



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

Administered by the Department of Planning and Zoning

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

February Minutes

Thursday, February 3, 2022; 7:00 p.m.

A public meeting of the Historic Preservation Commission was held on Thursday, February 3, 2022. 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.

Ms. Flynn Giles moved to approve the December 2, 2021 minutes. Ms. Zoren seconded. The motion was unanimously approved.

Members present: Allan Shad, Chair; Erica Zoren, Vice-Chair; Bruno Reich, Secretary; Julianne Danna; Ellen Flynn Giles

Members absent: Dustin Thacker

Staff present: Beth Burgess, Samantha Holmes, Kristen Haskins

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

PLAN FOR APPROVAL

Consent Agenda

1. HPC-22-01 – 6044 Old Lawyers Hill Road, Elkridge

Regular Agenda

2. HPC-21-46 – 3713 Fels Lane, Ellicott City, HO-581 (continued from December 2021)
3. MA-21-33c – 3855 Ross Road, Ellicott City
4. HPC-22-02 – 5865 Main Street, Elkridge, HO-784
5. HPC-22-03 and HPC-22-04 – 3783 Old Columbia Pike, Ellicott City
6. HPC-22-05 – 3802 Church Road, Ellicott City
7. HPC-22-06 – 6061 Old Lawyers Hill Road, Elkridge

OTHER BUSINESS

1. Administrative Updates
2. Design Guideline Update discussion

CONSENT AGENDA

HPC-22-01 – 6044 Old Lawyers Hill Road, Elkridge

Applicant: Gloria Larkin

Request: The Applicant, Gloria Larkin, requests a Certificate of Approval for demolition and new construction, at 6044 Old Lawyers Hill Road, Elkridge.

Background and Site Description: This property is located in the Lawyers Hill Historic District. According to SDAT, the building on the property dates to 1948 and the property owner reported the carport dates to the late 1980s.

Scope of Work: The Applicant proposes to demolish the existing carport and construct a new one. The carport is a simple wooden post structure with a flat roof. The Applicant proposes to reconstruct a new carport with a gable roof, to be 16 feet by 19 feet. The roof will be shingled with gray 3-tab GAF shingles. All lumber will consist of pressure treated pine, which will be painted the same cream color as the house trim. The gutters will be white, K-style, to match those on the house. The gutters will be located on the two 16-foot sides of the carport, with one downspout on each side.



Figure 1 - Existing carport located to the rear of house.

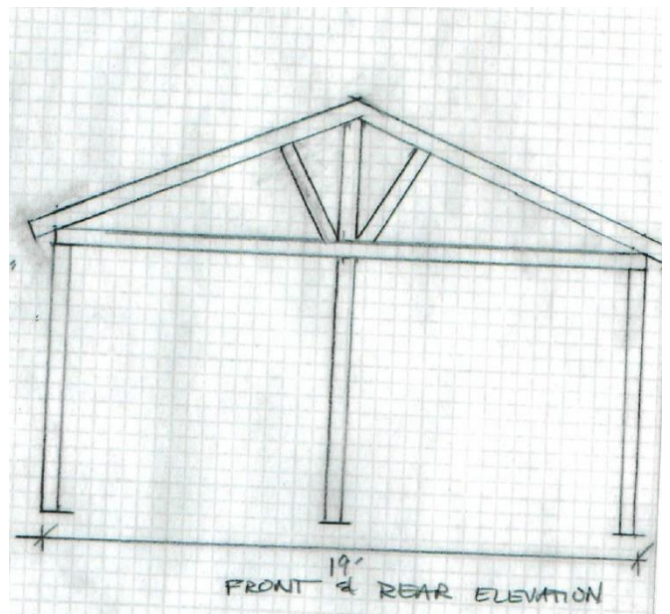


Figure 2 - Proposed new carport with gable roof.

HPC Review Criteria and Recommendations:

Chapter 7.B: New Construction: Additions, Porches, Garages and Outbuildings; Garages and Carports

1) Chapter 7.B states:

- a) "There are three carports in Lawyers Hill. Two are attached to early 20th century homes and probably date from the same period. One relatively new carport is located adjacent to a 19th century house. The early 20th century carports and garages are contributing historic structures that should be maintained and preserved."
- b) "Attached carports can be appropriately added to homes dating from the early 20th century or later if they are unobtrusive and compatible in design with the house."

The subject house dates to the mid-20th century, so this house may not be one of the three carports referenced in the Guidelines. The property owner reported the carport has been on the property since the late 1980s (before the area was a designated historic district). Regardless, the existing carport is located on the rear of the house and the new carport is proposed to be located in the same location. The lot is wooded, with lots of vegetation and the open nature of the carport helps it blend unobtrusively into the setting.

2) *Chapter 7.B recommends:*

- a) *“Design new garages and carports to be compatible with the materials, colors and scale of the existing house.”*
- b) *“Place new detached garages or carports to the rear of the house, separated from the house by a substantial setback.”*
- c) *“On early 20th century houses, use attached carports placed on the side or rear of a house, in a location where the construction does not damage or obscure important architectural features.”*

The new carport will match the existing in color and material, however the roof will be changed to a gable roof (currently a sloped flat roof), which will be more compatible with the gable roof on the historic house.

Rules of Procedure, Section 302, Demolition and Relocation of Structures in Historic Districts; Classification of Structure

- 1) *Section 302 states, “Before acting on an application for demolition or relocation, the Commission shall determine whether the structure is a Structure of Unusual Importance. Structures of Unusual Importance are structures deemed by the Commission to be of unusual importance to the Nation, State or County, whose loss would cause great damage to the character and integrity of the historic district. Determination that a structure is a Structure of Unusual Importance shall be based on criteria in its adopted guidelines, the testimony of expert witnesses or other documentary evidence presented to the Commission.*

The carport structure appears to be a modern structure and does not have any distinguishing historic characteristics.

Rules of Procedure, Section 304, Demolition and Relocation of Structures in Historic Districts; Demolition of Other Structures

- 1) *Section 304 of the Commission’s Rules of Procedures state, “If the Commission determines that the structure is not a Structure of Unusual Importance, it shall vote to approve or deny the application based on the standards set forth in §16.607 of the Howard County Code and its adopted Guidelines.*

Sec. 16.607. - Standards for Review.

(a) Elements for Consideration. In reviewing an application for a certificate of approval, the Commission shall give consideration to:

- (1) The historic, architectural, or archeological value or significance of the structure and its relationship to historic value of the surrounding area.*
- (2) The relationship of the exterior architectural features of such structure to the remainder of the structure and to the surrounding area.*
- (3) The general compatibility of exterior design, scale, proportion, arrangement, texture and materials proposed to be used.*
- (4) Whether the requested action is necessary to protect against threats to public safety.*

(5) Any other factors, including aesthetic factors, which the Commission deems to be pertinent.

The removal of the carport will not affect the overall integrity of the historic house. The construction of the new carport will be more architecturally compatible than the existing.

Staff Recommendation to the HPC: Staff recommends the HPC determine the carport structure is not of Unusual Importance approve the application as submitted.

Testimony: Mr. Reich wanted to discuss the application. Mr. Shad swore in Ms. Larkin. Mr. Reich said the drawings were not very detailed. Ms. Larkin explained it is a very simple structure and will just consist of the 7 wood posts, with a gable shingle roof. She said she will paint the posts cream white to match the trim on the house. Mr. Reich asked a few questions to clarify the application, such as the location of the carport behind the house. Ms. Larkin said the building will be behind the house and will be difficult to see when driving down the road. Mr. Reich asked if the other Commission members had comments. Ms. Flynn Giles questioned whether or not they needed to make a determination of Unusual Importance. Ms. Holmes explained that because this was on consent, they could use the suggested motion to make that determination.

Motion: Mr. Reich moved to approve the application in accordance with the staff recommendation and determine that it is not a structure of unusual importance and approve the new structure as submitted. Ms. Flynn Giles seconded the motion. The motion was unanimously approved.

REGULAR AGENDA

HPC-21-46 – 3713 Fels Lane, Ellicott City, HO-581 (continued and updated from December 2021)

Applicant: Jason L. Thompson, Howard County Department of Recreation and Parks

Request: The Applicant, Jason L. Thompson on behalf of Howard County Department of Recreation and Parks, requests Advisory Comments for alterations, demolition and new construction at 3713 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-581, the Pines (Fort-Heine House). The Inventory form explains that original nine-acre parcel on which "The Pines" is located was purchased by Bernard Fort in 1848 and that the stone house was most likely built between 1876-1877. The Inventory states:

"The Pines" (Fort-Heine House) is a 2 ½ story, five-bay by two-bay rubble stone structure with a two-story, three-bay by one-bay stone wing on the east. It has a gable roof with asphalt shingles and an east-west ridge. There is a one-story, two-bay by one-bay frame addition on the east and a smaller one-bay addition on the east of this addition that wraps around the north side of the wing and main block. "The Pines" is built of the local granite which is roughly squared and brought to course, with finely cut granite lug sills and single-piece granite lintels. The mortar joints are thick and are sloped over the edges of the stone and fill many of the drill holes. The mortar was painted a dark grey and penciled with white mortar joints. The windows have six over-six sash, and have blinds that are mortised and tenoned and pinned. They are hung on cast iron butt hinges that are stamped "PAT'D 1870." The south elevation of the main block has a center doorway on the first story that has four panels with sunken fields and bolection

mouldings. There are sidelights with three lights over one panel and the sidelights run up beside the two-light transom. There is a five-bay porch with four chamfered posts with sawn brackets to either side. The front face of each post has a pyramidal plaque, and above it is a short bracket with a stylized volute at the top. The roof has two gabled dormers, each centered between the end bay and the next bay in, with a six-over-six sash and a plain fascia that is eared at the bottom. There is an interior brick chimney on each gable end. The house has a center-passage, single-pile plan with an ell on the east that has a side-passage, single-pile plan.”

The existing additions are cinderblock structures clad in wood German lap siding and may date to the mid-20th century.

Scope of Work: The Applicant seeks Advisory Comments on the proposed alterations, which include the construction of a new addition, the demolition all building additions that are currently clad in wood German lap siding and site alterations to construct a parking lot. The application states that the Applicant seeks advice on “architectural style and massing with the historic house prior to selecting materials.” The application explains that “the proposed project at the Bernard Fort House involves the renovation of the existing structure and the removal and replacement of the modern building addition constructed in the 1950s.” The project includes a new addition, to which the application states:

“The proposed addition, in the general footprint of the existing modern addition, is planned to be two stories tall behind the three-story main portion of the historic structure and one story behind the two-story portion so the roof of the addition does not detract from the original roofline and is not visible from the view from Main Street. A portion of the one-story addition extends past the east side of the historical structure, similar to the demolished modern addition, but is set back behind the rear wall of the two-story portion of the historic structure to minimize the visual impact of the building addition and prioritize the historic structure. The first floor of the addition area will be used for a conference room, PHG office space, restrooms, break room, and storage.

The exterior materials of the addition are proposed to be distinct from the exterior granite block of the historic structure to clearly identify the new and the old. Materials and colors have yet to be determined but will be complementary to the historic structure.

The interior of the historic structure will be renovated, keeping as much original as feasible, with updated HVAC and lighting to meet current standards and the proposed use. The Fort House had previously been split into apartments which has caused some changes from the original interior condition. Where the interior of the proposed addition meets what was the exterior of the historic structure, we plan to leave the granite block exposed wherever possible to continue the distinction between the new addition and the historic structure.”



Figure 3 - Front facade view



Figure 4 - Front (south) facade with porch.



Figure 5 - Front (south) facade of side wing and later frame addition.



Figure 6 - View approaching the house from the existing driveway.



Figure 7 - Existing rear of structure.

