



**HPC EXECUTIVE SECRETARY  
 EXEMPTION DETERMINATION FOR MINOR ALTERATIONS**

APPLICANT INFORMATION:	PROPERTY INFORMATION:
Kim Egan 3435 Jennings Chapel Road Woodbine, MD 21797	Property Address: 8156 Main Street, Ellicott City
	Minor Alteration Case Number: MA-20-28
	Property Information: Map 25A, Parcel 0009

OWNER INFORMATION:	HISTORIC DISTRICT INFORMATION
Masters Ridge LLC 8318 Forrest Street Ellicott City, MD 21043	Ellicott City Historic District <input checked="" type="checkbox"/>
	Lawyers Hill Historic District <input type="checkbox"/>

**PROPOSED WORK:**

The Applicant proposes to paint the existing retaining wall (which is white, parged or similar) adjacent to the rock outcropping, to look like a stone wall. The Applicant also proposes to paint the lower part of the building wall on 8156 Main Street (also white, parged or similar) to mimic the brickwork found on the building. Within the walls, the Applicant proposes to place 10 insects and 10 reptiles “hidden” for visitors to attempt to locate. The insects and reptiles will be done to scale and painted at their size found in nature (they will not be larger than 6-inches by 6-inches). The mural artist will be Antonia Ramis Miguel, who painted the mural on the side of Sweet Elizabeth Jane.

**COMPLIANCE WITH GUIDELINES:**

The Executive Secretary has determined that the proposed work is considered a minor alteration and is consistent with the Guidelines as referenced below.

Chapter 11.B.9: Signs; Commercial Buildings; Wall Murals

- 1) Well-executed artwork such as wall murals can make a positive contribution to the historic district.

Chapter 4: The Secretary of the Interior’s Standards

- 2) New additions, exterior alterations, or related new construction shall not destroy historic materials, features and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion and massing to protect the integrity of the property and its environment.
- 3) New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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

- 4) Use colors that were historically used on the building.
- 5) Use colors appropriate to the period and style of the building.
- 6) Use colors that are generally compatible with (and do not clash with) the colors used in the district, particularly on neighboring buildings. On attached buildings, use the same colors or a coordinated color scheme whenever possible.

<b>Date Posted to HPC Website:</b>	<b>Executive Secretary Signature</b>
6/17/2020	<p>DocuSigned by:  <i>Beth Burgess</i> 6/17/2020  <small>2009CCB01D534A7...</small></p> <p>Beth Burgess, Executive Secretary      Date  Historic Preservation Commission</p>

<b>8156 Main Street, Ellicott City Minor Alteration Determination</b>		
<b>AFTER 5 DAYS POSTING ON WEBSITE:</b>		
<b>Written Objection WAS NOT Received:</b>	<b>Written Objection WAS Received:</b>	<b>Date Issued:</b>
<input type="checkbox"/> No written objection was received and the proposed work was determined to be a minor alteration, not requiring Commission approval.	<input type="checkbox"/> Yes, a written objection was received. A Certificate of Approval is required.	
<b>Executive Secretary Signature</b>		
<p>_____  Beth Burgess, Executive Secretary      Date  Historic Preservation Commission</p>		

cc: 8156 Main Street File

# HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

## GENERAL APPLICATION FOR CERTIFICATE OF APPROVAL AND TAX CREDIT PRE-APPROVAL

**SUBMIT 10 COPIES** of this application package, including all supporting materials required on pages 2-5 of this application to Howard County Department of Planning and Zoning. Applications must be received no later than 5:00 pm 22 days prior to the meeting. Applications can be submitted via mail, but may result in missing the deadline. Applications are not accepted via email or fax.

Address: 3430 Court House Drive, Ellicott City, MD 21043

### Meeting Information

The Historic Preservation Commission (HPC) meets at 7:00 pm generally on the first Thursday of each month at 3430 Court House Dr., Ellicott City, MD. Please contact us regarding emergency applications.

### Questions

Please contact Samantha Holmes, Historic Preservation Planner at 410-313-4428 or sholmes@howardcountymd.gov.

### FOR STAFF USE ONLY

#### Application #:

HPC -

MA - 20-28

#### Meeting Date:

posted online

#### Date Received:

**RECEIVED**

By Samantha Holmes at 11:26 am, Jun 17, 2020

### PROPERTY INFORMATION

Address of Subject Property: 8156 Main Street, Ellicott City, Maryland

Name of Property Owner: Master's Ridge LLC

Historic District (please check):  Ellicott City Local Historic District  Lawyers Hill Local Historic District

Is this property listed on the Howard County Historic Sites Inventory?  Y  N #HO- \_\_\_\_\_

### APPLICANT INFORMATION

Name of Applicant (please only provide one name for contact purposes): Kim Egan

Mailing address: 3435 Jennings Chapel Road

Phone No. (W) 443-931-7662 (H) NA

Email: egankk@me.com Contact Preference: email

### BELOW FOR STAFF USE ONLY

Tax Account Number: \_\_\_\_\_

Map \_\_\_\_\_ Parcel \_\_\_\_\_

## Part 1: General Application for Certificate of Approval

**ALL APPLICATIONS MUST INCLUDE:** The information required in this checklist must be provided or the application will be incomplete and may be rejected for consideration by the Commission. Please check each box below to confirm you have provided this information.

