



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

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*Administered by the Department of Planning and Zoning*

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

## March Minutes

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

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A public meeting of the Historic Preservation Commission was held on Thursday, March 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. Danna moved to approve the February 3, 2022 minutes. Ms. Flynn Giles seconded. The motion was unanimously approved.

Members present: Erica Zoren, Vice-Chair (Acting Chair); Bruno Reich, Secretary; Julianne Danna; Ellen Flynn Giles

Members absent: Allan Shad, Dustin Thacker

Staff present: Beth Burgess, Samantha Holmes, Kristen Haskins

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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. MA-20-43c – 3775 Old Columbia Pike, Ellicott City

#### **Regular Agenda**

2. HPC-22-07 – 9572 Old Frederick Road, Ellicott City
3. HPC-22-04b – 3783 Old Columbia Pike, Ellicott City (continued from February)
4. HPC-22-08 and HPC-22-09 – 3725 Park Avenue, Ellicott City
5. HPC-22-10 – 8328 Court Avenue and 3725 Park Avenue, Ellicott City

### **OTHER BUSINESS**

1. Administrative Updates
2. Rules of Procedure Update – consider proposals to update Rules to specifically address Demolition by Neglect legislation, update meeting procedures for hybrid meetings and make technical corrections.
3. Design Guideline Update discussion

## CONSENT AGENDA

### MA-20-43c – 3775 Old Columbia Pike, Ellicott City

Applicant: Jill Koehler

**Request:** The Applicant, Jill Koehler, requests Final Tax Credit approval for repairs made at 3775 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 1920. The Applicant was pre-approved through the Executive Secretary Tax Credit Pre-Approval process, in case MA-20-43, to replace gutters and repair fascia.

**Scope of Work:** The Applicant submitted documentation that \$2,070.00 was spent on eligible, pre-approved repairs. The Applicant seeks \$517.50 in final tax credits. The work complies with that pre-approved and paid invoices and other documentation total the requested amount.

**Staff Recommendation to the HPC:** Staff recommends the HPC approve the application as submitted for \$517.50 in final tax credits.

**Testimony:** There was no testimony.

**Motion:** Ms. Flynn Giles moved to approve the application. Ms. Danna seconded. The motion was unanimously approved.

## REGULAR AGENDA

### HPC-22-07 – 9572 Old Frederick Road, Ellicott City

Applicant: Benchmark Engineering, Inc.

**Request:** The Applicant, Benchmark Engineering, Inc., seeks Advisory Comments on the site development plan for a new development at 9572 Old Frederick Road, Ellicott City.

**Background and Site Description:** The property at 9572 Old Frederick Road, Ellicott City is not listed on the Historic Sites Inventory or located in a historic district, but it does contain a historic structure. According to SDAT, the building on the property dates to 1867. The site consists of 3.99 acres and is zoned R-20.

**Scope of Work:** The Applicant seeks Advisory Comments on the site development plan for a proposed development. The development will consist of 7 lots, one for the historic house and six for new construction. The historic house will be located on Lot 1 and will consist of 36,130 square feet. The house, which has been heavily altered, will be retained. A circular loop drive will go around the historic house, providing access to the other six lots. The other lots will range from approximately 20,000 to 22,00 square feet.



Figure 1 - Historic house prior to 2020 renovation.



Figure 2 - Current condition of historic house after renovation.

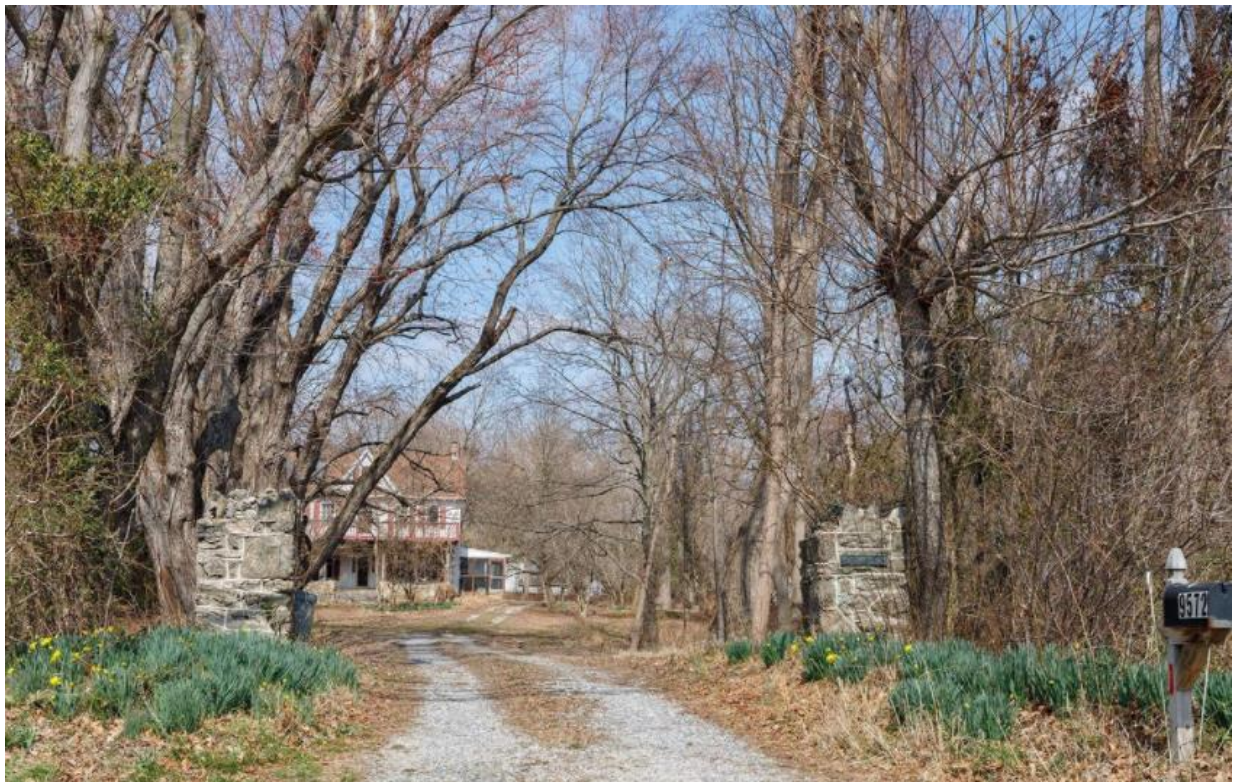
## HPC Review Criteria and Recommendations:

### ***Section 16.118 of the subdivision regulations, the Protection of Historic Resources***

The house is not listed on the Historic Sites Inventory, so Section 16.118 of the subdivision regulations does not apply. Regardless the proposed development does comply with some of the recommendations, such as, “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” and “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 view of the property will remain facing Route 99/Old Frederick Road and the historic house will be placed on the largest lot within the subdivision.

The site development plan shows that several specimen trees are proposed for removal at and along the existing historic driveway (which appears will remain as the new drive until the loop is created).



**Figure 3 - View from Route 99/Old Fredrick Road looking toward historic house, prior to house renovation. Photos from Redfin listing.**



Figure 4 - View from driveway of historic trees, looking toward Route 99/Old Frederick Road. Photos from Redfin listing.

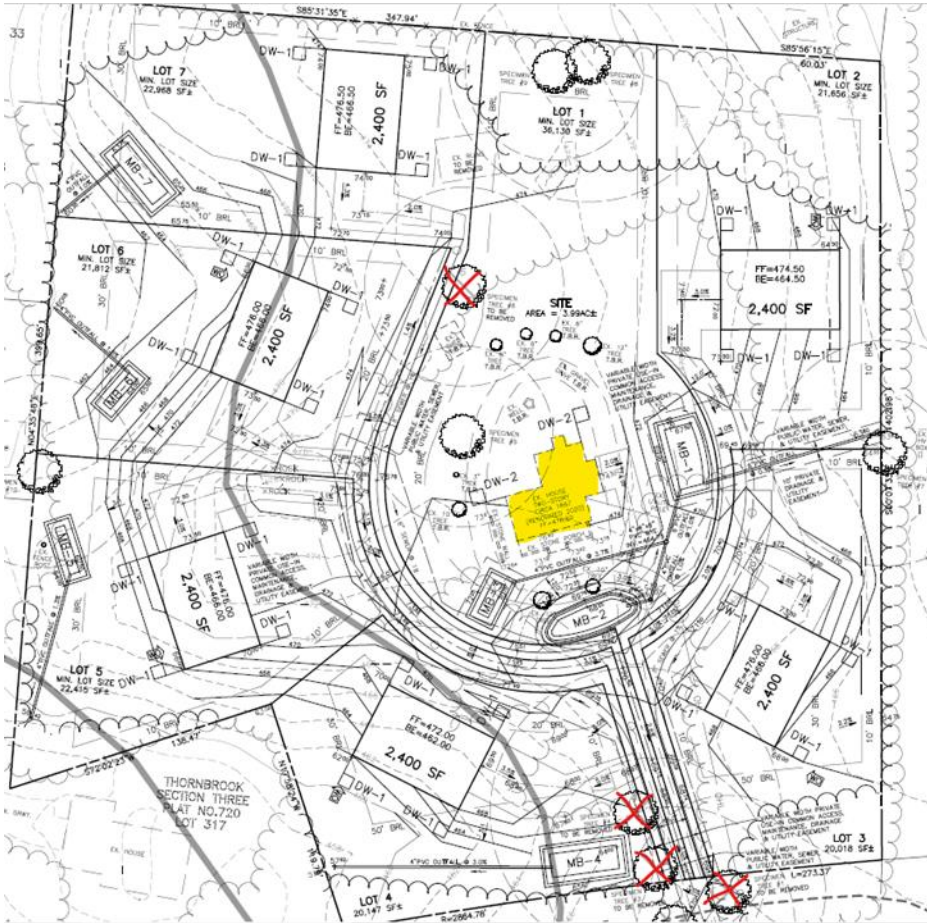


Figure 5 - Proposed site development plan

**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 other historic resources on the property and provide guidance on the site design.

**Staff Recommendation to the HPC:** Staff recommends the HPC identify any other historic resources on the site and provide advice on the design of development.

**Testimony:** Ms. Zoren swore in Mike Riedel, from Benchmark Engineering and Joe Lomangino. Mr. Riedel said the old structure removed consisted of an old garage, which was removed after the house renovation and that there was barely a foundation the last time they surveyed.

