



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

Agenda

Thursday, April 1, 2021; 7:00 p.m.

A public meeting of the Howard County Historic Preservation Commission (HPC) will be conducted on Thursday, April 1, 2021 at 7:00 p.m. Due to the State of Emergency and 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/Departments/Planning-and-Zoning/Boards-and-Commissions/Historic-Preservation-Commission. Additional information may be obtained from the Department of Planning and Zoning by emailing preservation@howardcountymd.gov. Part of the meeting may be closed to the public in accordance with Open Meetings Act procedures. Requests for accommodations should be made at least three working days in advance of the meeting.

This Agenda identifies the work proposed and includes comments and recommendations from DPZ Staff. The recommendations included here do not constitute a decision of the Commission.

PLAN FOR APPROVAL

Consent Agenda

1. MA-20-37c – 12301 Howard Lodge Drive, HO-13
2. HPC-19-38c and HPC-20-05c – 1485 Underwood Road, HO-1173

Regular Agenda

3. MA-20-17c – 1805 Marriottsville Road, Marriottsville, HO-191
4. HPC-21-09 – 3880 Ellicott Mills Drive, Ellicott City, HO-319
5. HPC-21-10 – 8360 Court Avenue, 3716 Court Place, 1 Park Avenue, Ellicott City, HO-51, HO-54 and HO-284
6. HPC-21-11 – 8472 Hill Street, Ellicott City
7. HPC-21-12 – 8328 Court Avenue, Ellicott City
8. HPC-21-13 – 3725 Park Drive/8324 Court Avenue, Ellicott City

OTHER BUSINESS

- Guilford Quarry Pratt Through Truss Bridge National Register nomination update
- Section 106 Review - EBI Project #6121000270, 2179 Warwick Way, Marriottsville

CONSENT AGENDA

MA-20-37c – 12301 Howard Lodge Drive, Sykesville, HO-13

Applicant: Bernard J. Rauscher

Request: The Applicant, Bernard J. Rauscher, requests Final Tax Credit approval for repairs made at 12301 Howard Lodge Drive, Sykesville.

Background and Site Description: This property is not located in a local historic district, but is listed on the Historic Sites Inventory as HO-13, Howard Lodge. This property was added to the National Register of Historic Places in October 2012. According to the Inventory form, the house on the property dates to the 1750s - 1760s. The Applicant was pre-approved for tax credits on August 17, 2020 in case MA-20-37. The pre-approved work included exterior repairs, window restoration and painting.

Scope of Work: The application states that \$33,525.00 was spent on repairs to the house. The Applicant seeks \$8,381.25 in final tax credits. The work complies with that pre-approved and the cancelled checks and other documentation total the requested amount.

Staff Recommendation to the HPC: Staff recommends the HPC approve the final tax credit as submitted, in the amount of \$8,381.25.

HPC-19-38c and HPC-20-05c – 1485 Underwood Road, Sykesville, HO-1173

Applicant: Ann Jones, Indian Cave Farm LLC

Request: The Applicant, Ann Jones, Indian Cave Farm LLC, requests Final Tax Credit approval for repairs made at 1485 Underwood Road, Sykesville.

Background and Site Description: This property is not located in a local historic district, but is listed on the Historic Sites Inventory as HO-1173, Bowling Green. According to the Inventory form, the house on the property dates to the 1880s. The Applicant was pre-approved for tax credits on July 11, 2019 in case HPC-19-38 to repair window frames, sills, make other exterior trim repairs and replace the metal roof in-kind. The Applicant was also pre-approved on March 5, 2020 in case HPC-20-05 to replace the existing windows and make structural improvements.

Scope of Work: The application states that \$74,032.50 was spent on repairs to the house. The Applicant seeks \$18,508.13 in final tax credits. The work complies with that pre-approved and the cancelled checks and other documentation total the requested amount.

Staff Recommendation to the HPC: Staff recommends the HPC approve the final tax credit as submitted, in the amount of \$18,508.13.