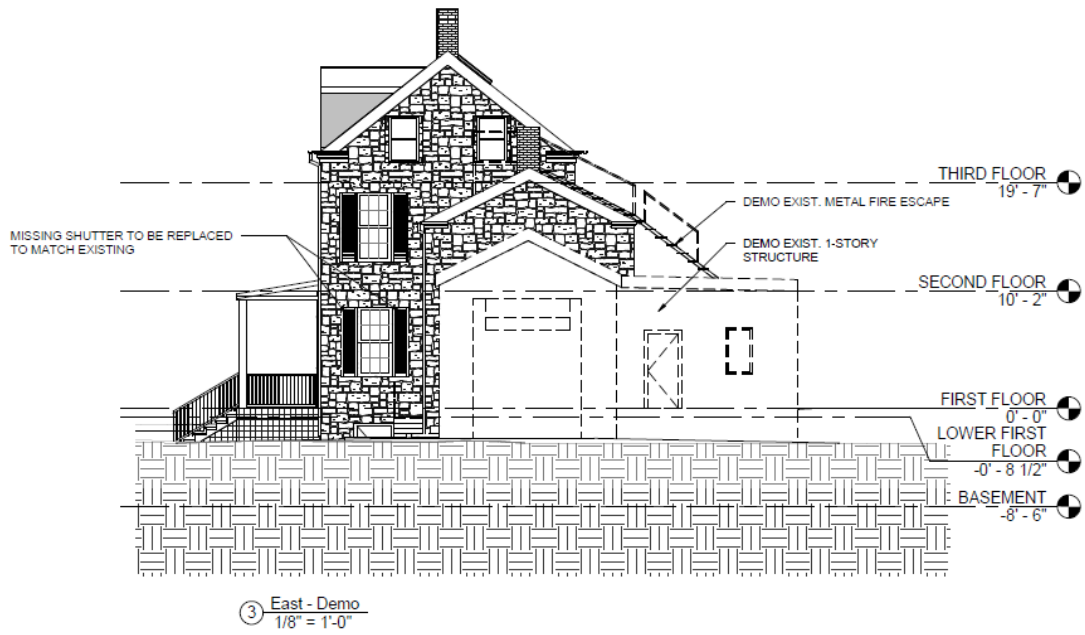


Figure 8 - Proposed section of demolition.

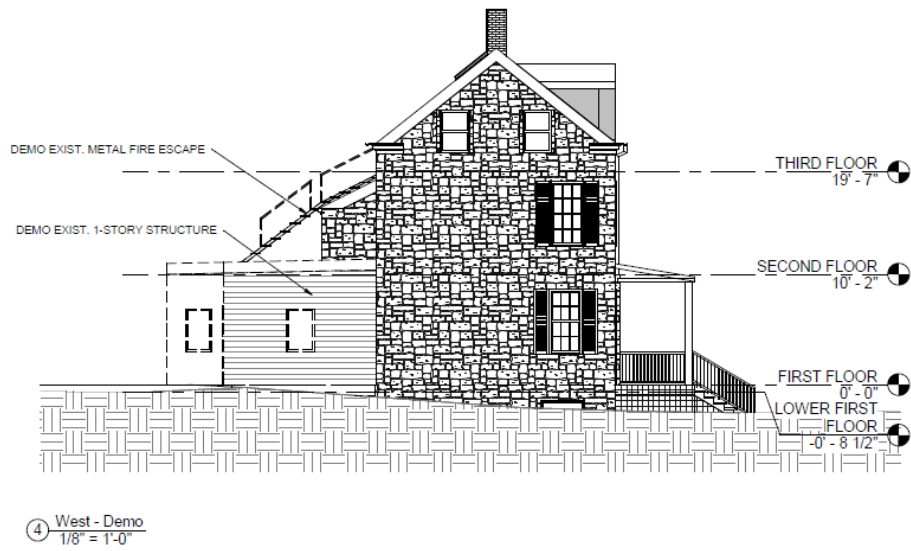


Figure 9 - Proposed section of demolition.

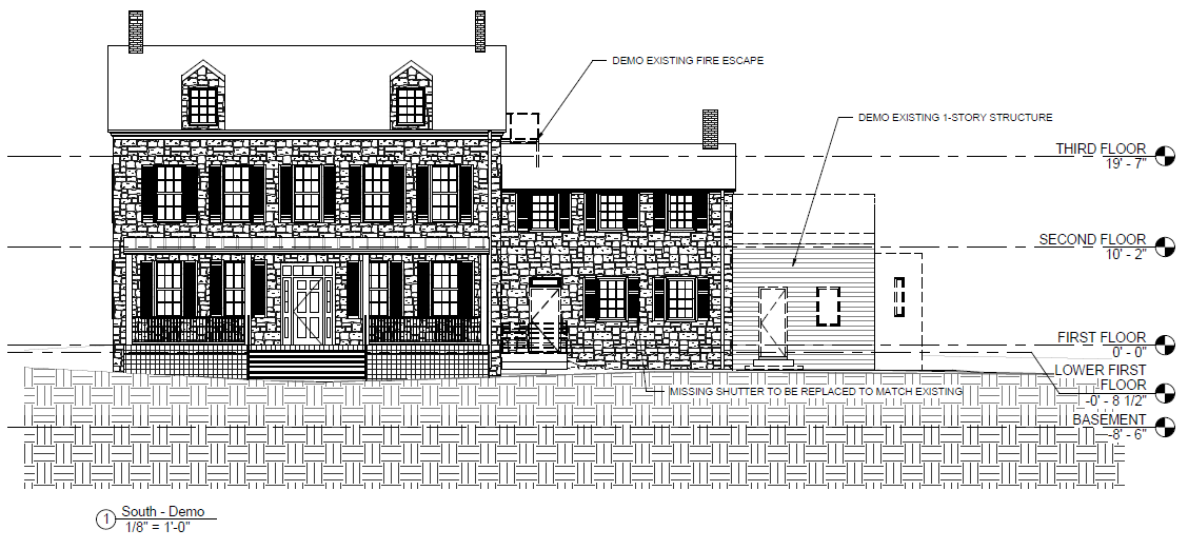


Figure 10 - Proposed section of demolition.

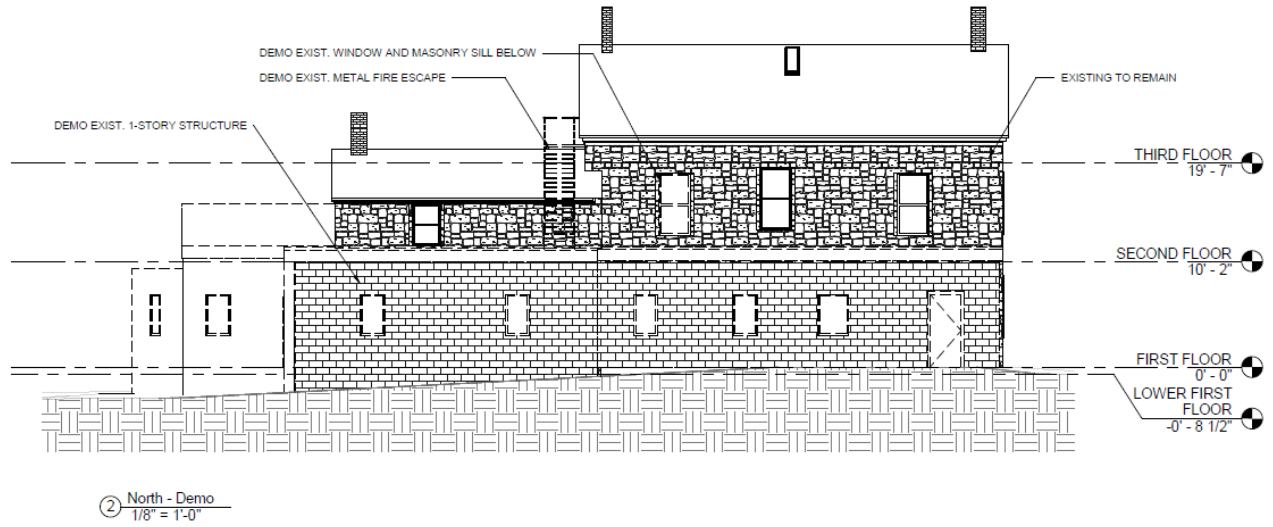


Figure 11 - Proposed section of demolition.

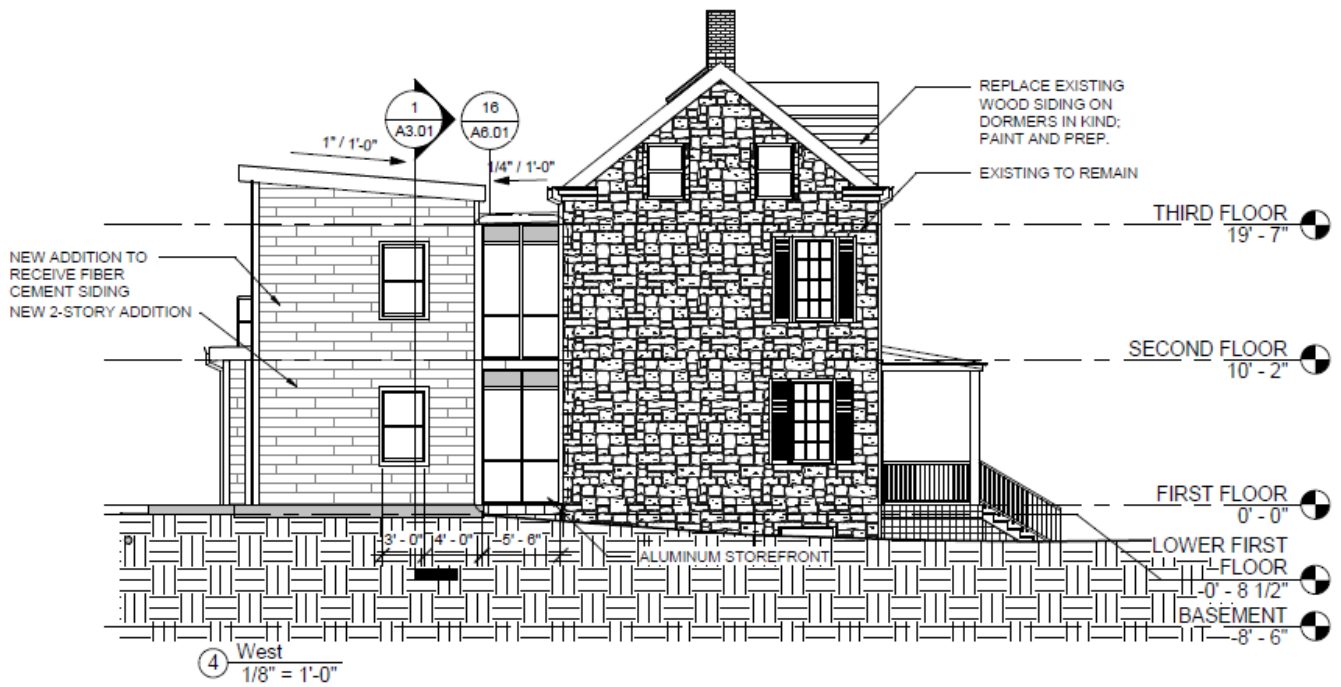


Figure 12 - Proposed new construction. West view, which will be visible upon entering driveway to property.



Figure 13 - Existing west view of the structure as seen from the upper part of the driveway/parking lot.