Ms. Danna asked if they were planning to sell the historic house as a house in the development. Mr. Lomangino said once the subdivision is complete it is possible the historic house may be marketed and sold, but they are not sure if they will sell it. Mr. Lomangino said they will retain the house and may put a renter in it, because he does not want the house to be vacant.

Ms. Danna asked them to explain what a micro bioretention was. Mr. Lomangino said water from downspouts and such will be channeled to a small bioretention pond. The retention will be filled with media that can filter the water. Ms. Danna asked what they would look like. Mr. Lomangino said it will appear to be a landscaping feature, with mulch and plants. He said it would have a ponding depth, a slightly sunken landscape. Ms. Danna said her only comment is that all drainage areas, such as three on Lot 1 alone, detract from the look of the house because they are located in front of the house. Mr. Riedel said that MB2 will be located in the circular driveway and needs to be there to collect rain from the driveways due to the grading. Ms. Danna expressed concern with the location of the micro bio-retention. Mr. Lomangino said the grade is going away from the house and it will appear to be a landscape area with native plants like inkberry. He said the intent was to get water away from the historic house. He explained the goal was to capture the water so it remains on site and does not run off on other properties. He said it would look like any other landscape bed out front of the house. Mr. Lomangino asked what she thought would be less unsightly. He explained that otherwise he would have to put in a culvert. Ms. Danna thought the bio-retention could be on the side of the road. Mr. Lomangino pointed out the driveway that ran in front of the house off of the road and explained he would need to take the stormwater away from that impervious surface and away from the house. Ms. Danna asked if they were adding the driveway to the front of the house. Mr. Lomangino said they were adding the driveway. Ms. Danna thought the driveway should be located around the rear of the house.

Ms. Flynn Giles said the loop driveway was an enhancement and an appropriate location for a house like this. She found the micro bio-retention was an enhancement as well and did not find that it detracted from the historic structure. Mr. Lomangino said the other nice feature about having the stormwater there is that they are mandated to maintain it and routinely inspect it to make sure it is functioning as designed. Ms. Flynn Giles found the plan to be a good way to preserve the historic structure as stormwater was only required due to the other activities happening and otherwise there would be no management.

Mr. Reich said the plan was fantastic and thanked them for making the house the center of the development. He said it was a great example of how to build a small subdivision. Mr. Reich liked the circular driveway and found it was a great design. Mr. Reich said it looked like a 16-foot driveway from the road. He asked if the stone gate posts will be saved from Route 99. Mr. Riedel said they cannot save the gate posts. Mr. Reich suggested moving them back to be part of the subdivision entry. He said it was a shame the house was modernized and described it as a cross between 1897 and something out of modernist architecture, but was glad the house was still there. He said it appeared the landscape around the house was being retained, such as the trees right around the house. Mr. Reidel said they saving as much as they can but explained there are large trees along the driveway that need to come out and that some of them are in really bad shape. Mr. Reich said the grading looked to be only 6 to 8 feet from the existing grade, which was not bad. Mr. Reich also said it looked like they gave the historic house the maximum buffer possible between it and the new houses.

Ms. Zoren agreed with most of the previous Commissioners comments. She initially had concern with bio retention in front of the house, but agreed that it did appear that it could be adjusted. She has seen them done well and a landscaping bed as a focal feature would be good. She agreed with saving the gate posts and using them elsewhere on site, such as on the circular drive of the existing house, said that it would be a benefit for this site. Mr. Lomangino said that she and Mr. Reich made interesting points about the gateposts and he had not thought of repurposing them, but thought they could adorn the entrance size as an homage to the historic building.

**Motion:** There was no motion as the case was for Advisory Comments.

#### **HPC-22-04b – 3783 Old Columbia Pike, Ellicott City (continued from February)**

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.

This application was heard at the February 2022 meeting and the following items from the scope of work were continued. The Commission discussed that the proposed side deck did not comply with the Design Guidelines. The Commission requested a detailed landscape plan and elevations showing the proposal, with dimensions.

**Scope of Work:** The Applicant seeks approval to make alterations to the exterior of the building and site. This application is continued from February and has been updated to reflect the items that were continued, which consist of:

- 1) Item 2.C – Front Porch Steps
- 2) Item 3 – New Side Deck
- 3) Item 4 – Walkway

**Item 2.C – Front Porch 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 6 - Proposed Trex front porch step tread material and side decking in the color Toasted Sand**

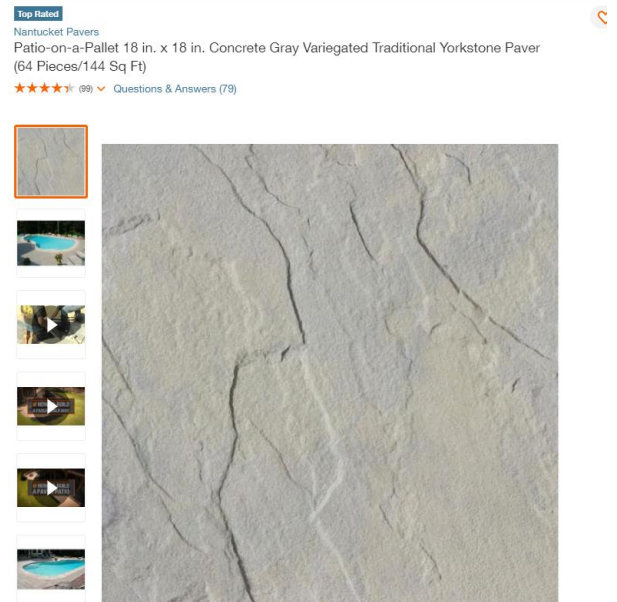
## Supreme Graphite Vinyl Decking



**Figure 7 - Approved vinyl membrane for porch floor.**

**Item 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.

**Item 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 8 - Proposed walkway material, concrete gray variegated Nantucket Paver, Traditional Yorkstone.**

## HPC Review Criteria and Recommendations:

### Front Porch Steps

#### **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."*

On February 3, 2022 the HPC approved the replacement of the existing pressure treated wood porch flooring with a ¾-inch subfloor with a one-piece vinyl finished product on top that would seal any water from penetrating the finished space below. 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.