REGULAR AGENDA

MA-20-17c – 1805 Marriottsville Road, Marriottsville, HO-191

Applicant: Shelly Levey

Request: The Applicant, Shelly Levey, requests Final Tax Credit approval for repairs made at 1805 Marriottsville Road, Marriottsville.

Background and Site Description: This property is not located in a local historic district, but is listed on the Historic Sites Inventory as HO-191. This property was added to the National Register of Historic Places in December 2017. According to the Inventory form, the house on the property dates to 1860-1861. The Applicant was pre-approved for tax credits on March 23, 2020 in case MA-20-17. The pre-approved work included:

- 1) Remove remains of old stairwell in kitchen ceiling and replace with proper joisting on the 2 joists in the northwest corner of the kitchen ceiling. Extend the 2 original joists the length of the wall to provide proper support.
- 2) Add structural supports to old log joists in the basement.
- 3) Repointing brick chimney in kitchen and replacing deteriorated bricks as needed.

Scope of Work: The application states that \$19,616.43 was spent on repairs to the house. The Applicant seeks \$4,904.11 in final tax credits. The work generally complies with that pre-approved and the cancelled checks and other documentation total the requested amount.

There was other work included in this application that was not found to be eligible and was not part of the pre-approved paperwork as it appeared to be finish work, which is not eligible. This includes the installation of plasterboard in the kitchen ceiling and kitchen, hallways and powder room walls and the installation of Hardie board on the fireplace chimney. The ineligible work represents \$7,190 of the total expenses. The amount eligible for the tax credit, based on the work pre-approved, is \$12,426.43, for a tax credit of \$3,106.61.

Staff Recommendation to the HPC: Staff recommends the HPC determine if the additional expenses were in accord with the work pre-approved and with that allowed under the Code and approve accordingly. Otherwise, Staff recommends the HPC approve the final tax credit in the amount of \$3,106.61.

HPC-21-09 – 3880 Ellicott Mills Drive, Ellicott City

Applicant: Lisa Jensen Wingate

Request: The Applicant, Lisa Jensen Wingate, requests a Certificate of Approval to make exterior alterations at 3880 Ellicott Mills Drive, 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-319, the George Burgess House. According to SDAT, the building on the property dates to 1800.

In March 2020, in cases HPC-20-08a and 20-08b, the Applicant was before the Commission for the construction of a pool and the addition of other site features. The Applicant later returned in June 2020,

in case HPC-20-39, to make new alterations the house, site and changes to the previously approved HPC-20-08 plans.

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

- 1) Item 1 – Porch Heaters – Install flush mounted heaters in first floor ceiling of the front porch on the main historic house.
- 2) Item 2 – Pergola Heaters and Fans - Install three heaters inside the pergola roof frame and two corners fans inside the pergola corners. The pergola was approved in the recent construction and is located in the rear yard. The heaters will be bronze and the ceiling fans will be rubbed bronze colored aluminum. There will be one 39-inch heater mounted on the east beam across from the fireplace and two 33-inch heaters mounted on each inner north/south beam.
- 3) Item 3 – Equipment Screening – Install 3 to 4 golden euonymus shrubs to screen equipment from view from house and patio in the rear yard. The shrubs would be installed along the south side of the pool equipment to screen the machinery and piping from the pool, patio and house. The shrubs will be maintained as a trimmed hedge on the north side adjacent to the pool equipment but allow to grow untrimmed on the south side.

HPC Review Criteria and Recommendations:

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 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.”*

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

- 3) *Chapter 6.M recommends, “If possible, install through-the-wall or window air conditioners on side or rear facades rather than on the building’s primary facade. Ensure that their condensation does not damage window sills, siding, masonry or foundations.”*

The proposal to add four ceiling space heaters to the porch is not historically appropriate. This technology did not exist when the existing Guidelines were written, so they are not specifically referenced. However, the Guidelines recommend against adding materials and features not appropriate to the building’s style. The previously existing vinyl ceiling was replaced with wood beadboard in case HDC-11-42 and received County tax credits for the work.