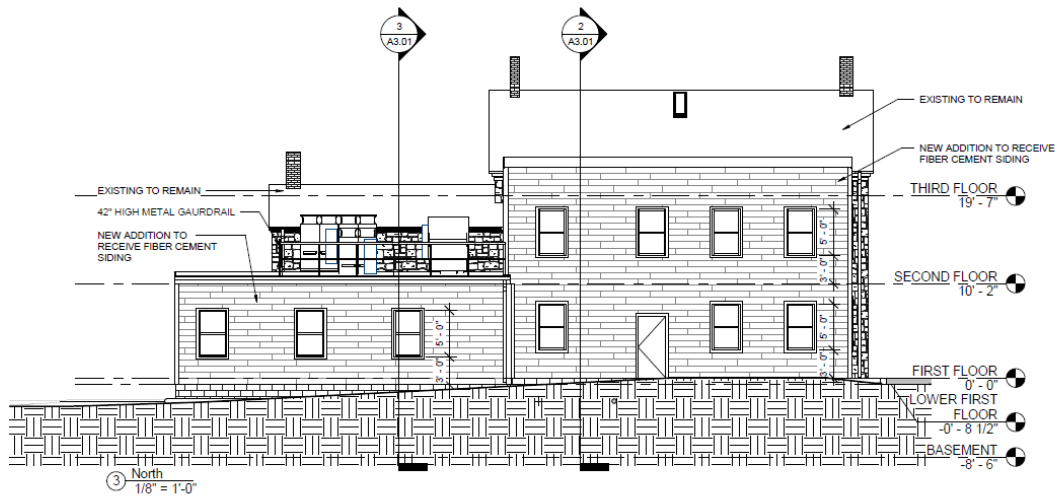


Figure 14 - Proposed addition to cover entire rear of structure.

HPC Review Criteria and Recommendations:

Ellicott City Historic District Design Guidelines; Chapter 12: Demolition and Relocation

Chapter 12 states, "Demolition and relocation of any structure requires a Certificate of Approval from the Historic Preservation Commission. This requirement applies to structures such as retaining walls, sheds and garages as well as houses. Historic buildings are irreplaceable resources. Because their demolition will have a permanent detrimental effect on the historic district, the Commission will consider approving demolition only after all possible alternatives to preserve the structure are exhausted."

Section 300 of the Commission's Rules of Procedure provides information on the process for reviewing applications for demolitions in the historic district. The entire section is relevant to this Advisory application and is incorporated by reference. Please refer to the Rules of Procedure for full text.

Rules of Procedure, Section 301, Demolition and Relocation of Structures in Historic Districts; Contents of Application

Section 301 of the Rules of Procedure outlines the process and information needed in an application for demolition. Section 301 explains that documentary evidence must be submitted to support the demolition request and outlines the information that should be provided in an application. The Rules of Procedure also state that before the Commission acts on an application for demolition, they shall determine whether the building is a Structure of Unusual Importance, which is defined by Section 302. While this current application is only for Advisory Comments, this process will need to take place when an application for Certificate of Approval is filed.

Chapter 7.A: New Construction: Additions, Porches and Outbuildings; Building Additions

1) Chapter 7.A states:

- a. "Additions should be subordinate to historic buildings and not compete with or obscure the existing structure."*
- b. "Typically, the primary view of a building is its front façade. However, Ellicott City's hilly topography and winding streets often provide prominent views of a building's rooftop, side or rear elevations as well as the front façade. When designing an addition, all views of the building should be considered."*

The existing single-story rear and side wood German lap frame additions comply with the Guidelines as they do not compete with or obscure the existing structure.

While the addition is proposed on the side and rear of the building, it will be visible when approaching the building from the front walkway. The HPC should consider how the addition appears from all views of the building and determine if the proposed 2-story addition appears subordinate to the historic building and does not compete with or obscure the historic structure.

2) Chapter 7.A states:

- a. "Design additions in manner that makes clear what is historic and what is new. Additions may be contemporary in design or may reference design motifs from the historic building, but should not directly imitate the historic building."*
- b. "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. Distinguish the addition from the original structure by using a setback or offset or a line of vertical trim between the old section and the new."*

- c. *“For any building, design the addition so that its proportions (relationship of width to height), the arrangement of windows and doors, and the relationship of solids wall area to voids (window area) are compatible with the existing structure. Use a roof design that echoes or complements the original roofline. Gable and shed roofs are common for additions in Ellicott City.”*

The proposed addition seeks to make clear what is historic and what is new by using the glass and aluminum storefront windows to connect the modern addition with the historic building.

According to the Applicant, the proposed addition is intended to occupy the general footprint of the existing addition; however, will be two stories tall behind the three-story main portion of the historic structure and one-story tall behind the two-story portion. Per the drawings, the proposed addition appears to cover the entire two-story rear of the historic stone building, obscuring parts of the rear of the building that have previously not been obscured. Also, per the Applicant, a portion of the one-story addition extends past the east side of the historical structure, similar to the demolished modern addition, but is set back behind the rear wall of the two-story portion of the historic structure to minimize the visual impact of the building addition and prioritize the historic structure.

The proposed new addition has a sloped roof that is pitched toward the historic house. Neither the pitch of the roof on the glass section of the building nor is its connection to the historic building are clear.

The HPC should provide guidance on how well this design complies with the guidelines listed above and found in section 7.A.

3) *Chapter 7.A states:*

- a. *“Design windows to be similar in size, proportion and arrangement to the existing windows. On historic buildings, or any building visible from a public way, windows should have true divided lights rather than interior or sandwiched muntins. A possible alternative is windows that do not have divided lights but have permanent exterior grilles, appropriately detailed to be compatible with historic wood windows.”*

The proposed addition features a two-story section of glass and aluminum storefront windows adjacent to the historic structure with one set of 1:1 windows in the main part of the addition on the west side view. The glass and aluminum storefront windows appear larger than the windows on the historic building. The HPC should advise if the windows on the addition are similar in size, proportion or arrangement to the existing windows.

- 4) *Chapter 7.A states, “On any building, use exterior materials and colors (including roof, walls and foundations) similar to or compatible with the texture and color of those on the existing building. Avoid exact replication that would make an addition appear to be an original part of a historic building.”*

The existing addition is clad in wood German lap siding and is compatible with the historic building, but yet is distinguished from the original stone structure as an addition. The application states that materials have not yet been determined for the proposed addition, but the renderings appear to show a panel based siding system made of fiber cement rather than lap siding. The HPC should advise on appropriate exterior materials and colors for the addition.

Staff Recommendation to the HPC: Staff recommends the HPC provide Advisory Comments on the proposed demolition of the existing additions, the proposed new construction and on the site alterations to the parking lot.

Testimony: Mr. Shad swore in Mr. Thompson. Mr. Thompson had no additions or corrections to the staff report. Mr. Thompson gave a brief explanation of the proposed project and purpose of the project for office space for Recreation and Parks staff and the Patapsco Heritage Greenway. Mr. Thompson explained the site plan showing the footprint of the proposed addition adjacent to the existing historic house.

Ms. Danna asked if the purpose of the demolition was because the interior of the house was so broken up. Mr. Thompson said it is a better solution to remove the 1950s addition and rebuild in that footprint. He said that none of the historic house will be removed. Ms. Danna asked if the existing additions on the house were from the same time period. Mr. Thompson said they were from the same time period. Ms. Danna expressed concern on the size of the proposed rear addition and said it appeared to be double the size of the house, dwarfing and taking over the historic house. Ms. Danna said the woodland setting was unique and the addition will stand out. She said the addition will be visible entering the property.

Ms. Danna asked if the second floor would be ADA accessible. Mr. Thompson said it would not be. She asked what the difference was for a two-story addition, rather than a one-story footprint that would not be so commanding of the landscape. He said this was the least visible place to put an addition, and that all of the rooflines will be below the existing building. He explained they did not want to take over the view from the public way but said Fels Lane and the driveway would have the most visibility for the addition.

Mr. Thompson said the materials shown were much more modern than the existing house, which is one reason they came for Advisory Comments. He said the modern materials provide a clear demarcation where this historic house is and makes it clear what is an addition.

Ms. Danna asked for an explanation of where the archeological artifacts would be stored. She said that based on the weight of archeological collections, it may not be a good idea to store them in the historic house. Mr. Thompson said the artifacts would be stored on the second-floor wing of the historic house. He said the first floor will accommodate the public and be accessible. Ms. Danna expressed concern for putting that much weight on the second floor of a historic house. She said that stone tools, bricks and grinding stones can be around 30 pounds for just one item and said that should be considered.

Mr. Reich said the addition looked very large in comparison to the mass of the house. When he first looked at the side elevation and saw the glass area between the two, he thought there was a glass link separating the house from the addition, but he realized that was not the case and the addition would run the length of the house. He said a better solution would be to carve into the hill and build the addition into the hill, so it disappears and connect it to the house with a glass link. This would allow someone to walk around the historic house and see the original construction. Mr. Reich understood where they tried to match the size and spacing of the window fenestration using 1:1 windows. Mr. Reich suggested being compatible with the house in form, such as using a gable roof, and window fenestration or making it completely different. Mr. Reich said the addition needs to be separated from the house. Mr. Thompson explained their intent was to leave the stone wall visible on the inside. Mr. Reich said the only reason to not move the addition is because of the hill, but that if the addition is moved 20 feet back, they would only have to carve out four feet. He suggested making the addition one-story, pushed back into the hill. He said if the addition remains two-stories, it should be pushed further back with a

minimal connection to the existing house. He suggested using stucco or something flat for the new construction siding, against the texture of the stone.

Ms. Flynn Giles asked about the point posed in the staff report regarding the use of consistent windows and siding. She said they will be replacing an existing addition in the same footprint, but that instead of using German lap siding, they will use something modern. Mr. Thompson said they are trying to be consistent except for the glass connection. He said the windows will not have divided lights. He did not think divided lights would fit the proposed architecture. He said they were not trying to blend the addition with the historic building, but said if the Commission is recommending that, Recreation and Parks could look into that and change some of the massing, windows and materials to use something more similar to the German lap siding on the existing addition.

Ms. Zoren agreed with many of the comments made. She said the massing of the addition was very imposing and felt larger than the original buildings, which overpowered the historic building. She said the eave lines were very deferential to the original design. On the rear elevation she explained the eave line is above the historic building and it should be subservient to the original house. She would like to see a version where the rear elevation is brought down so the gutter line and cornice on the rear of the historic house are visible and not hidden by the addition. She said the proposed two-story addition is a little questionable, but if the addition is kept at two stories, the original building should read from all of the angles. Ms. Zoren explained that on the west elevation, water and snow is being sloped and trapped against the historic building which could become an issue down the road and it could affect the structural integrity of the historic building. She said 1 ¼ slope on the proposed addition is not much, especially when trying to protect a historic building. She explained that snow will be trapped against the historic stone wall, window headers and other historic building elements. Regarding the massing, Ms. Zoren said that using the existing foundation is not the premises to go with but suggested an L-shaped addition. She said the back of the building is attractive with the stone and window detail. She would like to see the addition pulled away perpendicular to the building and not parallel.

Ms. Zoren pointed out that the north elevation is not quite symmetrical and the windows are not spaced equivalent. She said it needs to be one or another and right now looks like a mistake. She said it was hard to comment on material selections without seeing them. She said there are shiny modern panels, and many other different kinds, and she would need to see what they are proposing. She said the massing is problematic so she cannot comment on the architectural design as the massing is obscuring the building.

Mr. Shad agreed with the comments and the massing issue. He discussed Workroom 108 and asked if that could be eliminated. He asked what was one top of that space, because it was just a one-story addition. Mr. Thompson said the roof above would hold the HVAC equipment and that would be the least visible place. Mr. Shad noted that nothing was proposed for the basement, and said that could possibly hold some of the items from Workroom 108. Mr. Thompson said the basement will not be a habitable work space because it is shallow and a cellar type space.

Mr. Shad would like to see an addition design with divided windows and lap siding.

