the fireplace, framed on either side by the previously approved millstones.
- 12) For Item 25 from HPC-20-08b, the applicant seeks approval for the anchoring method of the hot tub cedar posts to make them removable. This item was approved within HPC-20-08b and it is unclear if there are changes different from that discussed at the meeting.

HPC Review Criteria and Recommendations:

New work:

Chapter 9.E: Landscape and Site Elements, Outdoor Lighting Fixtures

- 1) Chapter 9.E recommends, “choose and locate lighting fixtures to be visually unobtrusive. Use dark metal or a similar material.”
- 2) Chapter 9.E recommends, “use freestanding lights that are no more than six feet high for individual residential properties.”
- 3) Chapter 9.E recommends, “to the extent possible, direct or shield lighting so that it does not create glare or spill onto neighboring properties. Design lighting to provide a reasonable level of brightness for the intended purpose.”

Spotlights – The spotlights will be small, not visible from the public right-of-way and will bronze. The new spotlights are intended to up light the stone retaining wall and not create glare on neighboring properties. The spotlights comply with the Guidelines.

Chapter 9.D: Landscape and Site Elements; Walls, Fences, Terraces, Walkways and Driveways

- 4) 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.”

Lower Patio Retaining Wall Extension – The new retaining wall extension will match the existing wall in material and height and complies with the Guidelines.

Hot Tub – The Guidelines do not address items such as hot tubs, however it will be located in the rear yard and not visible from the public right-of-way, although it will be visible from the neighboring

property on the rear (Burgess Mill apartments). The hot tub will have brown and wood tones and will be neutral in color as a result. The applicant was also approved for screening in HPC-20-08b.

Chapter 7: New Construction: Additions, Porches and Outbuildings

- 5) Chapter 7 recommends, “design outbuildings visible from a public way to be compatible in scale, form and detailing with historic structures and outbuildings in the neighborhood.”

Stainless Steel Utility Sink – The sink will be stainless steel, which is not a color that is consistent with the use of dark metals on the property. The applicant does propose to screen the sink with landscaping and install it next to the shower shed, however, it would not be common to find a modern outdoor sink next to an outbuilding, rather than inside the outbuilding. The HPC should determine whether the stainless-steel sink is appropriate in its material and location as it pertains to the guidelines.

Proposed work that relates to HPC-20-08a:

Chapter 9.E: Landscape and Site Elements, Outdoor Lighting Fixtures

- 6) Chapter 9.E recommends, “place attached lighting fixtures in traditional locations next to or over a door.”
- 7) Chapter 9.E recommends, “choose and locate lighting fixtures to be visually unobtrusive. Use dark metal or a similar material.”

Kitchen Porch Step Lights – The frame house addition and attached porch (referred to kitchen porch) are modern additions and are not historic. The orientation of the kitchen porch steps is such that the railing is more visible upon approach than the staircase risers. The Guidelines recommend attaching light fixtures in traditional locations, such as next to or over a door. However, the addition of the white recessed step lights would not adversely impact the structure since it would be applied to modern steps on a modern addition that are not highly visible. In this location, the white step lights would be unobtrusive, which complies with the Guidelines.

Changes to work previously approved in HPC-20-08b:

The installation location changes to the two Kichler Ashland Bay carriage style light fixtures on the pergola (originally Item 21 in HPC-20-08b) are minor and do not affect the historic structure or setting.

Chapter 9.D: Landscape and Site Elements; Walls, Fences, Terraces, Walkways and Driveways

8) Chapter 9.D recommends:

- a. “Construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way.”
- b. “Construct new terraces or patios visible from a public way from brick, stone, or concrete pavers designed to look like indigenous stone.”

The extension of the retaining walls (originally Item 13 from HPC-20-08b) on the west side of the property utilizes the same construction materials as originally approved with Carderock walls, and as requested for alteration as detailed in this report to use a bluestone cap.

The proposal to replace the cap material on the existing retaining wall (originally Item 12 from HPC-20-08b) with a bluestone cap, and the proposal to change the lower of the double retaining wall caps (originally Item 13 from HPC-20-08b) to bluestone complies with the Guidelines, as the material is still a natural stone.

The additional millstone does not affect the historic structure or setting. Three other millstones have already been approved for use on the property in HPC-20-08a (on millstone at the driveway) and HPC-20-08b (originally Item 15 – two millstones approved the outdoor fireplace).

The cedar posts to hold the shower curtain screening (originally Item 25 from HPC-20-08b) was approved in HPC-20-08b for removable posts. The Guidelines do not address a scenario such as this, but this method is similar to installing a footer for a decking post and would not impact the view. A more common screening method would be to utilize an outdoor umbrella that tilts.

Staff Recommendation to the HPC: Staff recommends the HPC determine whether the stainless-steel sink is appropriate in its material and location as it pertains to the guidelines. Staff recommends the HPC approve all other changes as submitted.

Testimony: Mr. Shad swore in Lisa Wingate. Ms. Wingate said the homeowner, Laura Steensen would be listening in on the call, but not testifying. Mr. Shad asked if Ms. Wingate had any comments to add to the staff report. Ms. Wingate said the sink would be 24 inches wide and would be functional and utilitarian for the owner. Ms. Wingate said the sink would be extremely limited in visibility. The addition of the extra landscaping would make the sink invisible to everyone except someone who walks up to the sink. Ms. Wingate said the homeowner wants the stainless-steel sink as requested.

Ms. Tennor said she had no questions and that all of the numerous changes are small; no problem with adding an additional millstone, lights to kitchen steps, small stone wall additions are consistent with the rest of the site details. Ms. Tennor said it would appear that the visibility of the sink was very low. Ms. Tennor said the only other dark metal sink that would be particularly historic would be galvanized steel and it would not be appropriate.

Mr. Roth said he had no issue with the application.

Mr. Reich said all the changes are in keeping with the original application and follows the guidelines. Mr. Roth said he has no issues with the stainless-steel sink.

Ms. Zoren said the changes seem to fit with the rest of the landscape and while the stainless-steel sink is not a historic material, the durability is better than another materials.

Mr. Shad said he agreed with the other Commissioners, the proposals are fairly minor changes to what had been already presented to the Commission. Mr. Shad said he had no problems with any of the changes.

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

HPC-20-40 – Vicinity of 3850 New Cut Road, 3812 New Cut Road to 3776 St. Paul Street, Ellicott City

Applicant: Mark DeLuca, Deputy Director, Howard County Department of Public Works

Request: The applicant, Mark DeLuca, Deputy Director from the Howard County Department of Public Works, requests a Certificate of Approval for the retroactive exterior alterations at the vicinity of 3850 New Cut Road, 3812 New Cut Road to 3776 St. Paul Street, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. There are no buildings on this site; only three remaining historic walls. The Howard County Department of Public Works previously submitted applications to remove trees and make other exterior alterations at this site in HPC-19-17 in May 2019, due to the road collapse from the 2018 flood.

Scope of Work: The applicant seeks retroactive approval for the removal of four trees and an increase in the limit of disturbance of the scope of the project. The applicant explains that the original application, HPC-19-17 “included the removal of 28 trees to facilitate the project. An inadvertent omission from the listing of 28 trees to be removed failed to identify two trees, which also were required to be removed, located within the project’s approved limit of disturbance. At this time, one of the two trees has been removed; and DPW determined that it is no longer necessary to remove the other tree. DPW is requesting retroactive removal to remove one tree (T-104).” Tree 104 is shown in the documents submitted within the application and was a Tulip Poplar with a dbh of 24.9 inches. The application states that removal of this tree was necessary for the installation of a water line, delivering potable water to properties in the area.