The Guideline addresses wall and window air conditioners, which is a close comparison to the exterior heater issue. For equipment that is considered more necessary (i.e. interior air conditioning units), the Guideline recommends units be installed on the side or rear facades, not the primary building façade. The proposal to add the heaters in the ceiling of the first floor front porch does not comply, but the proposal to install the heaters on rear pergola (new construction) would comply as it they would not be installed on the historic building and would be on the rear of the building and not the primary façade.

Ceiling fans were previously approved for the pergola; the current request is to install a different type of fan from the corner, rather than the ceiling, which will not adversely impact the historic structure since the pergola is new construction located behind the house in the rear yard.

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

- 4) Chapter 6.M recommends, “use landscaping or low fencing to screen ground level equipment placed in a location visible from a public way or neighboring property.”

In HPC-20-08b, the Applicant proposed to install a 5-foot-high wood board and batten fence. Staff recommended landscaping would be more appropriate than another vertical structure in the yard. The proposal now includes the euonymus shrubs in place of the wooden fence, which complies with previous recommendations and the Guidelines.

Staff Recommendation to the HPC: Staff recommends the HPC approve Items 2 and 3. Staff recommends the HPC determine if Item 1 complies with the Guidelines and approve, modify or deny accordingly.

HPC-21-10 – 8360 Court Avenue, 3716 Court Place, 1 Park Avenue, Ellicott City, HO-51, 54 and 284

Applicant: Peter Conrad, Department of Planning and Zoning

Request: The Applicant, the Department of Planning and Zoning, requests Advisory Comments on the proposed Zoning Map Amendment for the Courthouse Complex at 8360 Court Avenue, 3716 Court Place and 1 Park Avenue, Ellicott City.

Background and Site Description: The buildings at 8360 Court Avenue, 3716 Court Place, 1 Park Avenue are located in the Ellicott City Historic District. The Courthouse building at 8360 Court Avenue is listed on the Historic Sites Inventory as HO-51. Oaklawn, HO-284, is incorporated into the Courthouse building through an addition. The original Courthouse building dates to 1840 with additions dating to the 1950s and 1986. Oaklawn, HO-284 dates to around 1842, with an addition dating to 1846. The building at 1 Park Avenue is listed on the Historic Sites Inventory as HO-54, the Howard County Jail. The stone portion of the jail dates to 1878, which was an addition to an earlier frame structure, which previously served as the jail and was converted to the warden’s house. Additional histories and architectural information can be found in each Inventory form (HO-51, 54 and 284) and are incorporated into the report by reference.



Figure 1 - Aerial map from Howard County RFI for the Howard County Circuit Courthouse Campus

The building located at 3716 Court Place dates to 1961. The site also consists of a large parking lot area, which does not contain any structures. The total acreage of the site consists of 6.188 acres and is currently zoned Historic Office (HO).

Scope of Work: The Applicant seeks Advisory Comments on the proposed Zoning Map Amendment for the Courthouse Complex. The application explains that Howard County is planning to vacate the Ellicott

City Circuit Courthouse in order to relocate to newly developed state-of-the-art Circuit Courthouse in the summer of 2021. The application explains:

“The County’s vacating of this historic property presents a unique re-use opportunity of the County-owned Courthouse and the adjacent properties that have supported the Courthouse functions for more than 175 years. The Ellicott Watershed Master Plan advocates mixed use development for the Courthouse complex with an emphasis on pedestrian and open space connections. The plan recommends reuse of these properties that complement rather than compete with businesses that currently exist along Main Street.”

The County will be pursuing a Zoning Map Amendment to change the zoning from Historic Office (HO) to Historic Commercial (HC) in order to provide more potential uses for these buildings.

The application explains that the “Zoning Map Amendment petition will be reviewed by the Planning Board at a public meeting on May 6, 2021. The Planning Board will make a recommendation on the petition which will be forward to the Zoning Board. The Zoning Board will conduct a public hearing and issue a decision on the petition.”