The Commission had no additional comments.

MA-21-33c – 3855 Ross Road, Ellicott City

Applicant: Jennifer Lyon

Request: The Applicant, Jennifer Lyon, requests Final Tax Credit approval for repairs made at 3855 Ross 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 for tax credits in case MA-21-33, for the following work:

- 1) Replace roof flashing using black galvanized flashing to match the existing.
- 2) Replace missing asphalt shingles using shingles to match the existing.
- 3) Re-route bath fan from enclosed soffit, to go through the roof. Repair soffit.

Scope of Work: The application states that \$1,500.00 was spent on the repairs. The Applicant seeks \$375.00 in final tax credits.

HPC Review Criteria and Recommendations:

Sec. 20.112. - Historically valuable, architecturally valuable, or architecturally compatible structures.

...(4) Eligible work means:

(i) Work done on an eligible property:

a. In compliance with the rules adopted by the Commission under subsection 16.606(e) of the County Code;

b. After the owner receives initial approval of an application for a certificate of eligibility;

Rules of Procedure

201. Procedures for Tax Credit Applications Under § 20.112 A. Application Procedures

...3. A pre-approval determination is required before eligible work may begin.

An application for tax credit pre-approval was posted to the Commission’s website on November 16, 2021 and approved on November 22, 2021 through the Minor Alterations/Executive Secretary Tax Credit Pre-Approval process. In the evidence the Applicant provided, payments were made to a contractor on November 18 and 19, 2021. The final tax credit paperwork was submitted to DPZ on November 23, 2021. The Code and Rules of Procedure require pre-approval prior to starting the work to be eligible for tax credits.

Staff Recommendation to the HPC: Staff recommends the HPC determine if the process was followed and if the work complies with the Code and Rules of Procedure requirements and approve, deny or modify accordingly.

Testimony: Staff explained that the Applicant was unable to attend the meeting, but requested the Commission hear the application without her. Mr. Reich said that while she had clearly paid the contractor ahead of time, payment could have been requested up front because it was such a small job.

Motion: Mr. Reich moved to approve the tax credit as submitted. Ms. Flynn Giles seconded. The motion was unanimously approved.

HPC-22-02 – 5865 Main Street, Elkridge, HO-784

Applicant: Surinder Singh

Request: The Applicant, Surinder Singh, seeks Advisory Comments on the site development plan for a new house construction at 5865 Main Street, Elkridge.

Background and Site Description: The property at 5865 Main Street, Elkridge is located within the Elkridge Landing Survey District, HO-784 and the Main Street Elkridge Survey District, HO-377. This property formerly contained a historic structure, circa 1900, documented in the Inventory form with the following description:

“This unusual two-story, frame dwelling sports the only gambrel roof in Elkridge. The building rests on a brick foundation facing north on the south side of Main Street. The gambrel roof is oriented perpendicular to the street and has a large cross-gabled dormer on both the east and west sides. The dormers each hold two 2/2 windows. The front facade of the house facing Main Street has a bay window with three 2/2 windows and a door on the first story. The door is sheltered by a small engaged porch with a solid balustrade and a plain square support post. Two 2/2 windows are located on the second story of the front facade. The building is clad in asbestos siding and has an asphalt shingle roof. A small, square, brick, stovepipe chimney is located approximately in the middle of the building. This building, a private residence, was probably constructed ca. 1900 and is in good condition.”



Figure 15 - Google Streetview image from 2012

The house was demolished by the previous owner. Because there was no site development plan process taking place at that time, it did not trigger HPC review.

The existing driveway is currently overgrown, but in a 2012 Google Street View image, appears to be a Belgard paver driveway and appeared in good condition. The majority of the structures in this location, including those on either side of the property, are historic structures. There are also modern homes in the direct vicinity, and appear to be primarily across the street on the north side of the road. Most of these newer buildings are simple structures, with one main siding material and front loading garages (possibly due to topography and lot layout).

Scope of Work: The Applicant seeks Advisory Comments on the site development plan for a proposed new house on the property. The property consists of 20,900 square feet and is zoned R-12. All that remains on the property is a non-historic, modern shed (also proposed for removal). The site plan shows a new home on the lot, that will have a setback comparable to neighboring structures.

The proposed layout for the new house will remove the existing driveway, and bring a new driveway diagonally across the lot to access a new front loading garage.



Figure 16 - County aerial photography 2012

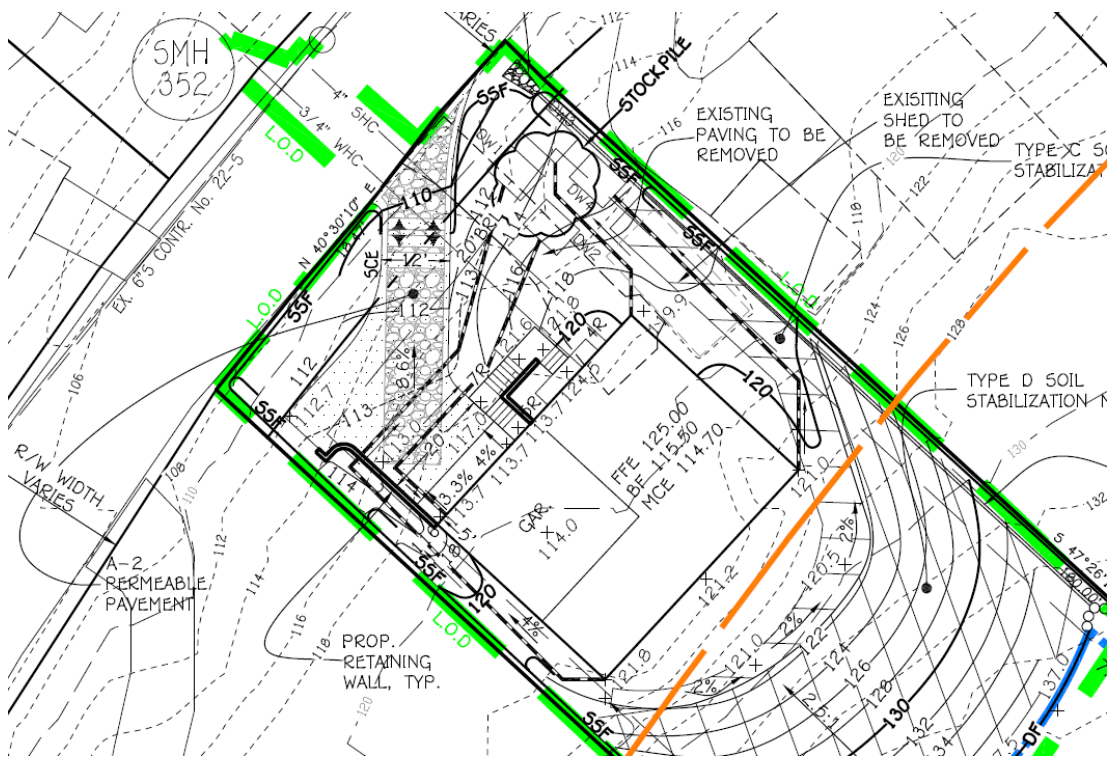


Figure 17 - Proposed new house.

HPC Review Criteria and Recommendations: Section 16.118 of the subdivision regulations, the Protection of Historic Resources, would have been applicable if the historic house was still on the property. However, since the property no longer contains the historic house, the 16.118 Guidelines are not applicable.

Section 16.603A. Review of Development Plans

“Prior to the initial submittal of an application for subdivision or site development plan approval on a site located in a historic district established under this subtitle, adjoining a multi-site historic district, or that contains a historic structure, the applicant shall request review by the Commission to identify all historic resources on the site and obtain advice from the Commission regarding the design of development.”

As this site is not located in a historic district, there are not any specific design guidelines to reference. In the absence of design guidelines, the HPC can assist with the identification of any remaining historic resources on the property and provide guidance on a site design that may be appropriate for this location given the site history and neighborhood context. The proposed setback of the new house will match the existing setback and appears to be compatible with the neighborhood.

Staff Recommendation to the HPC: Staff recommends the HPC identify any remaining historic resources on the site and provide advice on the design of development/lot layout.

Testimony: Mr. Shad swore in Paul Cavanaugh, representing Mr. Singh as the civil engineer. Mr. Cavanaugh did not have any comments on the staff report.

Mr. Shad swore in MJ Wojewodzki. She clarified that she was not objecting to improvements on the property but wanted to raise relevant concerns. She said as noted in the Elkrige Landing Survey District, this district was associated with broad patterns in the history of vernacular, small town, domestic and commercial architecture ranging in date from the early to late 19th century. She explained that Elkrige is one of the oldest settlements in Howard County and Main Street is the most accessible record of its small-town history. She stated that based on the plan provided, the new construction will be over 50 feet wide and will be the largest, widest house on the street. The site will conform to the house, rather than the house to the site. Along Main Street the slopes on the south side do sometimes result in an uphill layered approach to the entry to a house. In most cases someone would walk up the driveway to porch entry. She said that in this plan, the garage appears to be the primary point of entry as the stairs begin at the garage door. She explained the north corner of this site pumps water onto Main Street continuously, which also results in ice forming on the street. She said that erosion and sediment control is a significant problem on Main Street and it is important on this site due to the steep slopes. She said the re-grading on this site will change the grade by over 10 feet in some areas, which could affect trees on neighboring properties. She said the site plan shows all site drainage going to the north corner, which will make the current problem worse. She said in general newer construction is less disruptive to the sites in the area, and they build deeper rather than wider and encouraged the owner to respect the character of the street for this project.

Jesse Wimert registered to give testimony, but was called twice and did not respond.

Mr. Reich confirmed that this area was not a historic district and explained that the Commission can offer Advisory Comments because there was a structure on this site, which is listed on the Inventory. He said they would like to see a house that continues the same historic pattern. He agreed with the comments made by Ms. Wojewodzki and explained the Commission would want to see a new house match the scale, articulation, details, architectural treatments, front porch design, colors and

landscaping of neighboring historic houses. He said the footprint was larger than some of the other houses. He said there was good separation between it and the adjacent houses. He said it would be good to maintain the hill to match the rest of the street, rather than carving it out and suggested keeping the steeper driveway. He recommended trying to keep as much vegetation as possible and said that landscaping will be important as the site plan proposes to remove everything on site.

Ms. Flynn Giles agreed with Mr. Reich's comments and the comments made by Ms. Wojewodzki. She stated she was concerned about the grade, vegetation, plantings and agreed with the comments to go deeper rather than wider with the house. She said it was difficult to tell what they are looking at beyond the site plan.

Ms. Danna agreed with the previous comments. This house will appear larger due to the perspective of looking up at it. She agreed with comments on lengthening the house, as the width was taking up the site.

Ms. Zoren agreed with the Commissioners to build a house deeper than it is wide, and to use architectural details and a front porch to be compatible with the historic houses. She said the diagonal driveway was awkward. Ms. Zoren said that front loading garages on Main Street are not desirable and did not fit with the historic context; most are poorly done and detract from historic surroundings. She stated the Applicant should not continue to destroy a historic community and said that if a front-loading garage is necessary, it should be set back from the main mass of the house so the garage does not read first. This will make the grading easier to accommodate the garage. She said the Applicant should make it a goal de-emphasize the garage.

Mr. Shad had nothing else to add and agreed with previous comments. Mr. Cavanaugh said they will bring this back to their client and review meeting minutes with them.

HPC-22-03 and HPC-22-04 – 3783 Old Columbia Pike, Ellicott City

Applicant: Kathy Feeney

Request: The Applicant, Kathleen Y. Feeney, requests a Certificate of Approval to make exterior alterations at 3783 Old Columbia Pike, Ellicott City.