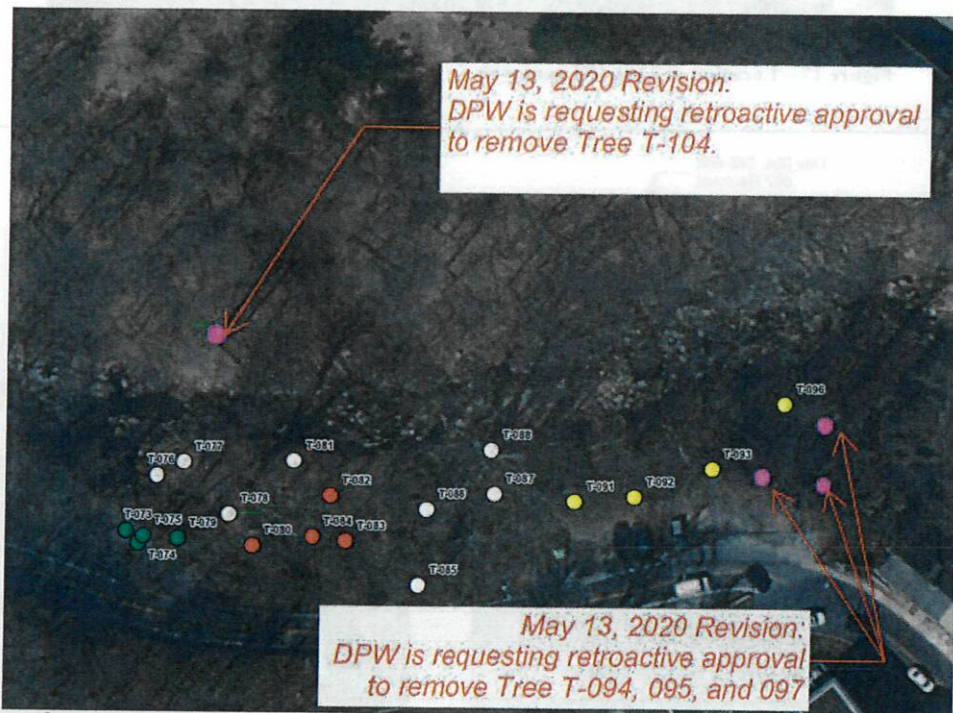


Figure 16 - Location of T-104, T-94, T-95 and T-97

The application also explains that “during the course of the work, an unforeseen condition (slope failure) necessitated the immediate removal of three trees (T-94, T-95, T-97), and expansion of the original limit of disturbance. The trees were removed by the Contractor, as the Contractor felt immediate action was necessary to preclude the possibility of further slope failure.” The original tree survey states that Tree 94 was a 16-inch Black Locust in fair condition; Tree 95 was a 27-inch Black Locust in fair condition; and Tree 97 was a 16.4-inch American Sycamore in fair condition.

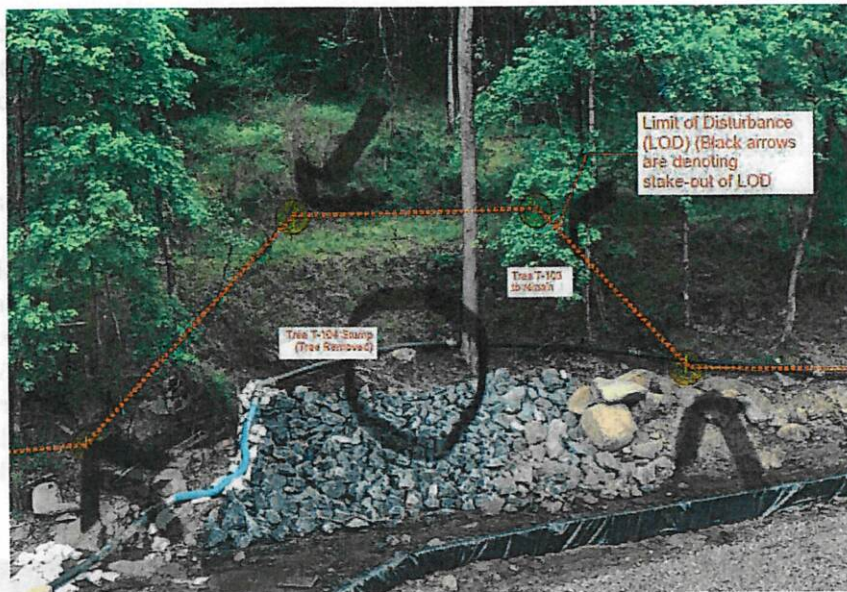


Figure 17 – Location of Tree 104 removal

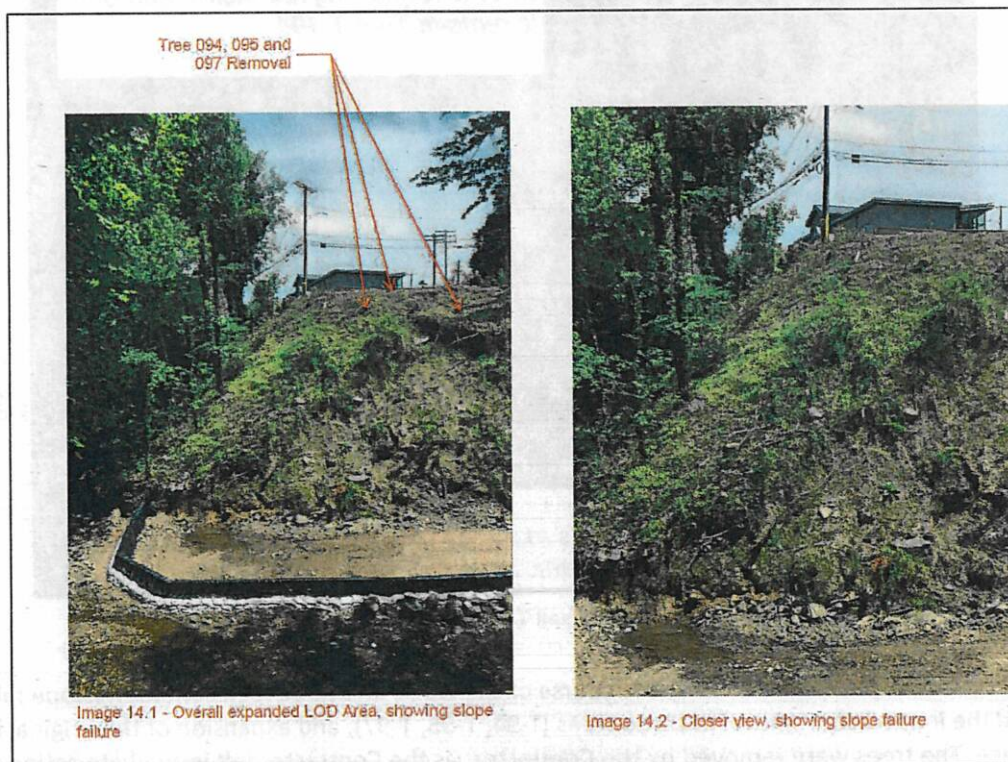


Figure 18 - Area of slope failure and T-94, T-95 and T-97 removal, picture from application

HPC Review Criteria and Recommendations:

Chapter 9.B: Landscape and Site Elements; Trees and Other Vegetation

- 1) Chapter 9.B explains, "Ellicott City's natural setting is essential to its character. In projects that involve grading land, clearing vegetation or building new structures, care should be taken to protect and enhance natural features, views of important natural features, and the

- environmental setting of historic buildings. The Historic Preservation Commission will review the impact of such proposals on the historic setting of Ellicott City and particularly on the relationship of historic buildings to their sites."
- 2) Chapter 9.A recommends, "Maintain and reinforce natural landscape elements, such as rock outcroppings, water courses and tree lines. Make views of natural elements, especially the Patapsco River and its tributaries, available to the public where possible. Provide walkways, sitting areas and casual stopping spots in parks, plazas, and other areas open to the public."
 - 3) Chapter 9.B recommends, "Retain mature trees and shrubs. Provide for their replacement when necessary."
 - 4) Chapter 9.B recommends against:
 - a. "The removal of live, mature trees, unless it is necessary due to disease or to prevent damage to historic structures."
 - b. "Extensive clearing for new construction that can be accommodated by more limited removal of vegetation."
 - 5) Chapter 9.B states the following requires approval: "Removing live trees with a diameter of 12 inches or greater 4.5 feet above ground level."

It appears that T-104 was included on the original documents provided to the HPC in case 19-17, but was not highlighted along with the other trees to be removed, and in fact, was an omission. The documents submitted with the application do not reference replacing the trees.

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

Testimony: Mr. Shad swore in Mark DeLuca from the Department of Public Works. Mr. Shad asked if Mr. DeLuca had anything to add to staff comments or report. Mr. DeLuca said he did not have anything to add.

Ms. Tennor said that it was her understanding the terrain was partially still in motion when DPW was trying to stabilize the infrastructure and decide what trees needed to come out causing a shifting in the ground DPW had not anticipated.