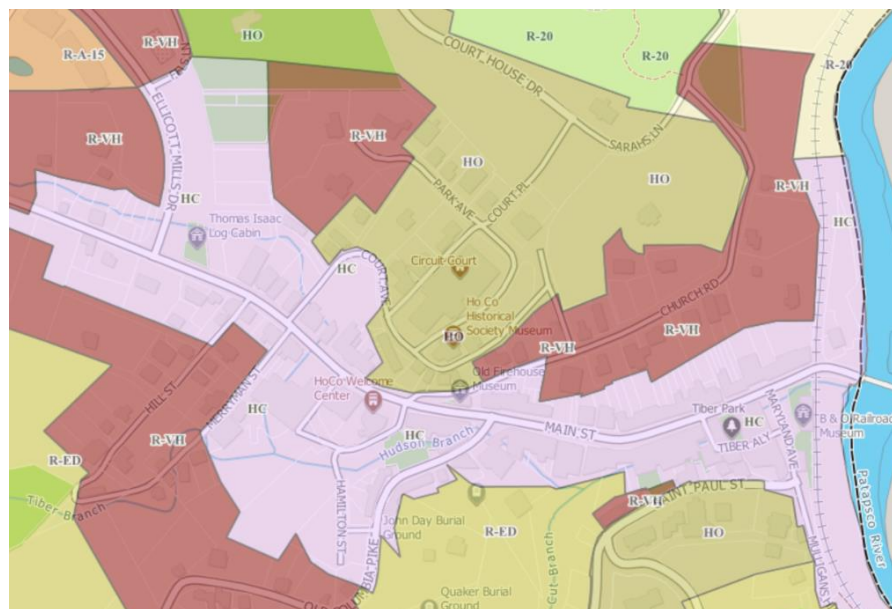


Figure 2 - Zoning map showing Main Street and the Courthouse complex from the County Interactive Map.

HPC Review Criteria and Recommendations: The Zoning regulations for Historic Office (HO) can be found here:

https://library.municode.com/md/howard_county/codes/zoning?nodeId=HOWARD_CO_ZONING_REGULATIONS_S114.2HOHIOFDI

The regulation for Historic Commercial (HC) can be found here:

https://library.municode.com/md/howard_county/codes/zoning?nodeId=HOWARD_CO_ZONING_REGULATIONS_S114.3HCHICODI.

These sections of the Zoning Regulations show the allowed uses for each the HO and HC Zoning districts.

Staff Recommendation to the HPC: Staff recommends the HPC provide Advisory Comments on the proposed zoning map amendment.

HPC-21-11 – 8472 Hill Street, Ellicott City

Applicant: Gregory Busch

Request: The Applicant, Gregory Busch, requests a Certificate of Approval and Tax Credit Pre-Approval to make exterior alterations at 8472 Hill Street, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT, the building on the property dates to 1872.

In March 2018, case HPC-18-26, the Applicant was approved to make alterations to the roof on the back of the house, but the work was not done as the plan was not feasible.

Scope of Work: The Applicant proposes to make alterations to the roof on the rear of the house in order to replace and raise a leaking flat roof. The application explains that current roof is a torchdown roof that is built in two sections and the seam between the sections is leaking. The application further explains the roof covers three rooms and will only accommodate a 6-foot-high ceiling in one of those rooms. This project will raise the roof by 1.5 to 2 feet to create a higher ceiling. A higher hipped roof will replace the existing hipped roof on the southwest elevation. All exterior walls will be finished in stucco to match the rest of the house and the new roof will be rubber. The Applicant seeks tax credit pre-approval for the stucco work.



Figure 3 - Photo 4 from application showing flat roof to be raised.



SECTION AT LOW SLOPE ROOF

2 1/4" = 1'-0"

Figure 4 - Section showing proposed higher roof attached to existing gable and existing roof attachment.