**Staff Recommendation to the HPC:** Staff recommends the HPC:

- 1) Determine if the proposed alterations to the front porch steps comply with the Guidelines and approve, deny or modify accordingly.
- 2) Determine if the proposed side deck complies with the Guidelines and approve, deny or modify accordingly.
- 3) Approve the proposed paver walkway.

**Testimony:** Ms. Zoren swore in Ms. Kathy Feeney and Ms. Marcy Feeney. Before the case was discussed, Ms. Zoren asked the Commissioners to confirm if they had enough information to review the case. Ms. Danna, Mr. Reich and Ms. Flynn Giles said they can proceed. The Applicant did not have any corrections to the staff report.

Mr. Reich said the 10'x10' concrete patio and sidewalk all get covered with the bluestone paving. Ms. Kathy Feeney confirmed that was correct. Mr. Reich thanked the Applicant for submitting axonometric and sectional drawings. He said that the treated wood framing will all get covered up with wood trim and asked what the step material would be. Ms. Kathy Feeney said the steps will be framed in pressure treated wood and trimmed out in pine. Mr. Reich said it appeared to comply with the Guidelines.

Ms. Flynn Giles concurred with Mr. Reich. The changes and additional drawings answered the questions and made the application consistent with the Guidelines.

Ms. Danna said it looked much better. She said the stair design was okay as-is. Ms. Danna asked if the whole railing would be white to match the porch. Ms. Feeney said it would be all white.

Ms. Zoren agreed with the other Commissioners. She said the wood steps and patio were more compatible with the Guidelines, as opposed to the application last month.

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

**HPC-22-08 and HPC-22-09 – 3725 Park Avenue, Ellicott City**

Applicant: George Tolen

**Request:** The Applicant, George Tolen, requests a Certificate of Approval to install signs at 3725 Park Avenue, Ellicott City.

**Background and Site Description:** This building is located in the Ellicott City Historic District and is listed in the Howard County Historic Sites Inventory as HO-285, the Weir House/Ellicott’s Second School Building. The building dates circa 1812.

In April 2021, case HPC-21-13, the Applicant was approved to remove the addition of a roof extension over the rear porch (facing Court Avenue), the cedar shingle exterior walls and corresponding windows in order to expose the original façade, which contains a mansard roof and windows. This work is currently in progress and the Applicant will return with additional information in order to complete the project as the current work progresses (the HPC approved the application, with the final finish work subject to HPC approval as more information was required by the Commission in order to make a determination).

In November 2021, the Applicant was approved to install a sign for the Children’s Museum in case MA-21-38a.

**Scope of Work:** The Applicant proposes to install two signs (which will be assigned separate case numbers for the purpose of the application submission and this staff report):

1. HPC-22-08 – Garden Sponsorship Sign
2. HPC-22-09 – Porch Memorial Sign

**HPC-22-08 – Garden Sponsorship Sign**

The sign will be located in the front yard on the Park Avenue side of the building (which faces the Court house). The sign will be 8 inches by 10 inches (for a total of 0.55 square feet) and ground mounted at a 45-degree angle. The sign will be an aluminum sign. The top of the sign will be located 16 inches above ground level. The ground mount post will be ¾-inch steel tubing, painted black. The sign will match the design and color scheme of the main Children’s Museum sign approved in MA-21-38a. The center background will be off-white, the perimeter background will be Harvest Gold, the main lettering and pinstripping will be blue and the minor lettering and pinstripping will be red.

The garden sponsorship sign will consist of four lines and read:

THE GARDEN  
Sponsors:  
The John Slack Family & Slack Funeral Home, P.A.  
2020



Figure 9 - Garden Sponsorship sign proposed for HPC-22-08



Figure 10 - Garden sponsorship sign location

#### HPC-22-09 – Porch Memorial Sign

The sign will be located on the Court Avenue side of the building and will be mounted on the lattice below the cast iron porch. The sign will be 5 inches by 10 inches, for a total of 0.34 square feet. The sign will be an aluminum sign. The sign will match the design and color scheme of the main Children's Museum sign approved in MA-21-38a and that proposed in case HPC-22-08. The center background will be off-white, the perimeter background will be Harvest Gold, the main lettering and pinstriping will be blue and red.

The porch memorial sign will consist of five lines and read:

BOWER PORCH  
Dedicated in Memory of the Spirit, Energy, and Leadership of  
Thomas Edward Bower  
(1953-2020)  
Howard County Historical Society President (2019-2020)



Figure 11 - Proposed location of memorial sign.