Mr. DeLuca said that was true for three trees, but the request is for two different issues that DPW wanted to handle together. The project required that they replace a water line that ran perpendicular to the stream. There were two trees on the original plan (HPC-19-72) that were to be removed, but the exhibits in HPC-19-72 accidentally omitted those trees. The original request was the approval for the removal of 28 trees, but two of the trees were missing from the request for approval. DPW was not aware of the omission until all the trees were counted against the exhibit and DPW realized one tree was missed and they needed to come back for approval. He said it was Tree 103 or 104 that was missed on the original submission (the application states it was Tree 104).

Mr. DeLuca said the second issue was found on May 13. DPW found out there was an active slope failure and the contractor could not construct the wall the way they wanted to. Mr. DeLuca referred to supplemental information, the left-hand side photo shows area of slope failure. The plan was to work from the bottom of the slope and drop it back, make it flatter, to put the caissons in the base. One of the ways to make it safe was to cut a bench (shown on the exhibit as a yellow rectangle going across the slope). DPW staff noticed trees were removed and saw three trees removed that were about 12 inches. DPW amended the May 13 application to include the three trees that were removed. Mr. DeLuca said the contractors was afraid the trees would fall down and any equipment put down there would be

damaged by the trees. Mr. DeLuca said the contractors had an opportunity to tell DPW what they were going to do with the trees but didn't which is why DPW applied for the retroactive approval.

Ms. Tennon said it was quite a slope and she had no further questions.

Mr. Roth said he thought it was okay and made some observations. Mr. Roth asked Mr. DeLuca if tree 103 and 104 were only one or two feet apart. Mr. DeLuca said they could be about 3 to 5 feet apart. Mr. Roth said the trees appear to be very close together, and explained over time Tulip Poplars get very big and taking one out is not a bad thing to do, as it helps them to grow better. Mr. Roth said the other trees were black locust, which are not native to Maryland. Mr. Reich thanked DPW for documenting the application so precisely, and stated he had no concerns.

Ms. Zoren thanked Mr. DeLuca for his documentation and asked that in the future to come to Commission before taking down trees.

Mr. Shad asked if the hill was starting to fail before the trees were removed. Mr. DeLuca said the photo shows a new slope failure, the slope is very loose. He explained that once the failure started, it started to work its way to the top. Mr. Shad asked if Mr. DeLuca thought this was in the process before the trees were removed. Mr. DeLuca said yes. Mr. DeLuca also explained that at the May 2019 meeting, DPW didn't have a tree plan to show. Mr. DeLuca submitted a supplemental tree plan, to show what trees are being planted.

Motion: Ms. Tennon moved to approve the application as submitted, in compliance with the guidelines. Mr. Reich seconded. The motion was unanimously approved.

HPC-20-41 – 3958 and 3956 Old Columbia Pike, Ellicott City

Applicant: Agila Sundaram

Request: The applicant, Agila Sundaram, requests Advisory Comments on the proposed subdivision at 3958 and 3956 Old Columbia Pike.

Background and Site Description: This property is not located in the Ellicott City Historic District and is not listed on the Historic Sites Inventory, but it does contain two historic structures eligible for inclusion on the Historic Sites Inventory. According to SDAT, the historic structure at 3958 Old Columbia Pike dates to 1937. This structure retains historic integrity in both architecture and setting. According to SDAT, the house at 3956 Old Columbia Pike dates to 1934. This house retains less architectural integrity, as the façade has been heavily altered with modern changes. This house also fronts Old Columbia Pike and will be separate from the remainder of the subdivision.

The applicant previously submitted this plan for Advisory Comments in May 2019 in case HPC-19-25 and proposed to demolish the historic house at 3958, retain the house at 3956 and create 7 new lots. At this time the property was reported to be 4.284 acres, but is now being reported as 5.47 acres. The property is zoned R-ED.

Scope of Work: The applicant proposes to retain two houses, demolish 1 shed and create 8 buildable lots; 2 lots for the existing historic houses and 6 new buildable lots. The new buildable lots directly in the vicinity of the historic house at 3958 Old Columbia Pike vary in size from 9,846 square foot to 13,155 square feet. There will be two open space lots (Lots 9 and 10) for a total of 3.2383 acres. The historic house at 3958 Old Columbia Pike will be retained on a 14,160 square foot lot.

HPC Review Criteria and Recommendations: As these structures are not located in the historic district or on the Historic Sites Inventory, there are no criteria that specifically provide guidance. Retention of the historic houses demonstrates an interest in preserving historic properties. However, the subdivision plan appears to maximize the density allowed on the site, placing new homes very close to the existing historic house at 3958 Old Columbia Pike. While there are two historic homes on the site, the house at 3958 is the one that retains its historic character. This house also has a unique setting, perched on top of the hill overlooking the meadow and small valley on the property. The setting will be lost with the subdivision and construction of the new homes, in particular Lots 2 and 6. These two lots are placed within direct viewshed of the historic house at 3958, with no buffer space to separate it from the new development.

The new homes are shown in a “modern craftsman style,” which is not compatible with the existing historic house at 3958 Old Columbia Pike. The house at 3958 was constructed in the Tudor Revival style. The examples provided of the new homes will be significantly larger than the existing historic house, share no similar architectural features, and impact the viewshed and setting of the historic structures.

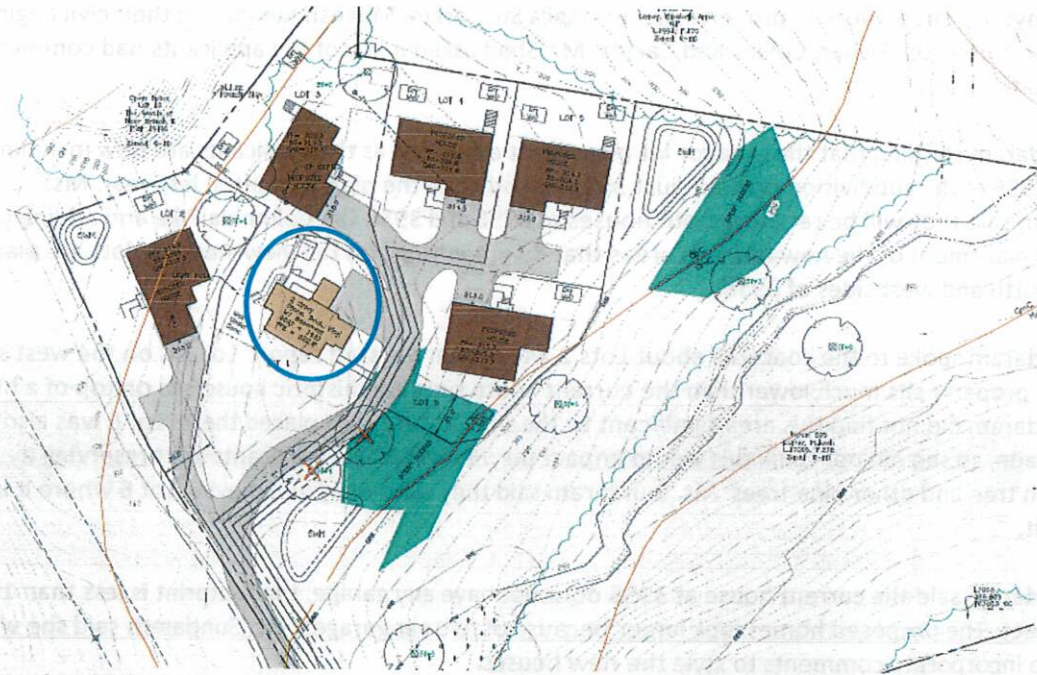


Figure 19 - Blue circle indicates location of historic house

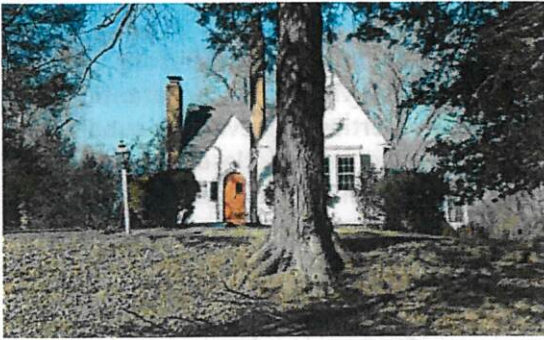


Figure 20 - Historic house in the Tudor Revival style at 3958 Old Columbia Pike



Figure 21 - Proposed "modern Craftsman" architectural styles

Staff Recommendation to the HPC: Staff recommends the HPC provide advice on the proposed design, which infringes on the historic building and setting at 3958 Old Columbia Pike. Staff recommends the HPC provide advice on the design of the new structures, which are significantly larger and not architecturally compatible with the existing Tudor Revival historic structure at 3958 Old Columbia Pike.