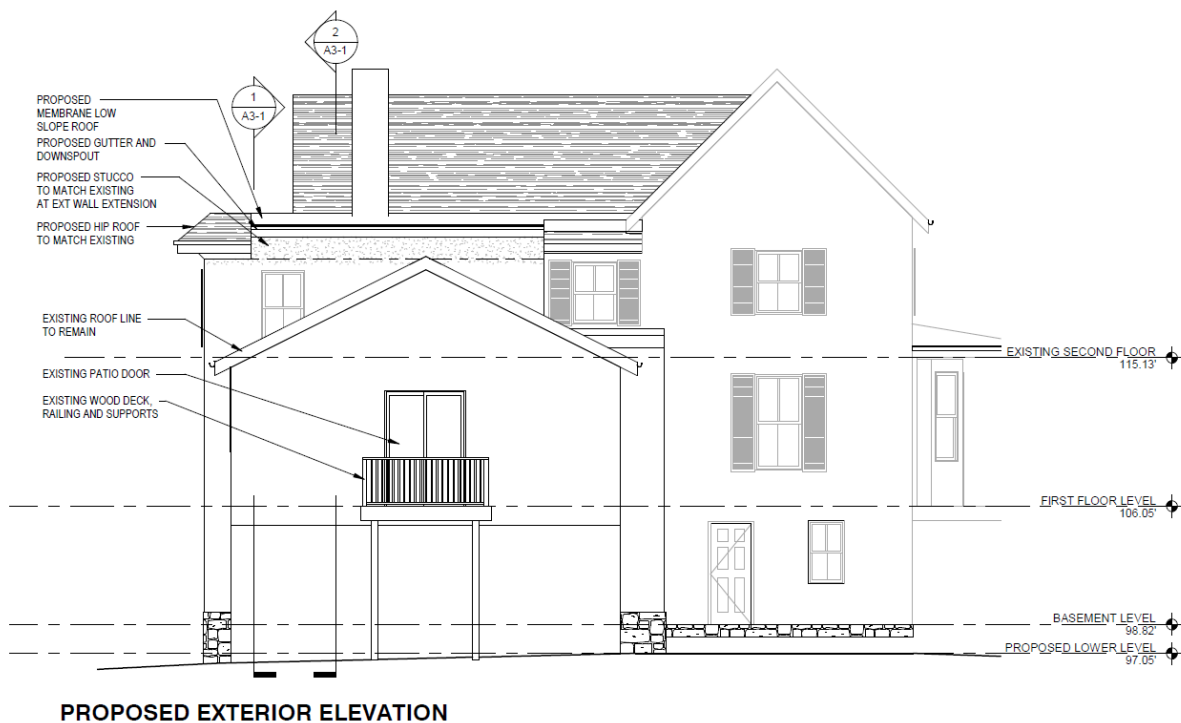


Figure 5 - Proposed rear elevation

HPC Review Criteria and Recommendations:

Chapter 7: New Constructions: Additions, Porches and Outbuildings

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

Secretary of the Interior Standards for Rehabilitation

- 2) Standard 2 – The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property shall be avoided.

The proposed alterations to the roof and surrounding wall will not impact the overall historic structure and are intended to fix a repair in the leaking roof, and raise the ceiling height in a room with low ceiling height. The work complies with the Guidelines and Secretary of the Interior Standards as the changes will be minimal and will not affect the integrity of the structure.

Section 20.112 (4)(ii) and (iii) – Historically valuable, architecturally valuable or architecturally compatible structures

(ii) Eligible work includes:

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

(iii) Eligible work does not include:

- a. New construction;
- b. Interior finish work that is not necessary to maintain the structural integrity of the building.

The Commission should determine if the stucco repairs and alterations (which include increasing the wall height to accommodate a higher ceiling height) are eligible for tax credits.

The Applicant did not check the box to apply for tax credits for the roof, however, this repair appears to be the most applicable as the roof is actively leaking. But since the roof is also being altered in order to increase the ceiling height, the Commission should determine if this item is eligible for tax credits.

Staff Recommendation to the HPC: Staff recommends the HPC approve the application as submitted for the alterations. Regarding tax credits, Staff recommends the HPC determine if the stucco work and roof replacement would be considered eligible work and approve or deny accordingly.

HPC-21-12 – 8328 Court Avenue, Ellicott City

Applicant: Shawn Gladden

Request: The Applicant, Shawn Gladden, requests a Certificate of Approval for retroactive sign approval, at 8328 Court Avenue, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT the building on the property dates to 1899. The building is also listed on the Howard County Historic Sites Inventory as HO-50, the First Presbyterian Church, now the Howard County Historical Society. The Inventory form notes the church construction “ begun in Ellicott City in 1842 and finished in 1844. A need for space once again forced the church to make changes in 1893, but this time they decided to renovate and enlarge their sanctuary. During excavations in the basement in April the front of the building collapsed. Architect George Archer of Baltimore was called upon for a consultation and it was decided to pull down the walls and rebuild from scratch...The church was essentially complete for its dedication on the 23rd of December 1893.”

