



**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  
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## **Agenda**

Thursday, June 2, 2022; 7:00 p.m.

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A public meeting of the Howard County Historic Preservation Commission (HPC) will be conducted on Thursday, June 2, 2022 at 7:00 p.m. To adhere to social distancing measures, this meeting will not take place at 3430 Court House Drive, Ellicott City, but will be conducted as a virtual web meeting/conference call where the public is invited to speak on the following agenda items. All cases are public meetings where any member of the public may offer testimony. Certain cases, such as requests for Certificates of Approval, are contested cases subject to the County Administrative Procedure Act. Instructions on how to join the meeting are provided on the HPC webpage: [www.howardcountymd.gov/boards-commissions/historic-preservation-commission](http://www.howardcountymd.gov/boards-commissions/historic-preservation-commission). Additional information may be obtained from the Department of Planning and Zoning by emailing [preservation@howardcountymd.gov](mailto:preservation@howardcountymd.gov). Part of the meeting may be closed to the public in accordance with Open Meetings Act procedures. Requests for accommodations should be made at least three working days in advance of the meeting.

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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.

### **PLANS FOR APPROVAL**

#### **Regular Agenda**

1. HPC-22-25 – 6060 Old Lawyers Hill Road, Elkridge
2. HPC-22-21 – 3910 New Cut Road, Ellicott City (continued from May and subsequently withdrawn)

#### **OTHER BUSINESS**

1. Rules of Procedure Update – Vote on proposal to update Rules of Procedure to address demolition by neglect, update meeting procedures for hybrid meetings and make technical corrections.
2. Design Guideline Update – General feedback and comments on Chapters 1, 2, 4 and Glossary.
3. Administrative Updates – Application forms

## REGULAR AGENDA

### HPC-22-25 – 6060 Old Lawyers Hill Road, Elkridge, HO-447

Applicant: Finn Ramsland

**Request:** The Applicant, Finn Ramsland, requests Advisory Comments to construct an addition and make exterior alterations at 6060 Old Lawyers Hill Road, Elkridge.

**Background and Site Description:** This property is located in the Lawyers Hill Historic District. The property is also listed on the Historic Sites Inventory as HO-447, Maycroft. According to the Historic Sites Inventory form, the building on the property was constructed in 1871 by Charles G. Mayer, husband of Susan Dobbin Mayer who was the daughter of George Washington Dobbin, prominent lawyer, judge and educator who built his home on the hill, later known as Lawyers Hill in his honor. The Inventory form notes the building as a fine example of the Queen Anne style, that remains today much as it was when originally constructed. The Inventory form states:

“It is built in an L plan in the Queen Anne Style with frame siding for the first floor and fish scale shingling above. Two gabled roof dormer windows are set into the west side and one into the east side of the gabled roof of the main section of the house which is a four bay wide, four bay deep, two and a half story, gabled roof (running north-south) frame structure with tall corbeled brick square chimney set into the middle of the west side of the roof line. The two dormers on the west hold double hung rectangular windows with fourteen square lights around one light over one light, while the rectangular, double hung window on the east side holds six-over-one lights with fish scale shingling decorating its pediment.

A two-story high gabled roof (running east-west) wing extends from the north side of the east wall. Its first floor has a continuous one-story high bay window built on a stone foundation running along the east, north and south sides of this section holding two rectangular windows on each of the three elevations and forming a beautiful and charming dining room with mantle piece in the middle of its north wall.”

**Scope of Work:** The Applicant initially applied for a Certificate of Approval; however, additional details on the drawings and other specifications were needed. The Applicant has amended the application and is now seeking Advisory Comments from the Commission. The Applicant proposes to construct an addition, expand the deck and make alterations to the decking and seeks Advisory Comments on the proposed work.

The addition will be located on the front of the house, under the porch to the right of the front door. The deck addition will be located on the right side of the house, adjacent to the historic wraparound porch and connect to the existing right side deck. A set of stairs will be constructed off the existing right side deck to access the back yard.

The application also proposes to replace the porch decking with a composite material, but specification sheets and images were not yet provided.



Figure 1 - Addition to be located within red circle area under porch, to the right of the front door. Expanded deck will be located to the right, adjacent to the historic porch.