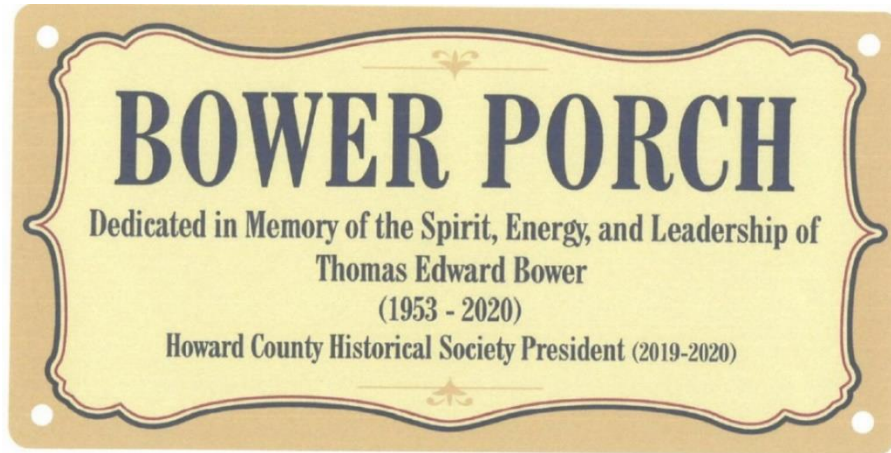


Figure 12 - Proposed porch sign.



Figure 13 - Sign is taped temporarily on building to demonstrate installation location.

#### HPC Review Criteria and Recommendations:

##### **Chapter 11.A: Signs: General Guidelines**

- 1) Chapter 11.A states, "Signs in the district should reflect this heritage and also be scaled to the pedestrian. Because the signs will be close to viewers, quality and detail are more effective than overwhelming size."
- 2) Chapter 11.A recommends:
  - a. "Use simple, legible words and graphics."
  - b. "Use a minimum number of colors, generally no more than three. Coordinate sign colors with the colors used in the building facade."

The application complies with these Guidelines and will match the coloring and design of a previously approved sign.

- 3) Chapter 11.A 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. "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 Commission should determine if the sign complies with these Guidelines. While the text contains more verbiage than typical, it is not a business sign and is part of the museum signage. Likewise, while the sign is not wood or HDU to resemble wood, the aluminum material is appropriate for the angled freestanding sign and will not be overly bulky. The porch sign, also proposed to be aluminum, will sit flush against the fascia and not unnecessarily protrude due to the slim depth of the aluminum.

**Chapter 11.B.2: Signs: Flat-Mounted Signs**

- 4) *In most cases, limit the area of signage to one-half square foot of sign area for each linear foot of primary street frontage, with a limit of eight square feet in area for any one sign. More sign area is appropriate for some of Ellicott City's larger buildings. where these limits would result in signs that are ineffective*

**Chapter 11.B.5: Signs: Freestanding**

- 5) *Chapter 11.B.5 recommends, "To respect the pedestrian scale, limit the size of a freestanding sign to four to six square feet in area.*

The porch sign will be 0.34 square feet and the garden sign 0.55 square feet. Each sign is well under the recommended size for its type.

**Chapter 11.B: Signs: Commercial Buildings**

- 6) *Chapter 11.B recommends, "If more than one sign is used to identify a building's tenants, use signs that are similar in scale, harmonious in style and color, and located symmetrically or uniformly on the building."*
- 7) *Chapter 11.B recommends against:*
  - a. *"Two signs where one is sufficient to provide an easily visible identification of the business."*
  - b. *"More than two signs per business per façade."*

**Chapter 11.D: Signs: Traffic, Directional and Other Public Signage**

- 8) *Chapter 11.D recommends, "Design signs of a particular type (e.g., all street name signs or all signs directing visitors to parking areas or public buildings) with a consistent style, lettering, size, color and logo."*

The Commission rarely reviews requests for memorial and non-commercial signage. In 2012 the Commission approved the "Blue Star Memorial, A Tribute to the Armed Forces of America" (HDC-12-25) to be located within a front garden area at the Visitor's Center/8267 Main Street. The Guidelines do not currently address memorial signs and other types of non-commercial signs and primarily focus on business signs, traffic signs and other types of public signage.

The Commission should determine if these signs should be evaluated under Chapter 11.B and 11.D and whether those Guidelines are applicable to the current request. Under these chapters, the Guidelines do address multiple signs on a building and recommend no more two sign per business per façade or no more than two signs when one is sufficient to identify the business. The Guidelines also provide recommendations for a coordinated sign program. In this case, the proposed signs are well below the recommended sign area and are at or less than 0.55 square feet. The signs are coordinated with the primary sign identifying the museum and match the sign in shape, design and color. While there will be two signs at the front of the building, the garden sign does not identify the museum and will be located close to the ground, within a future garden space, whereas the primary sign sits close to the street on posts.

**Staff Recommendation to the HPC:** Staff recommends the HPC determine if the signs comply with the Guidelines and approve, deny or modify accordingly.

**Testimony:** Ms. Flynn Giles recused herself. Ms. Zoren swore in George Tolen. Mr. Tolen did not have any additions or corrections to the staff report. Ms. Danna asked if the Garden sponsorship sign would

be changed out with new sponsors each year. Mr. Tolen said the sign was permanent and would not be changed out. Ms. Danna did not have any questions on the other sign.