The original sign for the Museum was approved by the Commission in November 2004 in case HDC-04-54. This approval included various signs for the building, and the neighboring buildings at 8324 Court Avenue/3725 Park Avenue, and all signs matched in design, color and material. The front sign was approved at 4 feet by 5 feet.

Scope of Work: The Applicant seeks retroactive approval for the installation of a 60-inch-high by 47-inch-high freestanding sign, for a total of 19.5 square feet. The sign has a dark gray, light green and off-white background, with off-white text. The sign posts are wood, painted a red-brown. The sign face is made of di-bond, an aluminum composite material. The sign contains a large logo of the Howard County Historical Society in the top part of the sign and then reads “Museum of Howard County History” on two lines. In the lower left portion of the sign, the hours and days of operation are listed, along with the website. Under the website link the sign reads “Rentals & Walking Tours Available.” On the lower right side is a green square

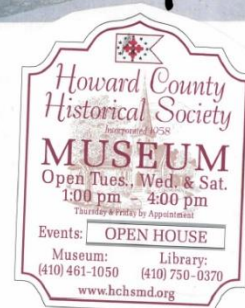


Figure 6 - Sign exhibit from HDC-04-54 application

that currently reads “Closed for Maintenance.” When this language is not on the sign, the language rotates between the following:

- Museum Open
- Museum Closed for Renovations
- Museum Closed for a Private Event
- Museum Concert Event Tonight



Figure 7 - Current sign for retroactive approval



Figure 8 - Google Streetview August 2018

HPC Review Criteria and Recommendations:

Chapter 11.A: Signs; General Guidelines

1) Chapter 11.A recommends:

- “Use simple, legible words and graphics.”*
- “Keep letters to a minimum and the message brief and to the point.”*
- “Emphasize the identification of the establishment, rather than an advertising message on the face of the sign.”*
- “Use a minimum of colors, generally no more than three. Coordinate sign colors with the colors used in the building façade.”*

The sign generally complies with the Guidelines. The sign utilizes simple words and graphics, and has organized the text in the various background color blocks on the sign face. While there is a small advertising message, it is similar in scope to many of those on nearby businesses, with two short lines stating “Rentals & Walking Tours Available.” The additional text such as the hours/days of operating, website url and language for being open or closed complies with that approved in HDC-04-54.

The sign posts, which are wood painted red-brown, do not coordinate with the existing sign face or the building as recommended by the Guidelines. The sign posts were previously approved with the original sign from case HDC-04-54 and match the coloring of the previous sign. The sign posts would better blend with the new sign (if approved), if they were painted dark gray. This color would also blend with the granite on the building. This would also reduce four different colors to three, to comply with the Guideline recommendations.

Chapter 11.B.5: Signs; General Guidelines

- 2) Chapter 11.B.5 states, "The Howard County Sign Code permits freestanding signs on property with at least 40 lineal feet of lot frontage. The allowed size is based on the sign's setback from the public right-of-way...On property with sufficient frontage and setback, permanent freestanding signs that are scaled to be viewed by pedestrians may be appropriate."
- 3) 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 size of the sign is consistent with that previously approved in HDC-04-54. The sign is currently set back approximately 22 feet from the street and the building has over 200 lineal feet of street frontage due its location on the corner. Due to this distance from the street, the size of the sign seems appropriate in order to be legible from the road, as well as for pedestrians walking along the sidewalk on the opposite side of the street. The front door to the museum is obstructed from view from the street, and the hours of operation would not be visible if posted at the door.



Figure 9 - Location of existing sign and approximate distance from street.



Figure 10 - Google Streetview 2018

Staff Recommendation to the HPC: Staff recommends the HPC approve the sign as submitted and recommends the HPC request the sign posts be painted dark gray.