Testimony: Mr. Shad swore in property owners Agila Sundaram, Mukesh Kumar and their civil engineer Stephanie Tuite from Fisher, Collins and Carter. Mr. Shad asked if any of the applicants had comments on the staff report.

Ms. Sundaram clarified that the area for lot placement expanded as the applicants are now including land of 3956 in the subdivision area not just 3958 as had been the plan submitted last year. Ms. Sundaram said they will be retaining both houses at 3956 and 3958 Old Columbia Pike and adding 6 new lots. The placement of the new lots is in areas that do not infringe on the viewshed, the lots are placed on the north and west sides of 3958.

Ms. Sundaram spoke to the concerns about Lots 2 and 6 from the staff report. Lot 2 is on the west side, and that property sits much lower than the current house since the historic house sits on top of a hill. Ms. Sundaram did not find this area significant to the site, so Lot 2 was placed there. Lot 6 was also at a lower grade, so she did not think this would impact the viewshed. The applicants are preserving a specimen tree and other pine trees. Ms. Sundaram said they were okay with having Lot 6 where it is or moving it.

Ms. Sundaram said the current house at 3958 does not have any garage, the footprint is less than 1500 square feet. The proposed homes look larger because of two car garages. Ms. Sundaram said she was happy to incorporate comments to style the new houses.

Ms. Tennor said she was glad to see a Tudor style to be more compatible with the existing home and understands the constraints that leave the garage as the main feature of the façade on new construction. Ms. Tennor said it would be great to avoid the garages on the front faces of the new buildings. Ms. Tennor had no comments on footprints or setbacks, but agreed with staff that the new homes should be compatible with the existing house, which has no garage.

Mr. Roth said he was trying to figure out the specimen tree chart. Mr. Roth asked if all the specimen trees would be removed or if some would stay. Ms. Sundaram said that there are only two trees that are proposed to be removed. They are the trees in front of the existing house, the trees are in bad condition anyway and its best to remove them. Otherwise the applicants will be retaining all the other trees. Mr. Roth asked which trees were in bad condition specifically which trees from 1 to 15 were to be removed.

Ms. Tuite said Trees 3 and 4 are in poor condition, and are located by the line of the driveway. Mr. Roth said Tree 15 might be removed. Ms. Tuite said Tree 15 is located along the driveway, but near the adjacent property. She said the condition of the tree is what is driving the tree removal. Mr. Roth said he concurred with the comments that it would be better if the houses were compatible with the style and mass of the historic homes. Mr. Roth said it was not about the overall square footage, but the massing, and suggested some thought be given to make the new homes compatible in architectural style and mass.

Mr. Reich said the area around the historic house will be graded down and the vegetation will be wiped out. He suggested providing evergreen vegetation between the historic house and the new development. Mr. Reich said he was grateful the historic house is being saved and that he was thankful the applicants came back in with a new plan to save the house. Mr. Reich said the density in the development is as high as it can be on the property and noted there were only thirty feet between the houses. Mr. Reich suggested providing heavy landscaping between the historic houses and new development.

Ms. Sundaram said there was another plan that shows vegetation and its mostly lawn with a septic system. The plan does not show any proposed trees, everything shown is existing. Mr. Reich suggested dense plantings.

Ms. Zoren thanked the applicants for leaving both houses and appreciated their attempt to cluster the development. Ms. Zoren said the plan has too much density and that Lot 2 is really problematic with the mass infringing on the viewshed. Ms. Zoren said the viewshed of the existing house could be improved if the applicants curve the road toward the historic house, instead of directing it abruptly turning it toward the new house. The driveway to the new house would be an offshoot, and the driveway would appear to be for the main historic house. Ms. Zoren said Lot 2 does not fit and will encroach on the historic house. Ms. Zoren said she is also concerned about Lot 6, as other Commissioners mentioned the massing and building height. She said the house to the right will be 3 stories next to the 1.5 story cottage. Ms. Zoren encouraged the applicants to consider side loading garages. Ms. Zoren said she appreciated the applicants trying to do something unique with the styling of the houses that are not cookie cutter. Ms. Zoren said the massing is an issue. She agreed that an evergreen landscape buffer should be provided throughout. Ms. Zoren said she would like to see a grading and planting plan.

Ms. Sundaram said the grading and planting plan was not presented at this meeting as she wanted to focus more on the schematic plan at this time, but said they could incorporate the grading and planting plan. Ms. Sundaram said she thought the off-shoot drive was a great idea.

Mr. Shad agreed with the other Commissioners comments about the styles of the houses and would like to see something more compatible with the current houses. The presented plan looks like stone mansions compared to what is presently there. Mr. Shad said he had an issue with the density and thought it would be more appropriate to have three lots that would be larger in size than to stack five houses in the development.

Ms. Sundaram said she understood where the Commission was coming from and the reason the houses were clustered in the back was because of the R-ED zoning and the stream buffer. The 75-foot setback to the stream is the reason for the clustered and doubled up in the back of the house. Most of the lot is open space and preserved. Ms. Sundaram said they would work on the massing and heights of the property as mentioned.

Motion: No motion as this case was for advisory comments.

HPC-20-42 – 8407 Main Street, Ellicott City

Applicant: Donald R. Reuwer Jr.

Request: The applicant, Donald R. Reuwer Jr., requests a retroactive Certificate of Approval for exterior alterations at 8407 Main Street, Ellicott City

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 2001. This is not the date that the primary structure was built. It reflects when a second floor was added and the entire exterior was altered with the addition of the brick veneer, storefront windows and doors. According to Joetta Cramm’s book, *Historic Ellicott City, A Walking Tour*, Martin’s blacksmith shop once stood at this location, but was torn down, and in the 1930s Charley Miller of Miller Chevrolet built a gas station; later Dick Wall had a garage here. The building was reportedly later used as storage in the 1960s for the Ellicott City Fire Station across the street at 8390 Main Street. In 1980 the three-bay single story concrete block gas station/garage existed in its most likely original condition as documented in an “Inventory of Buildings – Ellicott City” report by Kamstra, Dickerson & Associate. The 1980 report notes the distinguishing architectural details on the former gas station were “1930s Spanish tile applied gas station fake facade roof detail. Roof was plain built-up type behind parapets.” The report notes the building was considered a “Non-Contributing Structure.”



Figure 22 - Mural installed without approval

In July 1999 (case HDC-99-31) the current owner applied to the Commission to add the second story and renovate the entire building. The Staff report at that time recommended approval of the alterations, noting the building had “negligible historic value.” The renovated building with the second floor has been altered since it’s 1999-2001 construction recently with the painting of the brick and alteration of front doors. The painting and alterations of the doors was approved through the Minor Alterations process (MA-18-13 for the doors and MA-18-20 for the painting) due to the fact that the building was not considered historic.

Scope of Work: The applicant installed a mural that was painted on two 4x8 sheets of plywood, which were attached to the exterior of the front of the building. The mural consists of six dogs and one cat. The mural is located on the front wall of the building, outside of the retail space for Canine Clippers Café. The application states that the artwork is designed for tourist enjoyment.

HPC Review Criteria and Recommendations:

Chapter 11.B.9: Signs, Commercial Buildings, Wall Murals

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

As the mural does not identify a business, it would not be considered a sign. However, the mural of dogs and cats does directly relate to the business, which is a pet food and supply store.

The artwork was well executed and has not been painted directly on the building. In this case, the brick façade is not historic and the brick has been painted as well. The mural is located on the edge of the building, and there are parking spaces that block the view of the mural to some extent, when filled with cars.



Figure 23 - Location of mural on building

Staff Recommendation to the HPC: Staff recommends the HPC determine if the mural complies with the Guideline recommendations and approve, modify or deny accordingly.

Testimony: Mr. Shad swore in Don Reuwer. Mr. Shad asked if Mr. Reuwer had anything to add to the staff report. Mr. Reuwer said he wanted to do something whimsical after the 2018 flood. Mr. Reuwer said he hired the same artist who did the mural on the Reedy building. Mr. Reuwer said the mural was completed for the visitors to have fun with, it was painted on plywood and could easily be removed as it is screwed into brick. He said it was done as a temporary nature and could be taken down at any time.