Mr. Reich said he has known Mr. Tolen for several decades, but did not find he would be impaired in his decision making. Mr. Reich questioned the location of the proposed sign and Mr. Tolen explained the building has two fronts as it was sandwiched between the streets. Mr. Tolen said the signs have the same design. Mr. Reich said the signs were fine, very minimal and he saw them more as historical markers rather than retail signs on Main Street. He did not find a problem having two on the Park Avenue elevation. He said the colors were subdued and minimal and complied with the Guidelines. Ms. Zoren agreed the signs complied with the Guidelines, the size was appropriately scaled and the way they tie into the main signage for the building created a campus feel.

**Motion:** Ms. Danna moved to approve the applications as submitted. Mr. Reich seconded. The motion was unanimously approved.

### **HPC-22-10 – 8328 Court Avenue and 3725 Park Avenue, Ellicott City**

Applicant: George Tolen

**Request:** The Applicant, George Tolen, requests a Certificate of Approval to make exterior site alterations at 8328 Court Avenue and 3725 Park Avenue, Ellicott City.

**Background and Site Description:** This building is located in the Ellicott City Historic District and is listed on the Howard County Historic Sites Inventory as HO-285, the Weir House/Ellicott's Second School Building. The building dates circa 1812.

In April 2021, case HPC-21-13, the Applicant was approved to remove the addition of a roof extension over the rear porch (facing Court Avenue), the cedar shingle exterior walls and corresponding windows in order to expose the original façade, which contains a mansard roof and windows. This work is currently in progress and the Applicant will return with additional information in order to complete the project as the current work progresses (the HPC approved the application, with the final finish work subject to HPC approval as more information was required by the Commission in order to make a determination).

In November 2021, the Applicant was approved to install a sign for the Children's Museum in case MA-21-38a. The previous cases tonight, HPC-22-08 and HPC-22-09, also included signs for the future opening of the Children's Museum.

The previous approvals referenced above all correspond to the work the Historical Society is undertaking in preparation to open the Children's Museum (corresponding with the EC250 Celebration). The following scope of work is a continuation of the work being done for the Children's Museum opening.

**Scope of Work:** The Applicant seeks approval for the following work:

- 1) **Item 1-** The site previously contained concrete steps in disrepair and a large decaying tree stump. The Applicant removed these items, smoothed out the soil and laid down a bed of mulch across the hillside. As these were site alterations, retroactive approval is needed for this action.
- 2) **Item 2 -** Installation of approximately 18 irregular shaped 3-foot flagstone pavers. The steps will lead from the base of the Park Avenue steps at 3725 Park Avenue to the top of the steps at



Court Avenue, with a turn between the buildings to access at door at 8328 Court Avenue (the Historical Society Museum building).

- 3) **Item 3** – This item has been updated from original application - Installation of a 16-foot by 14-foot patio along the side of 3725 Park Drive on the Court Avenue side of the building. The patio will be constructed with 23 ½” by 23 ½” Bluestone (#M2374) Hanover Slateface Prest paver (a concrete product), in the #13 finish. The patio will be edged in the 4x8x2 3/8” Prest Brick Pavers in the charcoal/natural finish (a concrete product). These edge pavers will be engraved as part of a fundraising effort for the museum.
- 4) **Item 4** - Installation of a stacked stone retaining wall at the Court Avenue side of the building, using existing stone from the property to hold the hillside back from erosion.
- 5) **Item 5** – Installation of an iron fence along the Court Avenue side of the property, due to the steep slope. The fence will consist of simple square pickets with 4-inch spacing. The fence will be a maximum height of 5 feet to the top of the round finials/post caps, otherwise the pickets will be 3 feet above grade. See Figure 23.

The manufacturer’s information for the pavers provides the following information on the pavers:

“The SlateFace Paver has been designed to reproduce the texture, color and appearance of natural slate. Stocked in Hanover’s BlueStone and Tennessee Flagstone colors, its irregular top surface was developed from actual sections of stone.”

The manufacturer’s information provides the following information on the #13 finish:

“Hanover Pavers are also produced in a Tudor #13 finish which gives a delicate sandstone texture.”



Figure 14 - Steps to proposed pathway area



Figure 15 - View looking at the base of the steps in Figure 14. Steeping stone pathway to begin here.



Figure 16 - View from the base of steps shown in Figure 15 to the existing staircase at Court Avenue. Red arrows represent approximate path of stepping stones.



Figure 17 - View from Court Avenue looking up to Park Avenue staircase. Red arrows show approximate location of stepping stone pathway. Blue circle shows area to be retained with stone from property. Black metal railing to be added in this area to prevent someone from falling on to the street.



Figure 18 - Stone to be used in a stacked retaining wall at Court Avenue.



## Natural/Charcoal Blend

Figure 19 - Proposed Traditional Prest Brick, a concrete product.



Figure 20 - Approximate location of proposed 15-foot by 12-foot concrete paver patio.