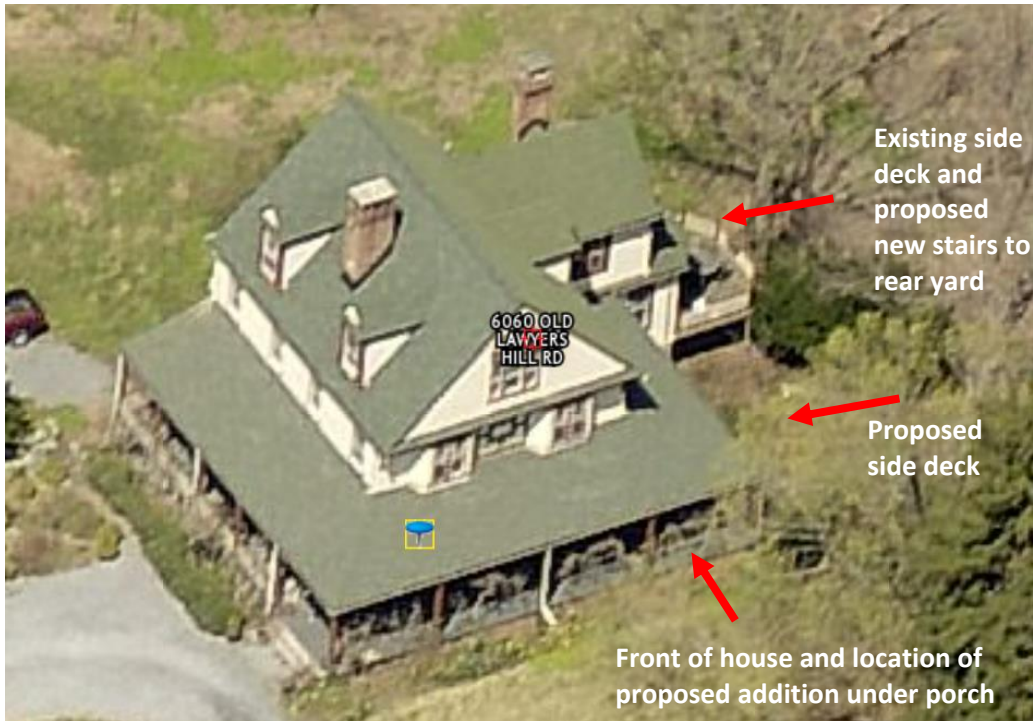
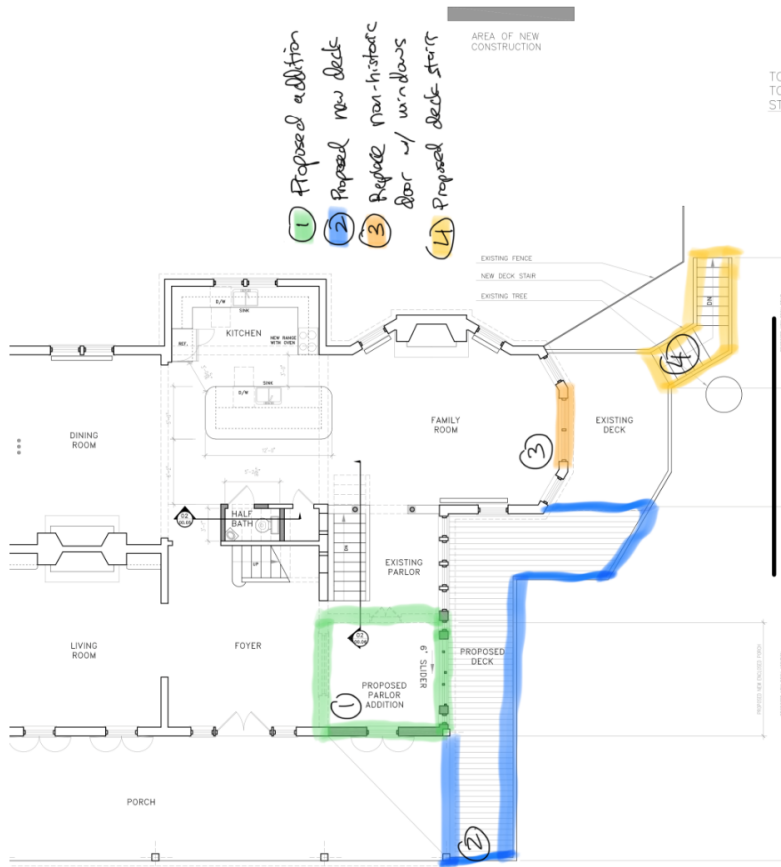


Figure 2 - Aerial view of house.



- ① Proposed addition
- ② Proposed new deck
- ③ Replace non-historic door w/ windows
- ④ Proposed deck stairs

Figure 3 - Floor plan showing proposed additions.