Ms. Tennor discussed that the Commission was being asked to approve another mural after the fact. Ms. Tennor agreed that the mural was whimsical. She said if there was one single “woof” or “meow” on the panel it would be a second sign for the business in the building. It just barely makes it not a sign. Ms. Tennor said she was inclined to approve it, but she was not sure what to say to an applicant who had installed a mural with less charm or artistic quality. Ms. Tennor agreed with Mr. Reich’s previous comment, the Commission spent a lot of time reviewing areas for other murals and now there were two murals that the Commission did not have a chance to review before the fact. Ms. Tennor said she was not inclined to have the mural removed, but it’s almost not a mural because it is related to the business.

Mr. Roth said he was fine with the application. He said that at some point, someone will come in with a retroactive mural for approval and that mural might be ugly and they may wish they had come for approval.

Mr. Reich said the Commission went through a year-long process for the murals that were approved and they were careful where the murals were located, what they would depict and the colors that would be deployed. Mr. Reich said the blue background takes away about 2/3 of the painting which was good. He said the Commission would not have approved putting the mural on the face of the building. Mr. Reich noted that there was no significance to the mural, it was a whimsical piece of art. He said the Commission has approved whimsical art before on a time frame basis, like the eggplant by the Post Office. Mr. Reich said if they approve it, there should be a timeframe on it and then they review it again after that timeframe. Mr. Reich asked what the other Commissioners thought.

Ms. Tennor said the application sets a bad precedent to approve things after they have been executed and asked how the Commission would say no to retroactive approvals in the future.

Ms. Zoren said there have been a lot of retroactive approval requests. She said the one thing this application did not have in common with the other requests was that this request fronts directly on Main Street. The other requests were on a side wall and not on Main Street. She said this application

would set a precedent for Main Street. She said the Phoenix was on an alley. She said the Commission has never approved a mural on the front of a building.

Mr. Shad shared his concern with being asked to approve applications retroactively. Because this mural was painted on plywood and attached to the wall, it is something that could easily be removed. Mr. Shad asked why the mural was installed before it was approved. Mr. Reuwer said that right after the flood everyone was depressed, and he wanted to do something whimsical. Mr. Reuwer had planned on taking it down before the meeting but it was suggested that he submit for a retroactive approval. Mr. Reuwer said he owns another location in Clarksville and that tenant would love to have the mural. He said people in Ellicott City like the mural and will not be happy about it being removed. Mr. Reuwer said that was the Commission's call he did not care one way or another.

Ms. Tennor said if the application had come to the Commission for approval, she was inclined to think she would have voted to approve it, but finds the retroactive approval request puts the Commission in an awkward position unnecessarily.

Mr. Reich said he did not think the Commission would have approve the mural request if it had come before them under normal circumstances. He said that if it was a sign on Main Street, they would have said no, that it was too big and had too many colors. If someone had put this in their storefront, they would have said no. If someone had painted something on plywood and attached it on the front of a building, they would have said no. Mr. Reich said that if the mural had come before them beforehand, they probably would have said no, there are too many paintings in Ellicott City that are not going through the vetting process, not in keeping with the façade or any of the Guidelines that the Commission upholds.

Motion: Mr. Reich moved to deny the application as submitted. Ms. Tennor seconded. The motion passed 4 – 1 with Mr. Roth in opposition to the denial.

HPC-20-43 – 8407 Main Street, Ellicott City

Applicant: Veronica Daniel

Request: The applicant, Veronica Daniel, requests a retroactive Certificate of Approval to install a sign at 8407 Main Street, Ellicott City.

Background and Site Description: This building is located in the Ellicott City Historic District. According to SDAT and HPC records, the second floor of the building was constructed over an existing 1940s garage in 2001 and the entire exterior renovated as a result.

While the application is currently before the Commission for retroactive approval, it was submitted prior to the alteration taking place as part of the television show that recently filmed in Ellicott City. Due to the "surprise" nature of the show, it was also unknown at the time if the business owner would want to keep the improvement, as she was unaware it was taking place. This application could not be processed until the mural, which was installed without approval, was submitted to the Commission and approved.

Scope of Work: The applicant requests a retroactive Certificate of Approval to install a blade sign on the front of the building at 8407 Main Street. The sign is located above the door at the entrance to the business, which is located on the lower left side (if looking at the building). The sign is 24-inches high by 32-inches wide for a total of 5.59 square feet. The sign is shaped like an oval, with a navy blue

background, a red border and gold/yellow text and graphic of a dog. The sign is an HDU (high density urethane) sign that is routed around the text and graphics. The sign will read on four lines:

CLIPPER'S
 (silhouette graphic of a dog)
 Pet Food &
 Supplies

The sign replaces the large vinyl banner that was serving as a sign in lieu of permanent signage.

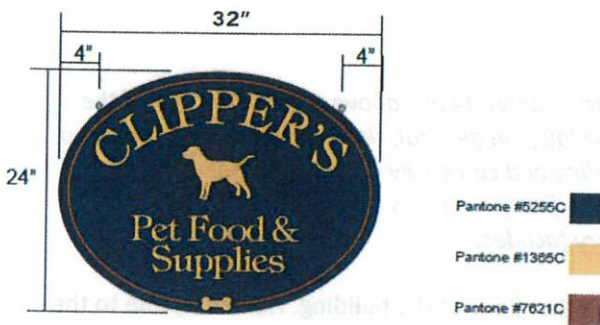


Figure 24 - Sign rendering



Figure 25 - New business sign

HPC Review Criteria and Recommendations:

Chapter 11.A: Signs, General Guidelines

- 1) Chapter 11.A 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. "Emphasize the identification of the establishment rather than an advertising message on the face of the sign."

The sign complies with above stated guidelines. The sign used simple, legible words and graphics and contains the name of the business, with the brief tagline "Pet Food and Supplies" in order to clarify the nature of the business.

Chapter 11.A: Signs, General Guidelines

- 2) Chapter 11.A recommends, "Use a minimum number of colors, generally no more than three. Coordinate sign colors with the colors used in the building façade."

The colors used in the sign (navy, red and gold) coordinate, and do not clash with, with the blue color of the building façade.

Chapter 11.A: Signs, General Guidelines

- 3) Chapter 11.A 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 is constructed from high density urethane (HDU), which is comparable to wood in appearance, such as its ability to be carved, routed and painted; and in dimension, as it has a thickness comparable to a carved wood sign. The sign complies with this guideline.

Chapter 11.B: Signs, Commercial Buildings

- 4) Chapter 11.B 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."

The sign complies with the above stated guideline as it will be 5.59 square feet, within the recommended range.

Chapter 11.B: Signs, Commercial Buildings

- 5) Chapter 11.B recommends against, "Extending the sign vertically above the window sill of the second story of the structure." The Guidelines explain, "in general, signs should not be mounted on an upper story, where they have limited visibility and can easily create the appearance of clutter and excessive signage. Limiting signs to the first floor helps in maintaining a visual boundary between the storefront and upper story facades."

Generally, the guideline makes sense to limit signs to the first floor of the building. However, due to the design of this building, there is no clear area on the first floor that would serve to hold signage. Additionally, because the building is set back from the street, the location of the sign seems to be the best for visibility.

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

Testimony: Mr. Reuwer was previously sworn in. Mr. Taylor asked if Mr. Reuwer was testifying in approval of the application. Mr. Reuwer said he did not have anything to do with the request. Mr. Taylor asked if Mr. Reuwer was going to testify to the application but did not put the request in. Mr. Reuwer said he owned the building and he likes the sign. Mr. Taylor clarified that Mr. Reuwer is speaking in support of the application and is not the applicant.

Mr. Roth asked who the owner of the business was. Mr. Reuwer said Kate Bowman was the owner of the business. Ms. Burgess said this would be the official last retroactive approval with the reality tv show associated with Gordon Ramsay. Ms. Holmes added there was a banner on the building for quite some time and it was replaced with this sign. Ms. Holmes said the sign was an improvement.

Mr. Roth asked if the Commission denied the sign, who would incur the cost of removing the sign. Mr. Roth said Ms. Bowman was not here and the Commission does not know if Ms. Bowman knows about the sign. Mr. Reuwer said Ms. Bowman knew about the sign and she approved it and worked with the production crew to put it up. Mr. Reuwer said there are pictures of Ms. Bowman putting the sign up and she was quite excited about it.