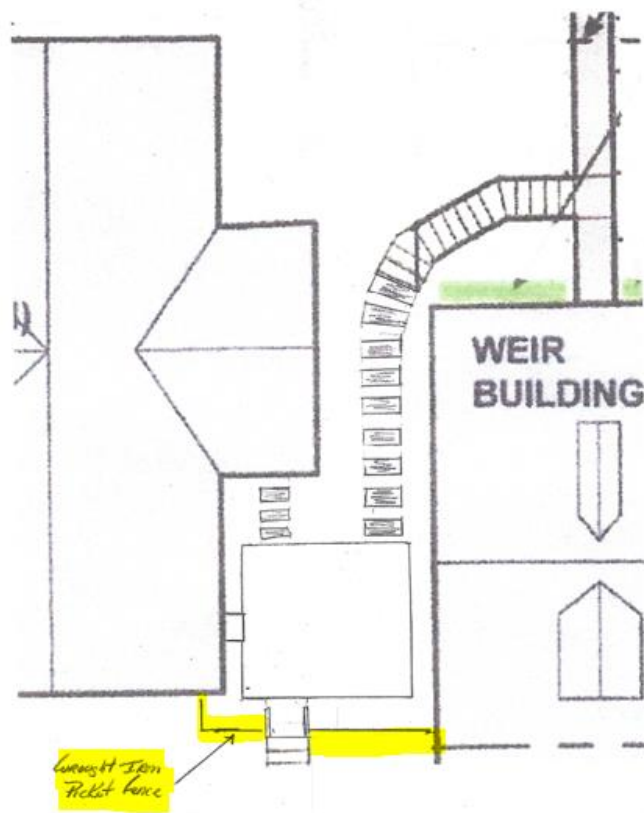


Figure 21 - Updated site plan. Location of fence shown in yellow highlight.

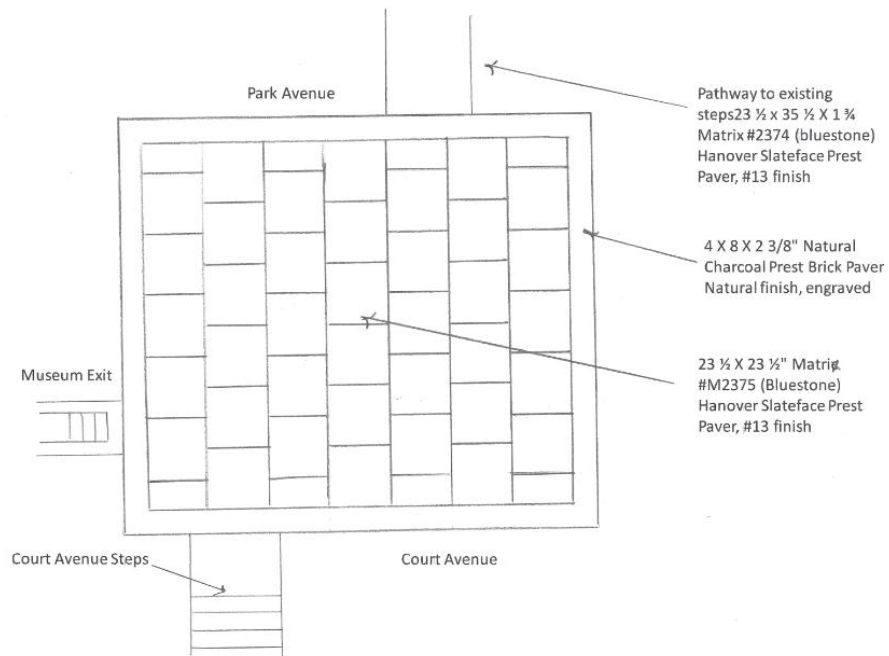


Figure 22 - Updated patio detail.

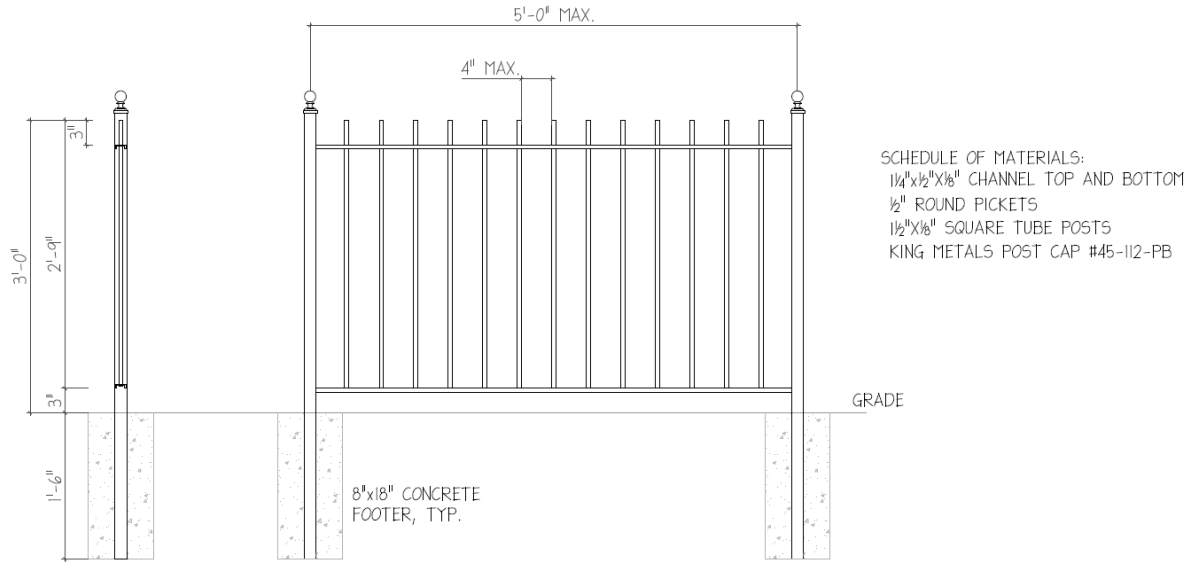


Figure 23 - Iron railing detail.