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

Scope of Work: The Applicant seeks approval to make alterations to the exterior of the building and site. For the purpose of this report, the application for the retroactive approval of the retaining wall has been assigned case HPC-22-03, and all other items assigned case number HPC-22-04. The applications are being combined into one report in order to best represent the full scope of work. The proposed work involves the following:

- 1) Rear retaining wall (HPC-22-03)
- 2) Front porch (HPC-22-04)
- 3) New Side deck (HPC-22-04)
- 4) Walkway (HPC-22-04)
- 5) Wood siding paint color (HPC-22-04)
- 6) Gutters (HPC-22-04)

- 1) Rear Retaining Wall - The Applicant seeks retroactive approval for the construction of a multi-level, rear retaining wall. The application states that the previously existing retaining wall “had collapsed against the back of the house. It was made from cinder block and was being reinforced by wood wedged between the foundation of the house and the center lock.”

The new wall was constructed using EP Henry Diamond Pro Block in a multi-color gray. The wall consists of two tiers, each is 42 feet long by three feet high. There is a third wall tier, no dimensions were provided, but it is not as long as the first two tiers. The wall is visible from Old Columbia Pike.



Figure 18 - View from Old Columbia Pike



Figure 19 - View from the side of the house.



Figure 20, 21, 22 - Rear retaining wall views.

2) Front Porch:

2.A - Porch flooring – The application states the existing front porch is 8 feet deep and is built over the finished part of the lower garage level. The application explains, “The porch flooring was installed on top of the floor joist at a slight angle for water to run off. Unfortunately, over the years the water did not run off and water has consistently come into the finished space below. If we attempted to frame the floor with an adequate slope and with water proofing below the floor boards it would cause the porch floor to be approximately 5 inches above the interior floor, leaving a step that would be a hazard. As a solution we would like to install a ¾-inch subfloor and apply a one-piece vinyl finished product that would seal any water from penetrating the finished space below.” The proposed color of the vinyl is supreme graphite, a multi-color gray to emulate the roof. The existing flooring appears to be painted, pressure treated wood and is not a historic tongue and groove.

2.B - Railings – The porch railings would be wood pine, painted white to match the trim of the house. A spec sheet was not provided showing what the railings would look like, but the Applicant stated via email that the railings and balusters will match the existing material but will be raised to 36” to be compliant with Code.



Figure 23 - Side view of front porch where steps would connect.



Figure 24 - View of porch from garage below.

2.C - Steps – The Applicant proposes to construct new porch steps with Trex decking in the color Toasted Sand, a brown color, with wood pine railings. the photos submitted show a previously existing black metal staircase, which was removed.



Figure 25 - Proposed Trex decking in the color Toasted Sand

Supreme Graphite Vinyl Decking



Figure 26 - Proposed vinyl membrane for porch floor.

3) **New Side Deck** (referred to in the application as a new side porch) – The application states, “Currently, there is broken concrete which is about 3-4 inches deep on a path to the side door, and no walkway to the main entrance to the house. We would like to cover the concrete with a composite product with pine wood railings.” The Applicant stated via email that the railings will only be along the side and there will be one step down to the retaining wall steps. The posts and rails will be pine wood, painted white to match the style of the front porch railings and will be 36” high with 1-1/2” wood pickets. The deck will be 16” off the ground. The fascia will be composite and painted white.

4) **Walkway** – Install a paver walkway leading to the front porch and proposed side deck. The pavers would be 18”x18” concrete gray variegated Nantucket Pavers, in the style Traditional Yorkstone. The area currently is turf/soil.

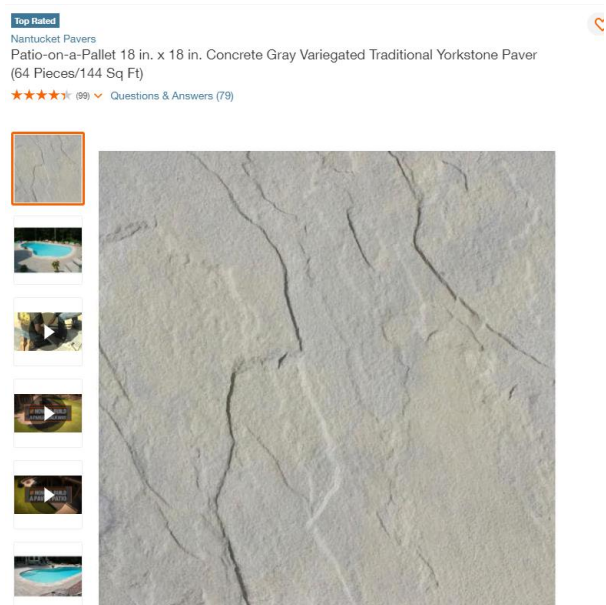


Figure 27 - Proposed walkway material, concrete gray variegated Nantucket Paver, Traditional Yorkstone.

- 5) Wood siding paint color – The Applicant proposes to paint all wood siding Benjamin Moore 0152, an off-white. The siding is currently tan.
- 6) Gutters – The gutters on the house are currently K-style. The Applicant proposes to replace the gutters with half round gutters, and round downspouts, which is a more historically appropriate style. The existing gutters are white, and the Applicant proposes to install black gutters and downspouts. The application states, “The window frames are black and we would like to have the gutters and downspouts black to match. We accepted your requirement to make the garage doors white, as opposed to our preferred wood look. It would be difficult to match three whites (the garage, the house and the gutters). Therefore, we would like the gutters and downspouts to be black, to contrast with the white painted wood siding and white garage doors. The black gutters and downspouts will give definition to the front and side of the elevations visible from the street.”

HPC Review Criteria and Recommendations:

Rear Retaining Wall

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

- 1) *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.”*

The pictures provided showing the before condition are hard to distinguish the configuration of the previously existing wall and topography prior to grading for the new tiered retaining walls.

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

- 2) *Chapter 9.D states, “Retaining walls of granite, brick or timber may be appropriate, depending on the context. Concrete walls can be used in locations with very little visibility. New granite walls are expensive, but retaining walls faced with granite or with a surface treatment that resembles Ellicott City's typical stonework can be appropriate in visible locations.”*
- 3) *Chapter 9.D recommends, “Construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way.”*

The retaining wall is not stone, but a concrete product designed to look like stone, in a color consistent with Ellicott City granite.

Front Porch

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

- 1) *Chapter 6.F states, “Porches are important to a building's sense of scale. Removing, enclosing or altering a porch can dramatically alter the appearance of a building.”*
- 2) *Chapter 6.F recommends:*
 - a. *“Maintain and repair porches and balconies, including flooring, ceilings, railings, columns, ornamentation and roofing, that are original or that reflect the building's historic development.”*
 - b. *“Replace deteriorated features with new materials as similar as possible to the original in material, design and finish.”*
- 3) *Chapter 6.F recommends against, “Adding or replacing porch features using materials not appropriate to the building's style. Materials generally not appropriate for historic porch replacements include unpainted pressure-treated wood, poured concrete and metal (other than*

the cast iron porches described above). Examples of inappropriate alterations include replacing painted, tongue-and-groove flooring with pressure-treated decking or poured concrete, or replacing wood steps with concrete or brick.”

The current porch flooring appears to be painted pressure treated wood and not historic tongue and groove. The proposed vinyl sheathing is not a historic building material. Historic porches and steps are typically constructed of the same material and design. The Trex decking, which is proposed for the steps, is a modern material and would be a different material, color and design from the existing historic porch with replacement pressure treated flooring, a historic tongue and groove wooden porch and the proposed vinyl porch replacement flooring. The Commission needs to determine whether the proposed vinyl and composite materials are appropriate and comply with the Guidelines.

New Side Deck

Chapter 7.B: New Construction: Additions, Porches and Outbuildings; Construction of Porches and Decks

- 1) *Chapter 7.B states:*
 - a. *“Porches and decks added to historic buildings should be simple in design and not alter or hide the basic form of the building.”*
 - b. *“Proposals to add decks (without walls or roofs) of unpainted, pressure treated wood to the rear of historic buildings are not uncommon. Although these additions are obviously modern, they usually obscure little of the building facade and require little change to historic building features. Decks should not be added to a historic building's primary facade or a facade highly visible from a public way. They should be substantial in appearance, having more of the character of a porch (avoid decks that appear to stand on "toothpicks"), and should be related in detail as much as possible to the style and character of the building.”*
- 2) *Chapter 7.B recommends, Design new porches and decks to be simple, compatible in design with the existing building, and in scale with the existing building in size and roof height.”*

The proposed side deck will be visible from Old Columbia Pike. The overall design compatibility against the architecture of the house needs to be determined. The application did not contain enough information to gain a full understanding of the deck construction and how it will affect the appearance of the house. Patios are most common on the sides of historic buildings, are built at grade and can better be integrated into the landscape.

- 3) *Chapter 7.B recommends:*
 - c. *“On historic buildings, construct porches of painted wood rather than poured concrete, metal, or unpainted wood. Use stained or unpainted wood only for less visible features of a new porch, such as the decking and step treads, or for simple decks (with railings but no walls or roofs) on the rear of the building in a location not facing or highly visible from a public way.”*
 - d. *“Use materials compatible with the existing building for the exposed masonry foundation or piers of a new porch. Poured concrete or concrete block foundations or piers should be given a surface treatment compatible with historic building materials.”*

The proposal to use Trex decking generally complies with the Guidelines. The Guidelines state that unpainted wood may be used for the less visible features of a new deck. While the Trex is not wood and is a plastic product, the flooring will not be a highly visible feature and it is being proposed for a new, non-historic feature. The highly visible items, such as the railings, are proposed to be painted wood.

Walkway

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

- 1) 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 proposed concrete pavers resemble stone in their size, color and texture and comply with the Guideline recommendations to look like indigenous stone. The pavers are also compatible with the new retaining wall (HPC-22-03), the existing stone retaining wall and as a result, comply with the recommendations to be compatible with the setting and nearby historic structures.

Wood Siding Paint Color

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

- 1) 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 for small important details, such as doors or trim.”*

The proposed off-white is a calm color and is not overly bright. The color complies with the Guideline recommendations. If the Applicant is interested in amending their application to apply for tax credits, this item would qualify for the 25% Historic Property Tax Credit.

Gutters

Chapter 6.E: Rehabilitation and Maintenance of Existing Buildings; Roofs, Dormers and Gutters

- 4) Chapter 6.E recommends, *“Use gutters and downspouts of painted metal or prefinished aluminum in a color consistent with the building's exterior walls or trim. Locate downspouts along natural vertical lines and corners of the building.”*

In a previous case, the Commission approved the use of dark brown gutters (HPC-17-21) on a cottage house, which was to be painted white to match the principal historic house on the property (which was also white with dark brown gutters). Similar to the current request, the Applicant found the dark brown gutters better complimented the white color of the cottage house. The current Applicant would like the gutters and downspouts to be painted black which would match the window frames and create a contrast with the white painted wood siding and garage doors. The location of the gutters and specifically downspouts, is not referenced and should be clarified. The Guidelines recommend to “locate downspouts along natural vertical lines and corners of the building.” The location of some existing downspouts can be seen in Figure 28. The Commission should determine if the proposal complies with the intent of the Guidelines. The change to half round gutters and round downspouts is more historically appropriate than the current K-style.



Figure 28 - Location of some existing gutters and downspouts on building.

Staff Recommendation to the HPC: Staff recommends the HPC:

- 1) Determine if the retaining wall, HPC-22-03, complies with the Guidelines and approve, deny or modify accordingly.
- 2) Determine if the proposed alterations to the front porch, steps and handrail complies with the Guidelines and approve, deny or modify accordingly.
- 3) Determine if the proposed side deck complies with the Guidelines and approve, deny or modify accordingly.
- 4) Approve the proposed paver walkway.
- 5) Approve the proposed paint color for the wood siding.
- 6) Approve the proposed black half-round gutters and round downspouts, contingent upon clarification of the location of gutters and downspouts.