Ms. Burgess said Ms. Bowman was aware the application was being heard. Mr. Reich said he thought the application should be tabled until next month when the business owner could be present to answer questions. Ms. Burgess said the business owner was not the applicant so the Commission could not make her attend the meeting. Ms. Holmes said Veronica Daniel was the applicant. Ms. Holmes asked if the Commission knew what questions were going to be asked of Ms. Bowman, that would be the reason for the delaying the application a month. Ms. Tennor concurred with Ms. Holmes question.

Motion: Ms. Tennor moved to approve the sign, as it meets the guidelines. Mr. Roth seconded. The motion passed 4 -1, with Mr. Shad in opposition.

HPC-20-44 – 8086, 8090-8092, 8129, 8137, 8307 Main Street

Applicant: Donald R. Reuwer, Jr.

Request: The applicant, Donald R. Reuwer, Jr., requests a Certificate of Approval for exterior alterations made to 8086, 8090-8092, 8129, 8137, 8307 Main Street.

Background and Site Description: These properties are all located in the Ellicott City Historic District. According to SDAT, the properties have the following dates of construction: 8086 Main Street circa 1890, 8090-8092 Main Street circa 1890, 8129 Main Street circa 1900, 8137 Main Street circa 1906 and 8307 Main Street circa 1930.

All of these properties were significantly damaged in the 2016 and 2018 floods, resulting in damage or destruction to the doors. If any of the doors were original or historic, they were destroyed in the 2016 flood, so any replacements made after the 2018 flood were not of original or older historic doors.

Scope of Work: The applicant seeks retroactive approval for the installation of doors at to 8086, 8090-8092, 8129, 8137, 8307 Main Street after the 2018 flood. The previously existing doors were wood doors and the new doors are metal, all colors match the previously existing. The new metal doors are intended to be more flood resistant (not flood-proof), than the previously existing doors. Photos are included below, when possible, to show that the doors replaced after the 2018 flood had already been destroyed by the 2016 flood.

8086 Main Street

The previously existing wood doors on 8086 Main Street were first destroyed in the 2016 flood and new doors were installed, replicating the door paneling details prior to the flood. These doors were then destroyed in the 2018 flood. The current doors, installed after the 2018 flood, are metal doors, with a similar $\frac{3}{4}$ light arrangement, but lack the previously existing panel detail.



Figure 26 - Doors in April 2016



Figure 27 - Damage from 2016 flood



Figure 28 - Current doors

8090-8092 Main Street

The door on this building was not historic. The previously existing door was a full light wood door, and was destroyed in the 2016 flood. The door that was installed after the 2016 flood, was then destroyed in the 2018 flood. The current door is a metal door, with a ¾ light configuration, to better protect from potential rising flood water and debris.



Figure 29 - Door from 2012



Figure 30 - Damage from 2016 flood



Figure 31 - Current door

8129 Main Street

The previously existing door (prior to the 2016 flood) at this location was a full light wood door. The current door is a full light metal door, with a wider metal frame around the glass than the previous wood door.



Figure 32 - Door from 2011



Figure 33 - Damage from 2016 flood

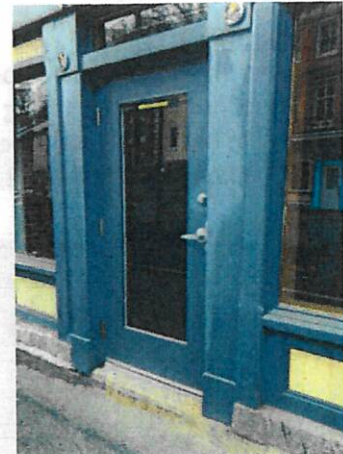


Figure 34 - Current door

8137 Main Street

Google Streetview imagery is not clear enough to determine what the doors were prior to the 2016 flood and staff is working remotely without access to the paper files. However, the door that existed prior to the 2016 flood, was destroyed in that flood. The doors were damaged/destroyed again the 2018 flood, after which the applicant installed the ¾ light metal doors, painted black to match the previously existing color.



Figure 35 - Damage from 2016 flood



Figure 36 - Current doors

8307 Main Street

Four doors at 8307 Main Street were replaced with the metal doors following the 2018 flood. It is unclear which ones were actually damaged or destroyed in the flood.



Figure 37 - Current doors on 8307 Main Street

HPC Review Criteria and Recommendations:

Chapter 6.G: Rehabilitation and Maintenance of Existing Buildings; Entrances

- 1) Chapter 6.G explains, "Historically, most Ellicott City doors were painted, paneled wood. Six-panel and eight-panel doors were used during the early period. In the Victorian era, four-panel, arched doors were common. Typical commercial doors from the late 19th and early 20th century were paneled wood with glass panes in the top half. These doors remain common in the commercial area of the historic district, although modern metal and glass doors are also found."
- 2) Chapter 6.G states, "When a new door is needed, it should reflect the character of the original door. Simple paneled doors of wood or wood and glass are usually best, but metal doors with an appropriate style and finish can convey a similar appearance."
- 3) Chapter 6.G recommends, "When repair is not possible, replace historic doors and entrance features with features of the same size, style and finish."
- 4) Chapter 6.G recommends, "Replace inappropriate modern doors with doors of an appropriate style. If documentary evidence of the original door is available, choose a new door similar to the original. Otherwise, use a door appropriate to the period and style of the building."

The application generally complies with the Guidelines. In most instances the doors were not original, even prior to the floods. The intent of these replacement doors was to be able to better withstand flood water and debris, as this was the second time these doors were damaged or destroyed in a flood. The

doors at 8086 Main Street had a panel detail below the window opening on the door. This panel detail was not continued with the metal door. The doors at 8090-8092, 8129 and 8137 appeared to be full light wood replacement doors prior the flood and were replaced with full light to ¾ light metal doors after the 2018 flood. The change to a ¾ light door in some instances will assist in better protection from potential flood water and debris.

Four sets of doors at 8307 Main Street were replaced. While the doors facing Main Street and the parking lot were most likely affected by flood water, it is unclear why the doors on the side entrance along Forrest Street were replaced, as they sit at a higher elevation than the other doors. The previous door style at these locations is unknown.

Staff Recommendation to the HPC: Staff recommends the HPC determine if the various replacement doors comply with the Guideline recommendations, and approve, modify or deny accordingly.

Testimony: Mr. Reuwer was previously sworn in. Mr. Shad asked if Mr. Reuwer had anything to add to the staff report. Mr. Reuwer said after the floods he was trying to put the buildings back together as fast as he could. The wood doors did not work. The doors Mr. Reuwer put up were flood resistant, not flood proof. Mr. Reuwer ordered the new doors to look as close to the previous doors as possible. Ms. Holmes said the Commission had approved this type of door on other buildings.

Ms. Tennor said the Commission has approved metal doors, and the new doors look like the old doors the applicants replaced. Ms. Tennor said her only issue was the doors were installed without approval from the Commission. She said that had the application come before the Commission prior to the work being done, the Commission could have been expedited the request. Ms. Tennor said she did not have a problem with the doors being installed, only the sequence of events.

Mr. Roth said the Commission was looking at a retroactive Certificate of Approval and a tax credit for something the applicant did retroactively. The Commission and Staff discussed procedures for the assessment tax credit applications, to be heard later that evening. Mr. Roth said he was okay with the request.

Mr. Reich said the doors look good and explained how the construction will provide protection for the building. The doors look like the applicants were trying to match what was there previously.

Mr. Reuwer said he tried to match the doors as close as possible. The doors were destroyed both in the 2016 and 2018 floods, and the original doors were impossible to match. Mr. Reich said the doors come pretty close except for the wider rail and the piece of metal on the bottom of the door for protection. Mr. Reich asked if 8137 Main Street had a full glass door. Mr. Reuwer said 8137 had a full glass door. Mr. Reich said he thinks the doors turned out well.

Ms. Zoren said the doors are okay as submitted.

Mr. Shad said the doors are pretty close to the style that was previously there.

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

HPC-20-45 – 8390 Main Street, Ellicott City

Applicant: Donald R. Reuwer, Jr.

Request: The applicant, Donald R. Reuwer, Jr., requests a retroactive Certificate of Approval for exterior alterations made to 8390 Main Street, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1938-1939.

The application explains that the basement of this building was flooded in the 2016 and 2018 floods.

Scope of Work: The applicant seeks retroactive approval for filling in the basement door and window openings with stone. This work was done after the 2018 flood, as an emergency measure to protect the building in future flood events. The work was done by the same contractor who filled in the basement openings at Tersiguel's.