Figure 24 - Paver example.

## HPC Review Criteria and Recommendations:

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

#### *Chapter 9.D recommends:*

- 1) *“Construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way.”*
- 2) *“Construct new terraces or patios visible from a public way from brick, stone or concrete pavers designed to look like indigenous stone.”*
- 3) *“Install open fencing, generally not more than five feet high, of wood or dark metal. Use closed wood fences only for side and rear yards in areas where a precedent exists. Construct closed wood fences of painted vertical boards, with straight or angled rather than scalloped tops.”*

The Applicant originally proposed to use the Prest Brick concrete pavers, in the color Natural/Charcoal blend. When used next to a historic granite building, these pavers tend to look more like the concrete product they are, rather than a stone/brick product they are trying to emulate. The Applicant updated the proposal to include a concrete bluestone paver patio edged in the concrete paver, to unite the proposed flagstone pathway and proposed patio. The proposal complies with the Guideline recommendations.

The proposed stone retaining wall will utilize stone on-site and complies with the above Guideline recommendations.

The proposed black iron fence complies with the Guideline recommendations and will be compatible with the iron fence on the existing historic structure.

#### **Staff Recommendation to the HPC:** Staff recommends the HPC:

- 1) Retroactively approve Item 1, the site alterations.
- 2) Approve Item 2.
- 3) Approved Item 3.
- 4) Approve Item 4, contingent that the wall is dry stacked and utilizes the stone on-site.
- 5) Approve Item 5.

**Testimony:** Ms. Flynn Giles was still recused and Mr. Tolen was already sworn in. Mr. Reich asked why they would not use real brick and bluestone pavers. Mr. Tolen said the brick cannot withstand the freeze cycle. Mr. Reich asked if he was saying the concrete pavers will withstand better than regular brick. Mr. Tolen said that was correct. Mr. Reich asked staff for advice on the Guideline recommendations for the concrete product. Ms. Holmes referenced Chapter 9.D where the Guidelines recommend using brick, stone or concrete pavers designed to look like indigenous stone.

Ms. Danna asked if the tone of the stairs will match the other materials they are requesting to use. Mr. Tolen said it will match the color of the steps from Park Avenue. Mr. Tolen said they were sandwiched between two stone buildings and were trying to play off of those colors. Ms. Danna suggested leaving the edging off of the patio. Mr. Tolen said the bricks were going to be the fundraiser to pay for the patio. Ms. Danna asked how the engraving would look. Mr. Tolen said it would be laser or sandblasted in. Ms. Danna asked if the brick will match the steps. Mr. Tolen corrected that the bluestone pavers will match the steps.

Mr. Tolen noted the huge topography change between the two streets and explained that the area was not readily visible.

Ms. Danna asked where the stones are coming from and whether it was an old foundation. Mr. Tolen said it was an old retaining wall that ran parallel to Park Avenue. He did not know how long the stones have been on-site. Mr. Tolen said they would be using the stones to step back the wall and it would only be a few rows. Ms. Danna was hesitant to approve the removal of stones without knowing what the features was that they were removing. Mr. Tolen said they were not going to remove the whole row. Ms. Danna said it could be an archeological feature. Mr. Tolen suspected the feature was installed when the addition to the court house was built as the whole grade changed then.

Ms. Zoren agreed with the previous comments. She found the pavers mimic the look of stone and were of an appropriate scale and texture to mimic that stone. She was leaning toward Ms. Danna's comments about pulling the stone retaining wall out of the application. Mr. Tolen said that was fine to remove. Ms. Holmes asked Mr. Tolen if he would like to withdraw the wall from the application and he said yes. Ms. Burgess clarified the Commissioners were not objecting to the use of the proposed wall, but the possible destruction of a historic wall. Ms. Burgess suggested it come back through Minor Alterations.

**Motion:** Ms. Danna moved to approve Items 1,2, 3 and 5 on this application. Mr. Reich seconded. The motion was unanimously approved.

## **OTHER BUSINESS**

1. Rules of Procedure Update – consider proposals to update Rules to specifically address Demolition by Neglect, update meeting procedures for hybrid meetings and make technical corrections.

Staff briefed the Commission that the Demolition by Neglect legislation passed and that it was currently limited to the Historic Districts. Staff explained they were currently working on updates to the Commissions' Rules of Procedure and hoped to have edits for review at the April meeting. Ms. Haskins asked the Commission to send any potential updates they wanted to see to her.

2. Design Guideline Update discussion

Ms. Holmes gave a PowerPoint presentation showing the work done on the Guideline updates thus far, focusing on the new design and formatting. Staff discussed whether or not to hold the meeting on the 24<sup>th</sup>, and the Commission leaned toward receiving materials for review and discussing at a later date.

Ms. Zoren moved to adjourn the meeting at 9:07 pm. Ms. Flynn Giles seconded. The motion was unanimously approved.

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

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S. Allan Shad, Chair

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Beth Burgess, Executive Secretary

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Samantha Holmes, Preservation Planner