- Labeled, color photographs of existing property conditions, printed on 8.5x11 paper, no more than two images per page. Do not submit individual 4x6 photographs.
- A detailed description of the proposed work (include below or provide on a separate sheet of paper if more space is needed— do not add proposed work into the Guidelines justification section).
- Product specification sheets/photographs of product that clearly shows materials, colors, and dimensions.
- Plot plan of property, site plans, or elevations (as applicable to proposal; but required for any new construction).
- For major alterations: elevation drawings of proposed structure indicating dimensions, design, height, color, and materials. Product spec sheets are required for all new elements.
- A completed Part 2 of this application (page 3-4). Application may be rejected if not complete. If Part 2 is not suitable for your project, please type up a detailed explanation on a separate piece of paper.
- A completed Part 3 of this application (page 5) if you seek tax credits for any work.
- A completed Part 4 of this application (page 5). If the owner is not the applicant, the owner's signature is also required.
- I have read the Ellicott City or Lawyers Hill Design Guidelines and find my proposal complies with the recommendations in the Guidelines, as indicated below.

**DESCRIPTION OF PROPOSAL:** If more room is required, please provide write up on a separate sheet of paper to best organize proposed work. Continue to Part 2 (page 3-5) to complete required checklists.

Applicant proposes to paint the retaining wall adjacent to the rock to look like the original stone wall. Applicant further proposes to paint the lower part of the building wall facing Main Street to mimic the original brick work. The muralist will be Antonia Ramis Miguel, the same artist who painted the mural on the side of the Sweet Elizabeth Jane building. Please see attached photos for more information on both the original facade of the building.

*Within the walls 10 insects and 10 reptiles will be "hidden", for visitors to attempt to locate. They will be done to scale with none bigger than 6" by 6". See attached*

**DESIGN GUIDELINES:** Consult the Ellicott City or Lawyers Hill Design Guidelines on the Howard County website at <https://www.howardcountymd.gov/Departments/Planning-and-Zoning/Conservation-and-Preservation/Historic> and provide a brief description of how the proposal meets the recommendations of the Guidelines, including the applicable chapter and section. Please type up on a separate sheet of paper if more space is needed.

The proposal satisfied the design guidelines provisions on colors and painting (Chapter 6, Section N) because the colors will mimic the original appearance of the foundation walls and will restore the look of the structure to its original appearance. The colors used will therefore appropriate and those that were used historically at the site.

## Part 2: General Application for Certificate of Approval Checklist

**TYPE OF ALTERATION:** Please check the appropriate box for the proposed work and fill in required blanks. You may create your own document if it better explains the project, be sure to include details such as materials and colors for all existing/previously existing and proposed features.

**PAINTING:** Refer to page 50 of the Ellicott City Guidelines and page 31 of the Lawyers Hill Guidelines.

Existing Color: White

Proposed Color: Brick & granite

Paint Chip Included:  Yes  No

Area(s) to be painted: Retaining wall and

Additional Info Included:  Yes  No

foundation wall

I seek tax credit pre-approval for this item.

**ROOF:** Refer to page 31 of the Ellicott City Guidelines and page 26 of the Lawyers Hill Guidelines.

Existing Material: \_\_\_\_\_

Proposed Material: \_\_\_\_\_

Existing Color: \_\_\_\_\_

Proposed Color: \_\_\_\_\_

Additional Info Included:  Yes  No

Specs/Photos Included:  Yes  No

Is this item being repaired?  Yes  No

Is this item being replaced?  Yes  No

I seek tax credit pre-approval for this item.

**SHUTTERS:** Refer to page 42 of the Ellicott City Guidelines and page 28 of the Lawyers Hill Guidelines.

Existing Type: \_\_\_\_\_

Proposed Type: \_\_\_\_\_

Existing Color: \_\_\_\_\_

Proposed Color: \_\_\_\_\_

Existing Material: \_\_\_\_\_

Proposed Material: \_\_\_\_\_

Additional Info Included:  Yes  No

Specs/Photos Included:  Yes  No

Is this item being repaired?  Yes  No

Is this item being replaced?  Yes  No

I seek tax credit pre-approval for this item.