Testimony: Mr. Shad swore in Kathy Feeney and Marcy Feeney.

HPC-22-03- Retaining Wall Testimony

Mr. Shad asked why the wall was coming before the Commission for retroactive approval. Ms. Kathy Feeney said the wall was collapsing and they could not work on the house with the wall in such poor condition. She said they were able to find someone who was able to do the work but had a limited timeframe. Mr. Shad reminded them not to have any other work done without approval first.

Mr. Reich said most of the retaining wall is behind the house, but some can be seen from Old Columbia Pike. He said the product used has the texture and color that is fairly compatible with the rest of Ellicott City. He said it was done in steps, which breaks down the scale and is not obstructive.

Ms. Danna said it was ok but hoped they would do plantings to blend it in more as it appeared very stark right now. She said it is visible from Lot D in the winter. She said ideally it would have been a natural stone, but at least fits in with the native granite.

Ms. Zoren agreed with the previous comments.

Ms. Flynn Giles said it is consistent with the Guidelines, which call for concrete that looks like granite.

HPC-22-04 Testimony

Mr. Shad asked if they had any comments on the rest of the application. Ms. Marcy Feeney said the porch flooring also needs to be thought of as a roof because it is the roof to the finished garage area below, which is why they choose to go with a vinyl with a gray look to emulate the roof shingles, because it is a roof. Mr. Reich asked how that would work, if they are relying on the decking to shed the water. Ms. Marcy Feeney said there will be plywood below sloped and the vinyl surface can be walked on and will provide a waterproof seal to the space below. Mr. Reich asked where the Trex was going. Ms. Feeney said the Trex was to be used for the steps and side deck. Ms. Kathy Feeney said they cannot put in the waterproofing material and then a tongue and groove floor as it would raise the porch level above the first floor of the building.

Mr. Reich asked if the rain will just run onto the siding above the garage door. Ms. Marcy Feeney said that was a good question and she hoped not. She said if need be, they could install a gutter in that area. Mr. Reich thought that was a good solution and hoped it would hold up. Ms. Marcy Feeney said she has used this approach and it has worked before.

Mr. Reich thought the pavers were a good solution. He said the wood siding paint color was appropriate, as were the gutters being changed to half round, and the black color for the gutters will be fine with the black windows.

Ms. Flynn Giles agreed with Mr. Reich and said the application was consistent with the Guidelines. She said the proposed gutter color was consistent with colors already approved. She thought the vinyl membrane was a good solution for the porch.

Ms. Zoren was not inclined to agree about the vinyl porch flooring and recommended looking into a hybrid method to waterproof and seal the space below, but still do a tongue and groove flooring. She said the membrane is 5 mm, and it could be laid under the flooring. Ms. Marcy Feeney said the porch floor is painted gray, so the gray vinyl should not look much different. Ms. Zoren said that material is not appropriate and they have not approved it before front facing a public road.

Regarding the side deck, Ms. Zoren said she did not have enough information to approve a new side deck. She stated she was unclear where it was, how visible it would be, where railings were to be located and what elevation it would be at. She said it would be very visible from Old Columbia Pike. She recommended removing the side deck for approval due to the lack of information.

Ms. Zoren said the walkway and paint were fine. She said the gutter solution made sense as well.

Mr. Shad did not have anything to add to what had already been discussed. He said the vinyl material was a good solution and the railings were fine. He said the off-white color for the wood siding was fine with black half round gutters. He asked for more information on the side deck, as Ms. Zoren raised good points.

Ms. Marcy Feeney said there is an elevation of the side of the house which shows where the deck will be located in relation to the house and the steps that will lead to the front porch. Ms. Kathy Feeney said there was a cement side patio there and they were trying to cover that and give ability to exit house from the side. Mr. Shad said it is a 10'x 10' deck outside that door. Ms. Kathy Feeney said it was a simple design to match front porch.

Ms. Danna did not find the vinyl appropriate and wanted to see something that blends more. She said it was technically a roof, but it was also a porch and floor and she would prefer a wood textured color. She said the Trex porch steps did not comply with the Guidelines, Chapter 7.B, said that wood would be an appropriate option. Regarding the side porch and walkway, Ms. Danna asked if pavers could be used in place of the deck, since were going to be used to access the deck. She said that blending in the pavers and going up to the retaining wall would be a better look.

Ms. Holmes asked for clarification on the location of the downspouts and gutters. Ms. Marcy Feeney said there was a downspout that comes at an angle and thought the downspout would not be as visible when steps are added back. Ms. Danna asked if the downspout could be moved to the backside of the bay. Ms. Marcy Feeney said there was a stairwell behind the bay so she was not sure that would work.

Mr. Reich asked for clarification on the front porch stair and the use of Trex steps. He said the Trex would not comply with the Guidelines. Ms. Kathy Feeney asked if it would comply if the deck and stairs were pressure treated wood. Mr. Reich said they could use a pressure treated wood and it could be stained, but not plain pressure treated wood. He said it would need to look historic and they should use a durable wood. He asked why they were building a deck instead of continuing the concrete and adding

pavers there. Ms. Kathy Feeney said their contractor said that would be difficult to continue the concrete for a patio. Ms. Danna said they will be digging to install the deck.

Mr. Shad asked if anyone had any other questions for the Applicant before they began deliberation. Ms. Haskins clarified for the Commission that nothing had been amended. Ms. Marcy Feeney said they would be willing to amend everything that was Trex to a pressure treated wood.

Mr. Reich said decks are typically in the rear. Ms. Zoren recalled a case where someone applied for a side deck and the Commission did not approve it and the Applicant went with pavers. The Commission said the side deck was not compatible in this previous case. Mr. Reich said the Commission does not want to see an exposed pressure treated that you would see on the back of a modern house and that a deck would need to be painted or a wood designed for exterior exposure, a hardwood designed for exposure.

Ms. Danna was not inclined to approve a 10x10 side deck due to the size and visibility and would prefer to see a patio to blend with the pavers proposed and the rear retaining wall. She said the Guidelines recommend that decks should not be added to a primary façade or a façade highly visible from a public way. Mr. Reich agreed that a patio would be preferable. Mr. Reich wanted to know what the owner was willing to do before the Commission deliberated. Ms. Feeney said they are willing to consider wood for the side deck. Ms. Danna referenced the Guidelines stating a deck should not be added to a historic building's primary façade or a façade highly visible from a public way.

Ms. Haskins asked the Applicant to summarize the amendments. Ms. Kathy Feeney said they are amending that they will use wood as opposed to Trex for the porch steps and the deck. Ms. Marcy Feeney said it will either be a pressure treated, Ipe or Brazilian Cherry, that will hold up to the elements.

Mr. Shad asked whether the front porch framing, stringers, joists, etc. was pressure treated. Ms. Marcy Feeney said they are proposing for that to be pressure treated, painted white to match the house.

Mr. Reich said they are lacking a detailed drawing of the steps. Mr. Reich said the front steps would be framed out of treated lumber and then trimmed out with painted wood trim boards, similar to the gables of a house. Mr. Reich said they don't have any detail because there were not drawings provided showing what the construction will look like.

Mr. Shad said they did not enough information on front porch steps and side deck and what it will actually look like, given the visibility. Ms. Zoren said they did not have enough information for the side deck and the guidelines say not to add a visible side deck. She said they need to see the drawings to be able to approve it.

Mr. Shad said the paver walkway is fine, but they do not have any information regarding the size of the walkway. Ms. Danna agreed that she did not understand where the walkway was going. Ms. Feeney said it would be a two-foot walkway up to the deck. Ms. Feeney said the walkway might have steps, but they have not gotten to that level of detail yet.

Mr. Shad said they needed a plan showing this information and detail. Ms. Danna said the plan in the packet is not detailed and she would like to see a detailed site plan. Mr. Reich asked if the Applicant was willing to come back with more detail on the side deck.

The Commission deliberated on the application and determined which items they would continue to the next meeting. They discussed that in this specific scenario and location, the vinyl porch floor would be ok because of its lack of visibility from the street, height above street level. Mr. Reich said that to use wood flooring would require cutting down the front door, and modifying the framing to the porch and garage.

Motion for HPC-22-03: Mr. Reich moved to retroactively approve the retaining walls as constructed. Ms. Danna seconded. The motion was unanimously approved.

Motion for HPC-22-04a: Mr. Reich moved to approve Items 2a (porch flooring), 2b (porch railings), 5 (wood siding paint color), and 6 (gutters and downspouts) as shown in the agenda and per the application. Ms. Flynn Giles seconded. The motion was unanimously approved.

Mr. Reich move to continue numbers 2c (porch steps), 3 (side deck) and 4 (walkway) to the March agenda (to be referred to as HPC-22-04b). Ms. Flynn Giles seconded. The motion was unanimously approved.

HPC-22-05 – 3802 Church Road, Ellicott City

Applicant: Diane Wimsatt

Request: The Applicant, Diane Wimsatt, requests a Certificate of Approval and Tax Credit Pre-Approval to replace windows at 3802 Church Road, 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-436, the Dr. Isaac J. Martin House. According to the Inventory form, the house on the property dates to the late 19th century, circa the 1870s.

Scope of Work: The Applicant proposes to replace the existing, historic wood windows with vinyl windows and Pella, Marvin or Trimline aluminum clad wood sashes. The application notes that over the years condensation on the windows has cause rot and mold due to the single panes and the upper floors in the house are worse than the lower floors. The proposed work includes the following:

- 1) Attic and 4th floor windows – Replace existing wooden, historic windows with vinyl Thompson Creek windows. The Applicant seeks tax credit pre-approval for the work.
- 2) Double hung sashes on other floors as marked in photos – Remove existing historic wood windows and replace with Pella, Marvin or Trimline sashes in white aluminum clad wood. The existing frames and sills will remain. The sash/muntin pattern on the new windows will match the existing in 2:2 or 6:6. The Applicant seeks tax credit pre-approval for the work.



Figure 29 - Front facade of house.



Figure 30 - Side and front view of house.



Figure 31 - Windows proposed for replacement on front of house.



Figure 32 - Windows proposed for replacement on side of house.

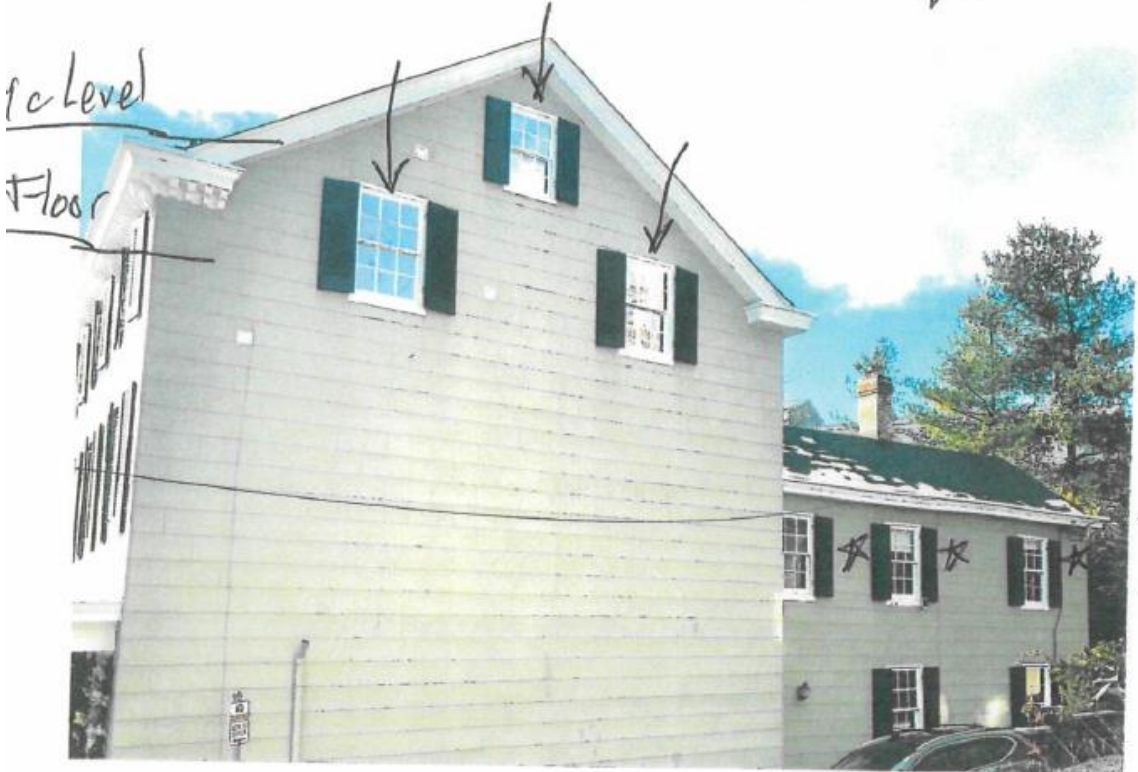


Figure 33 - Windows proposed for replacement on Emory Street side of house.