HPC Review Criteria and Recommendations:

Chapter 6.G: Rehabilitation and Maintenance of Existing Buildings; Entrances

- 1) Chapter 6.G recommends against, "Changing the size of door openings; blocking or filling door openings, transoms or sidelights."
- 2) Chapter 6.G recommends, "Restore doorways, transoms or sidelights that have been filled in, using physical, pictorial or documentary evidence to accurately restore the building's historic appearance."

Chapter 6.H: Rehabilitation and Maintenance of Existing Buildings; Windows

- 1) Chapter 6.H recommends against, "Removing, adding or altering a window opening on a building's primary façade or in any location where it affects historic features key to the building's character."
- 2) Chapter 6.H recommends, "Restore window openings that have been filled in, using physical, pictorial or documentary evidence to accurately restore the building's historic appearance."

The door and window openings were filled in as a method to flood proof the building. The former openings are not located on the front façade of the building, but are located on the rear of the building. This side of the building abuts the stream channel, directly next to a large culvert opening. This building is also located next to the Parking Lot F, which was damaged significantly in the 2018 flood, with the destruction of Ellicott Mills Drive and the historic stone court house building.

The openings were filled in using stone, a common historic building material in the district, in a manner that makes it clear where the opening previously existed. As a result, it would be easy to restore the openings in the event that flood mitigation removes the risk from this side of the building.



Figure 38 - Aerial view of the rear of the building.

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

Testimony: Mr. Reuwer was previously sworn in. Mr. Shad asked if Mr. Reuwer had anything to add to staff comments. Mr. Reuwer explained that after the 2016 flood the public was pretty optimistic in Ellicott City, but after the 2018 flood the tenants of this building wanted to leave. Mr. Reuwer said that he and his team had to act in order to make the tenants feel safe. Mr. Reuwer decided to close up the windows to keep the tenants. Mr. Reuwer apologized for not getting approval from the Commission prior.

Ms. Tennor and Mr. Roth did not have any questions or comments about the application.

Mr. Reich asked if the windows of the buildings were taken out and filled with stone. Ms. Holmes confirmed that Mr. Reich was correct. Mr. Reich said window replacement with stonework needed to be done all over town. Mr. Reich noted the Commission had seen applications such as this application previously. The stone matched as close as possible to what was originally on the building and old window opening remains there as an architectural feature.

Ms. Zoren said she agreed with Mr. Reich and appreciated that the applicants kept the header and matched the stone as much as possible. Ms. Zoren reiterated to the applicant to put an application in before completing any work, especially work that would be hard to remove.

Mr. Shad said he echoed the same sentiments as the rest of the Commission members. Mr. Shad reminded the applicant that the Commission has bent over backwards to accommodate applicants after the flood with additional meetings and the Minor Alteration process.

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

HPC-20-46c – 8090-8092 Main Street, Ellicott City

Applicant: Donald R. Reuwer, Jr.

Request: The applicant, Donald R. Reuwer Jr., requests final tax credit approval for the 20.113 assessment historic property tax credit for improvements and repairs made to 8090-8092 Main Street, Ellicott City after the May 2018 flood.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1890. The building was damaged by the May 2018 flood and the assessment on the structure was lowered to \$1,000.00. Upon completion of the repairs, the building was re-assessed at \$216,400. The difference in the assessment that may be eligible for the tax credit is \$215,400.00.

Scope of Work: The Applicant seeks final tax credit approval for the assessment tax credit (Section 20.113 of the County Code) and submitted documentation that a total of \$31,595.89 was spent improving or restoring the building. The estimated potential tax credit this property could qualify for, based on the amount spent in restoration, the current assessment and the current tax rate, is \$2,184.16.

HPC Review Criteria and Recommendations:

- 1) *Section 20.113 defines qualified expenses as "the amount of money paid by the owner of an eligible property to a licensed contractor for improvements, restoration, or the rehabilitation of the property or for materials used to improve, restore, or rehabilitate the property."*

The applicant provided detailed invoices from the subcontractors who performed the work and corresponding payments.

- 2) *Section 20.113(c)(1)(ii)(b) provides the following procedure: "In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work requiring the Certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures."*

Staff has reviewed the materials submitted (except for the door noted below) and finds the restoration complies with the Secretary of the Interior Standards for Rehabilitation, per 20.113 code requirements, and that the property was essentially restored to its pre-flood condition. As a result, Staff reviewed expenses submitted and finds that \$31,595.89 was spent repairing the building.

This was an emergency application due to flooding and therefore the Commission may issue a pre-approval determination after the expenditure of funds, per Section 20.113 of the Code, which states, "In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work requiring the certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures."

- 3) *Section 20.113(c)(1)(iv)(a) provides the following procedure "the owner files an application with the Commission within 12 months of the increased assessment."*

The application has been filed within the required timeframe of being submitted within a year of being re-assessed.

- 4) *Section 20.113(c)(1)(iii) provides the following procedure "A Certificate of Approval from the Commission is obtained for all work subject to Commission approval under 16.603 of this Code, or any other provision of this Code or the Zoning Regulations that requires a Commission determination."*

The style and material of the front door was changed without approval after the flood, from a wood full light door to a metal $\frac{3}{4}$ light door. An application for retroactive approval was submitted for this meeting. If the application earlier on this agenda (case HPC-20-45) was approved, then this condition has been met.

Staff Recommendation: If the retroactive application for the door was approved, then Staff recommends the HPC approve the application as submitted for the final 20.113 tax credit, for the amount of \$31,595.89 in qualified expenses.

Testimony: Mr. Reuwer was previously sworn in. Mr. Shad asked if Mr. Reuwer had any comments to add to the staff report. Mr. Reuwer said he had no comments to add.

The Commission had no questions for Mr. Reuwer.

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

HPC-20-47c – 8086 Main Street, Ellicott City

Applicant: Megan Reuwer

Request: The applicant, Megan Reuwer, requests final tax credit approval for the 20.113 assessment historic property tax credit for improvements and repairs made to 8086 Main Street, Ellicott City after the May 2018 flood.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1890. The building was damaged by the May 2018 flood and the assessment on the structure was lowered to \$1,000.00. Upon completion of the repairs, the building was re-assessed at \$130,300.00. The difference in the assessment that may be eligible for the tax credit is \$129,300.00.

Scope of Work: The Applicant seeks final tax credit approval for the assessment tax credit (Section 20.113 of the County Code) and submitted documentation that a total of \$30,009.68 was spent improving or restoring the building. The estimated potential tax credit this property could qualify for, based on the amount spent in restoration, the current assessment and the current tax rate, is \$1,311.10.

HPC Review Criteria and Recommendations:

- 1) *Section 20.113 defines qualified expenses as “the amount of money paid by the owner of an eligible property to a licensed contractor for improvements, restoration, or the rehabilitation of the property or for materials used to improve, restore, or rehabilitate the property.”*

The applicant provided detailed invoices from the subcontractors who performed the work and corresponding payments.

- 2) *Section 20.113(c)(1)(ii)(b) provides the following procedure: “In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work requiring the Certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures.”*

Staff has reviewed the materials submitted and finds the restoration complies with the Secretary of the Interior Standards for Rehabilitation, per 20.113 code requirements, and that the property was essentially restored to its pre-flood condition. As a result, Staff reviewed expenses submitted and finds that \$30,009.68 was spent repairing the building.

This was an emergency application due to flooding and therefore the Commission may issue a pre-approval determination after the expenditure of funds, per Section 20.113 of the Code, which states, “In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work requiring the certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures.”

- 3) *Section 20.113(c)(1)(iv)(a) provides the following procedure “the owner files an application with the Commission within 12 months of the increased assessment.”*

The application has been filed within the required timeframe of being submitted within a year of being re-assessed.

- 4) *Section 20.113(c)(1)(iii) provides the following procedure "A Certificate of Approval from the Commission is obtained for all work subject to Commission approval under 16.603 of this Code, or any other provision of this Code or the Zoning Regulations that requires a Commission determination."*

The style and material of the front door was changed without approval after the flood, from a wood $\frac{3}{4}$ light door with one panel to a metal $\frac{3}{4}$ light door with no paneling. An application for retroactive approval was submitted for this meeting. If the application earlier on this agenda (case HPC-20-45) was approved, then this condition has been met.