HPC-21-13 – 3725 Park Avenue/8324 Court Avenue, Ellicott City, HO-285

Applicant: Shawn Gladden, Howard County Historical Society

Request: The Applicant, Shawn Gladden from the Howard County Historical Society, requests a Certificate of Approval to make exterior alterations/partial demolition at 3725 Park Avenue/8324 Court 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.

Scope of Work: The Applicant proposes to remove the addition of a roof extension over the rear porch (facing Court Avenue), the cedar shingle exterior walls and corresponding windows. The goal is to expose the original façade, which contains a mansard roof and windows and is currently hidden behind this addition.



Figure 11 – Photo from application - enclosed area and roof extension proposed to be removed.



Figure 12 – Photo from application - Mansard roof and window currently covered by second floor porch enclosure.



Figure 13 – Photo from application - Side wall to be removed where attached to shingle roof. End windows showing how the porch enclosure was added.

HPC Review Criteria and Recommendations:

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 against, “enclosing a historic porch, especially on a building’s primary façade.”

The general idea of removing the 1950s era porch enclosure to expose the existing mansard roof complies with the Guidelines, which recommends against enclosing porches, although in this case, the entire existing mansard roof was encapsulated within this addition. The windows are in place as well as the shingle siding (Figure 12 and 13). The standing seam roof from the first floor porch is still in place and has been built with floor joists and a tongue and groove floor above, which are to be removed and will expose the metal roof.

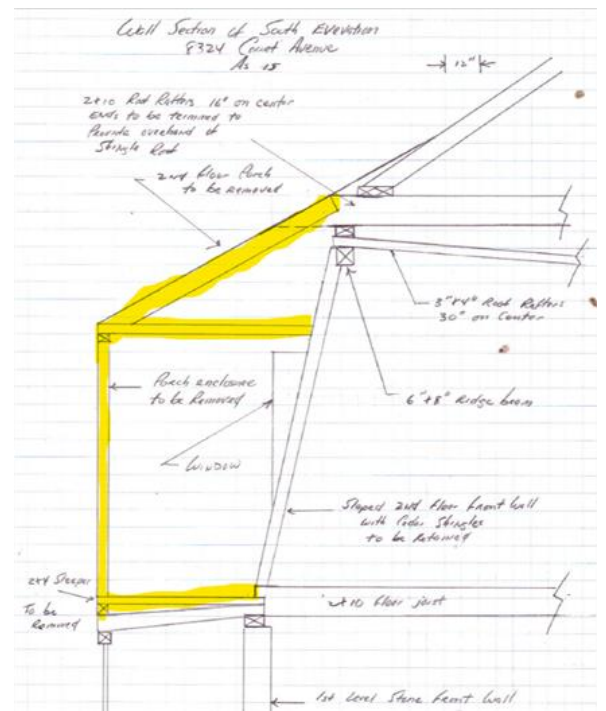


Figure 14 – Section of porch – Highlight showing the enclosure to be removed to expose mansard roof.

The lack of architectural drawings makes it difficult to determine exactly how the building was altered by the enclosure, and how it will look if the enclosure is removed. It is also not clear how the mansard roof is connected to the cast iron porch below, as it appears the mansard roof would be recessed back since it is behind an enclosure, and the cast iron porch would extend out beyond the second floor mansard roof. This would then require the porch to have a finished roof, which it currently does not have. Because the cast iron porch ceiling is serving as the second floor porch floor, it most likely is flat and has been altered to serve this purpose as a floor, and would most likely need to be reconstructed, have the proper pitch, roofing materials, etc.

Staff Recommendation to the HPC: Staff recommends the HPC determine if the materials submitted are sufficient, or if further drawings are needed. If the HPC determines the information is sufficient, Staff recommends Approval as submitted.

OTHER BUSINESS

- Guilford Quarry Pratt Through Truss Bridge National Register nomination update.
- Section 106 Review - EBI Project #6121000270, 2179 Warwick Way, Marriottsville

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

Beth Burgess
Executive Secretary

Samantha Holmes
Staff, Historic Preservation Commission