HPC Review Criteria and Recommendations:

Chapter 6.H: Rehabilitation and Maintenance of Existing Buildings; Windows

- 2) Chapter 6.H explains, "Windows do much to establish the scale and character of a building. The arrangement, size and shape of windows, the details of window frames and sashes and the arrangement of glass panes all contribute to a building's personality."
- 3) Chapter 6.H recommends against, "Replacing wood windows with metal or vinyl. Using metal or vinyl windows on historic buildings or in highly visible locations, except for appropriate, metal-framed storefront windows."

The Guidelines recommend against replacing wood windows with metal or vinyl. The windows appear to be historic, as they are wood, true divided light windows. The windows are a character-defining feature of this home.

- 1) Chapter 6.H recommends, "Maintain and repair original windows openings, frames, sashes, sills, lintels and trim. Maintain glass, putty and paint in good condition. Install weatherstripping to reduce air infiltration."
- 2) Chapter 6.B recommends, "When repair is not possible, replace original windows, frames and related details with feature that fit the original openings and are of the same style, material, finish and window pane configuration. If possible, reproduce frame size and profile and muntin detailing."
- 3) Chapter 6.H recommends against, "Replacing sound wood windows and frames, even if paint, putty and glazing need repair or replacement."

Staff are unable to determine from the photos in the application if repair is not possible; however it is clear that the windows are in need of reglazing. The Guidelines recommend maintaining and repairing windows prior to replacement. The application does not indicate if the Applicant looked into repairing, painting and reglazing the historic windows. The repair, or in-kind replacement of windows beyond repair, would qualify for the County's 25% historic property tax credit program and may also be eligible for the State 20% Homeowner Tax Credit (this program is administered by the Maryland Historical Trust, who should be contacted to apply for the program, which requires pre-approval).

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

Testimony: Mr. Shad swore in Diane Wimsatt. Ms. Wimsatt outlined the painting maintenance that she performs yearly and said the windows are constantly wet and continue to deteriorate. She said they do not want to change the sills or trim. She said the upper levels are high enough off the street to not be very visible. She said the Pella, Marvin and Trimline windows are all wood and only clad in aluminum.

Mr. Reich said the problem with vinyl and aluminum clad was those materials are on the outside and do not fit in with the Guidelines. Mr. Reich said that Marvin and Jeld-Wen make wood windows with insulated glass. Ms. Wimsatt explained that she looked into all wood windows and they cannot use them. She thought the look from the outside will be the same and said the neighbors next door had vinyl windows approved because they were not visible from outside and the windows were at a higher level. Ms. Wimsatt would prefer the Trimline aluminum clad wood window. Mr. Reich said there are powder coated wood windows available and he used exposed wood Jeld-Wen. He said they are available as a true divided light, insulated window.

Ms. Danna said the Guidelines recommend maintaining and repairing the windows and said the windows need reglazing. She suggested using interior storm windows for the condensation issue. In order to approve replacement, she said that she would need to see a report from a contractor stating that the windows cannot be repaired. Ms. Danna suggested the condensation was a sealing and circulation problem. Ms. Danna explained the reglazing is sealing the glass to the wood. Ms. Wimsatt said she uses a type of storm window and gets condensation between the panes.

Ms. Zoren agreed with Mr. Reich's comments that the Guidelines do not allow to replace with metal or vinyl. Ms. Zoren said that replacing the windows with new wood windows would be a good option and they could approve tax credits for that. She said the new wood windows are supposed to last a long time and there should not be rotting and condensation with them.

Ms. Flynn Giles did not have any comments, but said the proposal does not seem consistent with the Guidelines.

Ms. Wimsatt said that as a health and safety issue, her husband was allergic to mold, and when the condensation goes away he was better.

Mr. Shad concurred with Commissioners and the Guidelines. He said the cannot approve replacement of wood with other products in this context. Mr. Shad recommended looking into the Jeld-Wen products.

Ms. Wimsatt agreed to withdraw her application.

Motion: There was no motion, as the Applicant, Ms. Wimsatt, withdrew the application.

HPC-22-06 – 6061 Old Lawyers Hill Road, Elkridge

Applicant: Andrew Collins

Request: The Applicant, Andrew Collins, requests Advisory Comments on the site development plan/proposed construction of a new home at 6061 Old Lawyers Hill Road, Elkridge.

Background and Site Description: This property is located in the Lawyers Hill Historic District, but does not contain a structure. The property is encumbered with a Rockburn Land Trust easement. The property once contained a historic house, Edgewood Cottage (part of the Edgewood estate complex) and is noted in the National Register nomination form (dates to 1993) for Lawyers Hill as dating to circa 1850, but being in poor condition and abandoned since 1966. The Historic Preservation Commission approved the demolition of the historic house in 1998, in case HDC-98-25.

Scope of Work: The proposed construction of a new home would consist of the following:

Site Alterations

- 1) Removal of approximately eleven trees with a DBH (diameter at breast height) of 12 inches or greater along potential driveway and homesite. The application states that for any tree removed, the Applicant will provide for their replacement with the same or similar species.
- 2) Installation of 25-foot-wide, by 75-foot-long, by 3-foot-high sand mound septic system in the front portion of the property.
- 3) Installation of plants and shrubs to be placed in front of and around the septic system to reduce the visual impact.

- 4) Construction of black asphalt one lane driveway to side loaded/rear garage.

Construction of House

- 5) Front door – Double full light French doors, cedar wood with sidelights and transoms.
- 6) Rear door – Black metal sliding doors, no lights.
- 7) Windows – Black vinyl windows, appear to be a 2:2 pattern, with the first-floor porch windows containing an integrated transom.
- 8) Lap Siding – HardiePlank or Vinyl lap siding in a light gray color with a wood grain texture
- 9) Main roof – Asphalt architectural shingles, in the color charcoal.
- 10) Porch and upper accent roof – Metal roof, color to be charcoal in what appears to be a standing seam profile.
- 11) Exterior lighting front porch – black metal chandelier and white recessed porch ceiling lighting.
- 12) Walkways – Dark gray flagstone.
- 13) Front porch – Dark gray Trex composite decking, no railings.
- 14) Rear deck – Brown Trex composite decking. Railings not specified.

The application explains that the house will be constructed in a two-story farmhouse style, with a large front porch and will be 76 feet wide and 78 feet deep (which includes the front porch and garage). The application states the house will be setback approximately 160 feet from Old Lawyers Hill Road, in order to maintain a consistent setback with other houses on the street. There will be minimal clearing and grading of the land in order for the house to be constructed so that the back of the house has a walk out basement.



Figure 34 - Proposed architectural style/future home design.



Figure 35 - Side view of house showing location of garage

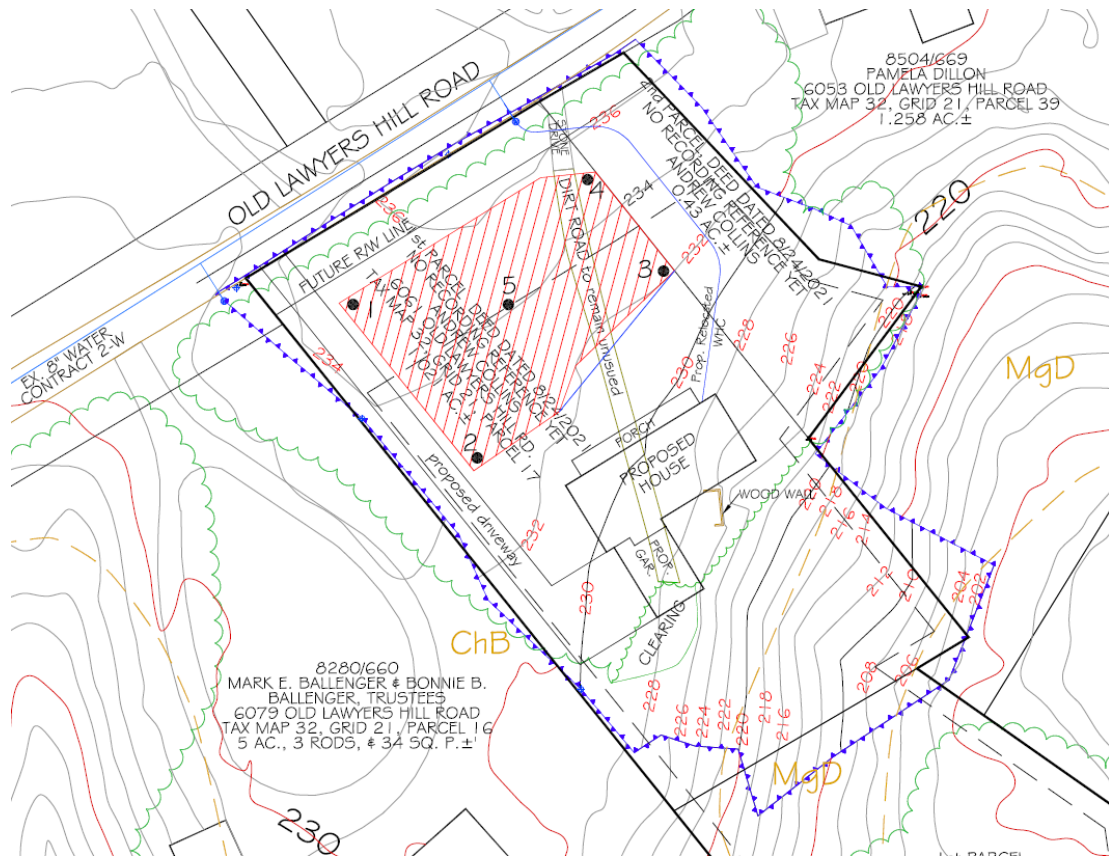


Figure 36 - Proposed site plan showing location of house, driveway and sand mound septic system.