Figure 4 - Existing front elevation



Figure 5 - Proposed front elevation - alterations circled in red.



04 EXISTING RIGHT SIDE ELEVATION  
00.03 SCALE :3/16"=1'-0"

Figure 6 - Existing right side elevation.



04 PROPOSED RIGHT SIDE ELEVATION  
00.06 SCALE :3/16"=1'-0"

Figure 7 - Proposed alterations circled in red: addition, expanded deck and new staircase.



Figure 8 - Stairs to be added to deck.

#### HPC Review Criteria and Recommendations:

##### **Chapter 7: New Construction: Additions, Porches, Garages and Outbuildings**

###### 1) Chapter 7. Recommends:

- a. *“Attach additions to the side or rear of a historic building. Design and place additions to avoid damaging or obscuring key architectural features of the historic building.”*
- b. *“Design additions 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 an addition from the original structure by using vertical trim or a setback or offset between the old section and the new.”*
- c. *“Design additions so that if they were to be removed in the future, the form and integrity of the original structure would be unimpaired.”*

The location of the addition will be on the front side of the house, and it will be constructed underneath and within the existing porch. The drawings provided are more conceptual and the massing and specific detailing is not visible. A deck is proposed to be constructed off the historic porch, in order to wrap around the right side of the house and connect to the existing deck. The design of the deck, to include posts, railings, balusters, fascia board and decking, is unclear. Additionally, how the deck will tie in to the historic porch is not clear.

###### 2) Chapter 7 recommends:

- a. *“Use window sash patterns that repeat or are similar to the sash patterns of existing windows. Sliding glass doors, picture windows and skylights are generally out of character for Lawyers Hill's historic buildings, but they may be used if not on a primary facade or in a highly visible location.”*

- b. *“Use exterior materials (including roof, walls and foundations) similar to or compatible with the texture and color of those on the existing building”*
- c. *“For frame construction, use wood siding rather than aluminum, vinyl and other synthetic materials. Synthetic siding may be used on additions not visible from a public road.”*
- d. *“Construct porches, decks, stoops and exterior stairs of painted wood rather than poured concrete or unpainted wood.”*

The application states that the siding will match the existing siding, and that the windows and doors will match the existing, but the specific details on the existing wood siding profile and window and door design that will be matched were not provided. All paint colors are proposed to match the existing, but the specific details were not provided.

The existing porch flooring is constructed of painted wood. The material of the existing right side deck is unknown. The new decking is proposed to be composite however, the Guidelines recommend that porches, decks and stoops be constructed of painted wood rather than concrete or unpainted wood. The design of the deck and stairs (such as the material and color of treads, risers, fascia, railings) is unknown.

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

3) Chapter 6.F recommends:

- a. *“Maintain and repair porches, including flooring, railings, columns, supports, ornamentation and roofing, that are original or appropriate to the building's development and style.”*
- b. *“Replace deteriorated features with new materials that match the original as closely as possible in material, design and finish.”*

The application proposes to replace the porch decking (flooring) with a composite decking material. It is unclear if the historic porch decking is proposed to be replaced or just the right-side modern deck flooring.

**Staff Recommendation:** Staff recommends the HPC provide advice on the proposed location and size of the room addition, the deck expansion, the material choices for the deck, siding and windows and provide advice and guidance on the additional details needed on the architectural drawings so that the addition and deck expansion can be more clearly visualized for the Certificate of Approval application.

**HPC-22-21 – 3910 New Cut Road, Ellicott City**

Applicant: Bryan R. Moody, Howard County Department of Recreation and Parks

**Update:** This application was continued at the May HPC meeting, but was subsequently withdrawn by the Applicant.

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



## OTHER BUSINESS

1. **Rules of Procedure Update** - The Howard County Historic Preservation Commission will vote on amendments to the Commission's Rules of Procedure to update meeting procedures for demolition by neglect, update meeting procedures for hybrid meetings, and make technical corrections. Proposed amendments have been posted for 30 days prior and can be found at <https://www.howardcountymd.gov/boards-commissions/historic-preservation-commission>
2. **Design Guideline Update** – General comments and feedback on the following chapters:
  - a. Chapter 1: Introduction
  - b. Chapter 2: History
  - c. Chapter 4: The Role of the Federal Government
  - d. Glossary
3. **Administrative Updates** – Staff to provide overview of updates needed to application forms.

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Beth Burgess  
Executive Secretary

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Samantha Holmes  
Staff, Historic Preservation Commission