Staff Recommendation: Staff recommends Approval as submitted for the final 20.113 tax credit, for the amount of \$30,009.68 in qualified expenses.

Testimony: Mr. Shad asked if Mr. Reuwer was representing the applicant. Mr. Reuwer said he was. Mr. Reuwer was previously sworn in.

The Commission had no questions for Mr. Reuwer.

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

HPC-20-48c – 8129 Main Street, Ellicott City

Applicant: Donald R. Reuwer Jr.

Request: The applicant, Donald R. Reuwer Jr., requests final tax credit approval for the 20.113 assessment historic property tax credit for improvements and repairs made to 8129 Main Street, Ellicott City after the May 2018 flood.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1900. The building was damaged by the May 2018 flood and the assessment on the structure was lowered to \$1,000.00. Upon completion of the repairs, the building was re-assessed at \$175,800.00. The difference in the assessment that may be eligible for the tax credit is \$174,800.00.

Scope of Work: The Applicant seeks final tax credit approval for the assessment tax credit (Section 20.113 of the County Code) and submitted documentation that a total of \$40,149.92 was spent improving or restoring the building. The estimated potential tax credit this property could qualify for, based on the amount spent in restoration, the current assessment and the current tax rate, is \$1,772.47.

HPC Review Criteria and Recommendations:

- 1) *Section 20.113 defines qualified expenses as "the amount of money paid by the owner of an eligible property to a licensed contractor for improvements, restoration, or the rehabilitation of the property or for materials used to improve, restore, or rehabilitate the property."*

The applicant provided detailed invoices from the subcontractors who performed the work and corresponding payments.

- 2) *Section 20.113(c)(1)(ii)(b) provides the following procedure: "In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work requiring the Certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures."*

Staff has reviewed the materials submitted and finds the restoration complies with the Secretary of the Interior Standards for Rehabilitation, per 20.113 code requirements, and that the property was essentially restored to its pre-flood condition. As a result, Staff reviewed expenses submitted and finds that \$40,149.92 was spent repairing the building.

This was an emergency application due to flooding and therefore the Commission may issue a pre-approval determination after the expenditure of funds, per Section 20.113 of the Code, which states, "In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work requiring the certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures."

- 3) *Section 20.113(c)(1)(iv)(a) provides the following procedure "the owner files an application with the Commission within 12 months of the increased assessment."*

The application has been filed within the required timeframe of being submitted within a year of being re-assessed.

- 4) *Section 20.113(c)(1)(iii) provides the following procedure "A Certificate of Approval from the Commission is obtained for all work subject to Commission approval under 16.603 of this Code, or any other provision of this Code or the Zoning Regulations that requires a Commission determination."*

The material of the front door was changed without approval after the flood, from a wood full light door to a metal full light door. An application for retroactive approval was submitted for this meeting. If the application earlier on this agenda (case HPC-20-45) was approved, then this condition has been met.

Staff Recommendation: Staff recommends Approval as submitted for the final 20.113 tax credit, for the amount of \$40,149.92 in qualified expenses.

Testimony: Mr. Reuwer was previously sworn in. Mr. Shad asked if Mr. Reuwer had anything to add to the staff report. Mr. Reuwer said he appreciates all of staff and the Commissions help.

The Commission did not have any questions for Mr. Reuwer

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

HPC-20-49c – 8133 Main Street, Ellicott City

Applicant: Donald R. Reuwer III

Request: The applicant, Donald R. Reuwer III, requests final tax credit approval for the 20.113 assessment historic property tax credit for improvements and repairs made to 8133 Main Street, Ellicott City after the May 2018 flood.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1900. The building was damaged by the May 2018 flood and the assessment on the structure was lowered to \$1,000.00. Upon completion of the repairs, the building was re-assessed at \$181,500. The difference in the assessment that may be eligible for the tax credit is \$180,500.00.

Scope of Work: The Applicant seeks final tax credit approval for the assessment tax credit (Section 20.113 of the County Code) and has submitted documentation that a total of \$44,017.66 was spent improving or restoring the building. The estimated potential tax credit this property could qualify for, based on the amount spent in restoration, the current assessment and the current tax rate, is \$1,830.27.

HPC Review Criteria and Recommendations:

- 1) *Section 20.113 defines qualified expenses as “the amount of money paid by the owner of an eligible property to a licensed contractor for improvements, restoration, or the rehabilitation of the property or for materials used to improve, restore, or rehabilitate the property.”*

The applicant provided detailed invoices from the subcontractors who performed the work and corresponding payments.

- 2) *Section 20.113(c)(1)(ii)(b) provides the following procedure: “In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work requiring the Certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures.”*

Staff has reviewed the materials submitted and finds the restoration generally complies with the Secretary of the Interior Standards for Rehabilitation, per 20.113 code requirements, and that the property was essentially restored to its pre-flood condition. The interior wood floor was replaced with a concrete floor as the owner believes the concrete floor is more resilient. Staff reviewed expenses submitted and finds that \$44,017.66 was spent repairing the building.



Figure 39 - Previously existing door prior to 2016 flood



Figure 40 - Damage post 2018 flood



Figure 41 - Current door

This was an emergency application due to flooding and therefore the Commission may issue a pre-approval determination after the expenditure of funds, per Section 20.113 of the Code, which states, "In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work requiring the certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures."

- 3) *Section 20.113(c)(1)(iv)(a) provides the following procedure "the owner files an application with the Commission within 12 months of the increased assessment."*

The application has been filed within the required timeframe of being submitted within a year of being re-assessed.

- 4) *Section 20.113(c)(1)(iii) provides the following procedure "A Certificate of Approval from the Commission is obtained for all work subject to Commission approval under 16.603 of this Code, or any other provision of this Code or the Zoning Regulations that requires a Commission determination."*

The style of the front door is different from the style that existed prior to the 2016 flood. The style of the door, shown in 2009 in Google Streetview, was a 4-light over 3 panel (horizontal) wood door. The new door is a 9-light over 2-panel (vertical) wood door. The owner is under the impression they replaced the door in-kind from the style that existed prior to the 2018 flood. After the 2016 flood, this building sat vacant for at least 9 months until the current owner purchased it. The building did not have a door after the flood and likely did not have one when purchased. The full chain of events following the 2016 flood and the subsequent sale and purchase of the building is unknown. However, the current style of door (or similar) is found on many nearby buildings and was approved by the Commission on other buildings in order to have a door put back on the building, rather than plywood, following the 2016 flood.

Staff Recommendation: Staff recommends Approval as submitted for the final 20.113 tax credit, for the amount of \$44,017.66 in qualified expenses, contingent upon an application being submitted and approved for the replacement door.

Testimony: Mr. Shad said for the record Mr. Reuwer was previously sworn in. Mr. Reuwer is representing the applicant, Trae Reuwer. Mr. Reuwer said the building was owned by Craig Coyne Jewelry previously and Mr. Reuwer's son bought the building after the flood. Mr. Reuwer said the building had flooded after Hurricane Agnes and other events. Mr. Reuwer said he was not sure that anyone knew what the original door was. The building had two doors originally. Mr. Reuwer said his son put a door on the building that matched others found on Main Street.

Ms. Tennor had no questions.

Mr. Roth said the store front looked quite nice and he had no questions.

Mr. Reich said the application looked good.

Ms. Zoren and Mr. Shad had no questions.

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

OTHER BUSINESS

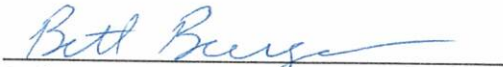
Ms. Burgess reminded the Commission the July meeting would take place on July 9, 2020 instead of July 2, 2020 due to the proximity to the observance of the July 4th holiday and asked the Commission to let staff know about their attendance concerns.

Mr. Shad moved to adjourn the meeting at 10:09 pm. Ms. Tennor seconded. The motion was unanimously approved.

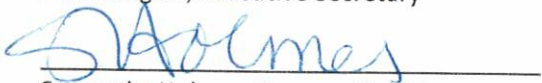
*Chapter and page references are from the Ellicott City or Lawyers Hill Historic District Design Guidelines.



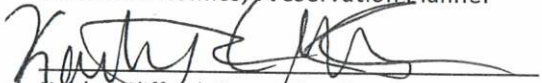
Allan Shad, Chair



Beth Burgess, Executive Secretary



Samantha Holmes, Preservation Planner



Kaitlyn Clifford, Recording Secretary