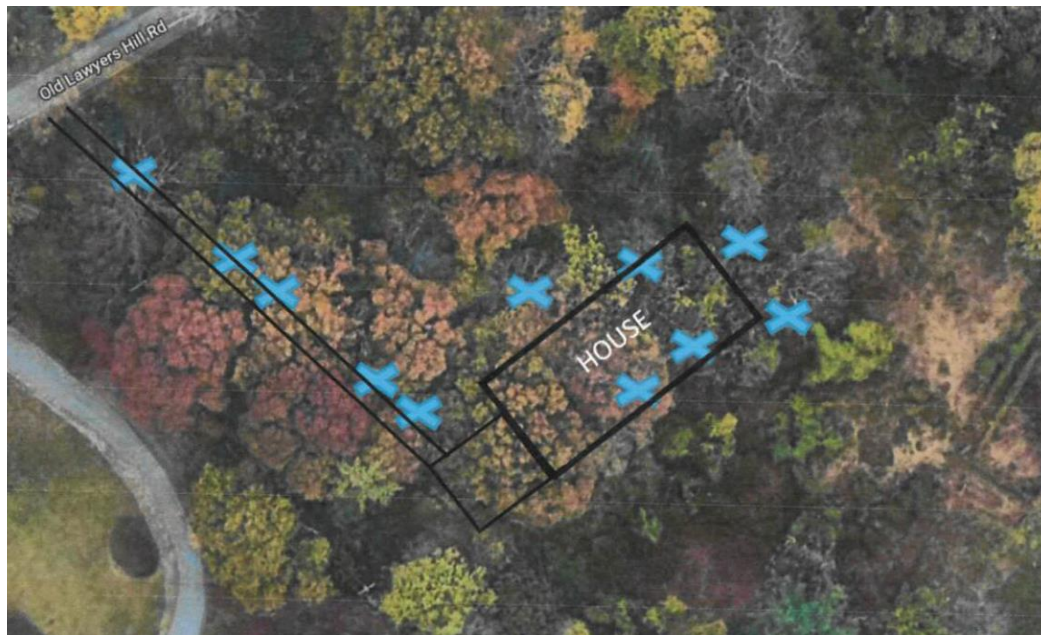


Figure 37 - Trees proposed for future removal.

HPC Review Criteria and Recommendations:

Chapter 8.A: New Construction: Houses and Other Principal Structures; Siting New Houses

- 1) Chapter 8 states, "Because Lawyers Hill grew incrementally, there are a variety of lot sizes and shapes, and homes vary in their distances or setbacks from the roads. Most homes are set back substantially from public roads and screened by trees and shrubs. New development should continue this pattern, which is part of the historic environmental setting of the District, by providing substantial landscaping and locating new structures with large setbacks from Lawyers Hill Road and Old Lawyers Hill Road. New subdivision lots should be designed to allow new homes to have setbacks from these roads similar to those of older houses on neighboring lots."
- 2) Chapter 8 recommends, "Provide large setback between new houses and Lawyers Hill Road or Old Lawyers Hill Road. Retain existing vegetation and plant new vegetation to screen new homes from these roads."

Chapter 8.B: New Construction: Houses and Other Principal Structures; Site Treatment

- 1) Chapter 8.B states, "The homes in Lawyers Hill were sited and designed to blend with the gently rolling hillsides. Forest growth was retained through minimal clearing and grading and properties were informally landscaped with an assortment of ornament trees, shrubs and flowers. Mature trees and shrubs and open, naturalized landscape patterns contribute greatly to the Historic District's environmental setting. It is important that new construction retain these landscape characteristics."

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

- 1) Chapter 9.B states
 - a. "Historically there has been a great emphasis on decorative landscaping in Lawyers Hill, and properties have been adorned with a variety of trees, shrubs and flowers...Landscape patterns are generally informal and vary from native forest to manicured open lawns or park-like setting of mature trees surrounded by lawn."
 - b. "A variety of species can be found on the Hill. Forest trees (many of them native species) include ash, beech, oak, maple, hickory, poplar, cedar, blue spruce, pine, linden,

dogwood and holly. Ornamental trees and shrubs, some of which are over 100 years old, include boxwood, paulownia, wisteria, rhododendron, mountain laurel and roses.”

2) *Chapter 9.B recommends:*

- a. *“Retain trees, shrubs and flower gardens that reflect the historic development of the property, particularly mature trees and shrubs.”*
- b. *“Minimize removal of mature trees and shrubs and provide for their replacement with similar species whenever possible.”*
- c. *“During construction or grading activities, protect vegetation to be retained, particularly mature trees, by placing fencing or other barriers or markings at the drip line of the vegetation prior to beginning construction. For very large or old trees, consulting an arborist or forester to recommend specific protection measures may be desirable.”*
- d. *“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.”*

The proposal complies with the statement that most homes are setback substantially from the road. The proposed new construction will be located approximately 160 feet from Old Lawyers Hill Road, to match the setback of neighboring structures.

Because the land did not perc, a sand mound septic system, approximately 25’ wide x 75’ long x 3’ high, is proposed to be located close to the road. The extent of the limit of disturbance (LOD) this will cause to the existing landscape and trees is not clear. While the application states that approximately 11 trees will need to be removed, these are all located along the driveway and homesite. The application references landscape screening, but the specific shrubs, other plantings and surface treatment will be very important to properly screen the sand mound year-round and ensure that the historic integrity and natural setting of Lawyers Hill are maintained and comply with the Guidelines.

When the next application is filed for approval, it should include a plan showing a defined LOD for the septic system and home construction, in order to clearly see which vegetation will remain untouched and which trees, including their diameter measured at breast height (DBH), will need to be removed.

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

- 1) *Chapter 9.B.3 state the following requires a Certificate of Approval, “Clearing and/or grading within 30 feet of the pavement of Lawyers Hill Road or Old Lawyers Hill Road*

More detailed information on tree removal and grading will be needed for the application for Certificate of Approval. Clearing of the area would also include the removal of trees under 12-inches DBH.

Chapter 8.C: New Construction: Houses and Other Principal Structures; Design of New Houses

2) *Chapter 8.C states:*

- a. *“Lawyers Hill developed gradually. The houses reflect the architectural styles popular at different periods, and almost every decade between 1840 and the present is represented. For this reason, homes in the Historic District vary greatly in style, building materials, size and scale. All homes in the District are single family detached houses. Historic homes range from one and one-half to three stories in height, with several one-story homes among the more recently constructed houses. Wood frame construction is dominant.”*

- b. *“In keeping with the variety resulting from the gradual development of the District, new homes can represent the architectural styles of their own period and need not attempt to replicate historic styles. However, to preserve the historic character and value of the District, new buildings visible from the District's public roads should be compatible with the form and scale of the historic homes.”*
- c. *“Several characteristics of the historic homes should be considered in designing new homes. The historic homes vary in size, but are generally one and one-half to two and one-half stories high and often are complex in form. The homes are generally wider than they are high; additions and porches often contribute to a primarily horizontal orientation. Windows, doors and porches are generously sized and tend to be dominant features of the facades of historic homes. House foundations are not usually visible from public roads. New buildings can be compatible with these characteristics while varying greatly in style and detail.”*

The proposed “farmhouse” architectural style of the new construction contains many traditional features, which are compatible with existing homes found in Lawyers Hill. The District has many different architectural types and this proposal represents a style that is currently popular. The general design complies with the Guidelines as the home will be wide, with a large front porch that is the dominant feature on the front façade. The garage will be side loading, but will be located on the rear of the home.

3) *Chapter 8.C recommends:*

- a. *“Design new buildings visible from Lawyers Hill Road and Old Lawyers Hill Road to be compatible in form, scale, proportion and height with historic houses in the District. Where new buildings will not blend with the historic homes, they should be screened from public roads by setbacks and vegetation”.*
- b. *“Use wood frame or brick construction for new buildings, with details that are functional and reflect a high level of craftsmanship.”*

4) *Chapter 8.C states, “Wood frame construction is dominant.”*

5) *Chapter 8.C recommends against, “New houses constructed of materials not typical of the District.”*

The proposed material are modern materials, generally not found in the Historic District. The Commission should offer advice on the proposed materials; HardiePlank or Vinyl lap siding with a wood grain texture. For example, HardiePlank siding in a smooth lap finish may be indistinguishable from wood at the 160-foot setback, but vinyl is not traditionally found in the District and does not share the same properties as wood or a fiber cement product. If a HardiePlank lap siding is proposed in the next application, the smooth lap siding more accurately mimics wood siding; the use of the HardiePlank Cedarmill wood-grain lap siding should be avoided.

The front porch will also be a character-defining feature of the house, leading to the “farmhouse” look. The Commission should provide advice on the proposed porch materials, to include the ceiling, columns, flooring and railings and balusters if needed by Code. The Commission should advise on the material of the proposed black vinyl windows, in order to comply with the Guidelines.

The following items were not detailed in this application, but the materials, colors and design need to be detailed in the Application for Certificate of Approval and the Commission could provide advice on any of these items if needed:

- a. Front porch ceiling.
- b. Fascia, soffit and trim.
- c. Gutters and downspouts.
- d. Rear deck railings.
- e. Metal roof.
- f. Front porch railings.
- g. Landscape plantings.
- h. Garage doors.
- i. Paving, walkways, patios.
- j. Architectural elevations for each side of the house.
- k. Stormwater management facilities.

Staff Recommendation to the HPC: Staff recommends the HPC provide advice on the site design for the new house and septic system, the removal of trees, potential new plantings and landscape buffer, the overall design of the new home, and the proposed materials.

Testimony: Mr. Shad swore in Andrew Collins. He had no additions or corrections to the staff report.

Ms. Danna asked Mr. Collins if he could explain the Rockburn Land Trust easement. He said he was still unclear on the easement but said when they purchased the land a few months ago they were given the right to build from the Trust. Ms. Danna said the design looked good and would blend in well. She had concern with the septic and said it would need to have plantings around it at the front of the road. She asked if trees would need to be removed for the septic to be put in. He said the system will be put in the area shown, but will not take up the whole area. He explained there were many trees on the property and they want to keep it that way. He said the septic system will have limited visibility from the road and they would plant around it. Ms. Danna said the two types of roofing are not consistent with the other houses in the district and she would like to see more consistency there. Mr. Collins said that house at 6060 has an architectural shingle roof and red metal roof over the porch. He said the setback will be 160 feet and many trees between the road and the house it will have limited visibility, but is consistent with another house back there.

Ms. Zoren liked the site plan, the setback from the road and found the architecture fit in with the district. She liked the design of the garage, as it will not be visible until you get deep into the site. She said the front porch is very appropriate. Ms. Zoren said her biggest concern was the septic field; and the potential size, how vegetated the area currently is and how the field will be shielded from view.

Mr. Reich said the plans were a great design for Lawyers Hill and fit with the various period styles of architecture in the district. He concurred there was plenty of space between the houses. Mr. Reich said they will probably need to remove a significant number of trees to get septic in, but was glad to hear Mr. Collins wants to save as many trees as possible. Mr. Reich said the site plan does not show the proposed grading, just existing and he would want to see the proposed for Certificate of Approval stage.

Mr. Reich said the Commission will want to see a full set of construction drawings for the house, the final site plan showing everything that is on there. He said the drawings should be as detailed drawings as possible. Mr. Reich explained that the Guideline stress trying to keep the materials and details with a high level of craftsmanship, such as nice trim details around columns, details around front doors on the

rakes and corner trim. Mr. Reich urged Mr. Collins to stay away from vinyl and use Hardie as better quality. He said the stone base on the front of the house was a good idea.

Ms. Flynn Giles agreed with the other comments. She appreciated the Applicant meeting requirements to fit in with the site, said the materials look within the Guidelines and agree that the septic field is the unknown.

OTHER BUSINESS

1. Administrative Updates
The Commission and Staff discussed and finalized a date for the July meeting, which will remain the first Thursday of the month.
2. Design Guideline Update discussion
Staff will reintroduce the Design Guideline Update to the Commission and give an overview of the work completed thus far and begin reviewing chapters. The Commission will hold a special meeting on March 24 to specifically discuss the Guidelines.

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

Erica Zoren, Acting Chair

Beth Burgess, Executive Secretary

Samantha Holmes, Preservation Planner