**OTHER (such as lighting, railings, other repairs, tree removal, demolition, etc. Please explain in detail):** Refer to applicable Guidelines. For signs please use separate Sign Application. For New Construction use separate New Construction Application. Please attach additional pages as necessary or write up separate document.

Description: \_\_\_\_\_

\_\_\_\_\_

Specs/Photos Included:  Yes  No

Additional Info Included:  Yes  No

Is this item being repaired?  Yes  No

Is this item being replaced?  Yes  No

I seek tax credit pre-approval for this item.

## Part 2: General Application for Certificate of Approval Checklist

TYPE OF ALTERATION: Please check the appropriate box for the proposed work and fill in required blanks. Specs sheets and photos must be provided or the application may be considered incomplete and rejected for consideration by the Commission.

You may create your own document if it better explains the project, be sure to include details such as materials and colors for all existing/previously existing and proposed features.

**DOORS AND STORMS DOORS:** Refer to page 35 of the Ellicott City Guidelines and pages 26-29 of the Lawyers Hill Guidelines.

Existing Type: \_\_\_\_\_ Proposed Type: \_\_\_\_\_

Existing Color: \_\_\_\_\_ Proposed Color: \_\_\_\_\_

Existing Material: \_\_\_\_\_ Proposed Material: \_\_\_\_\_

Additional Info Included:  Yes  No Specs/Photos Included:  Yes  No

Is this item being repaired?  Yes  No Is this item being replaced?  Yes  No

I seek tax credit pre-approval for this item.

**For any proposed door replacement—the spec sheets must show the actual panel and window arrangement of new doors. Photos of existing doors should indicate the location on the house of any door proposed to be replaced.**

**WINDOWS:** Refer to page 38 of the Ellicott City Guidelines and page 26 of the Lawyers Hill Guidelines.

Existing Material: \_\_\_\_\_ Proposed Material: \_\_\_\_\_

Existing Color: \_\_\_\_\_ Proposed Color: \_\_\_\_\_

Existing Sash Arrangement: \_\_\_\_\_ Proposed Sash Arrangement: \_\_\_\_\_

Additional Info Included:  Yes  No Specs/Photos Included:  Yes  No

Is this item being repaired?  Yes  No Is this item being replaced?  Yes  No

I seek tax credit pre-approval for this item.

**For any proposed window replacement —the spec sheets must show the actual sash arrangement of the new windows. Photos of existing windows should indicate the location on the house of any window proposed to be replaced.**

**WALLS/SIDING:** Refer to pages 25-30 of the Ellicott City Guidelines and pages 21-24 of the Lawyers Hill Guidelines.

Existing Material: \_\_\_\_\_ Proposed Material: \_\_\_\_\_

Existing Color: \_\_\_\_\_ Proposed Color: \_\_\_\_\_

Additional Info Included:  Yes  No Specs/Photos Included:  Yes  No

Is this item being repaired?  Yes  No Is this item being replaced?  Yes  No

I seek tax credit pre-approval for this item.

### Part 3: Historic Property Tax Credits

#### Historic Property Tax Credits 20.112 and 20.113 Eligibility Requirements

Please check the appropriate box:

In accordance with Sections 16.606, 20.112 and 20.113 of the Howard County Code, I request the pre-approval of eligible work to qualify for property tax credits for the following preservation and restoration work:

- A structure listed on (or eligible for inclusion in) the Howard County Historic Sites Inventory and is designated by the Commission as historically significant.
- An existing principal structure or historic outbuilding located within a local historic district in Howard County, which is determined by the Commission to be of historic or architectural significance, or to be architecturally compatible with the historic structures in the district .
- A landscape feature located within a local historic district or listed on the Historic Sites Inventory, which is determined by the Commission to be of historic or architectural significance.
- A cemetery, at least 50 years old, not operated as a business, which is listed on the Howard County Cemetery and Gravesites Inventory under Section 16.1303 of the County Code.

Please Note: There is a separate application for final tax credit approval. Copies of cancelled checks, receipts and paid invoices are required for final approval. Invoices should be itemized to separate repairs to the items pre-approved from those that are not eligible for the tax credit.

### Part 4: Authorizing Signature to Submit Application:

I hereby certify by the below signatures(s) that the information supplied herewith is correct and complete and authorizes such periodic on-site inspections by the Department of Planning and Zoning and its agents as may be necessary to review this application and any petitions filed in connection herewith and to enforce the Historic District Guidelines and other applicable laws. This right-of-entry shall continue until all administrative appeals pertaining to the property have been exhausted. I have read and understand the above terms regarding the Historic Property Tax Credit Programs.

#### SIGNATURE(S):

If the Applicant is not the owner of the subject property, the owner's signature authorizing the proposed work is required .



6/16/20



Applicant or Authorized Agent

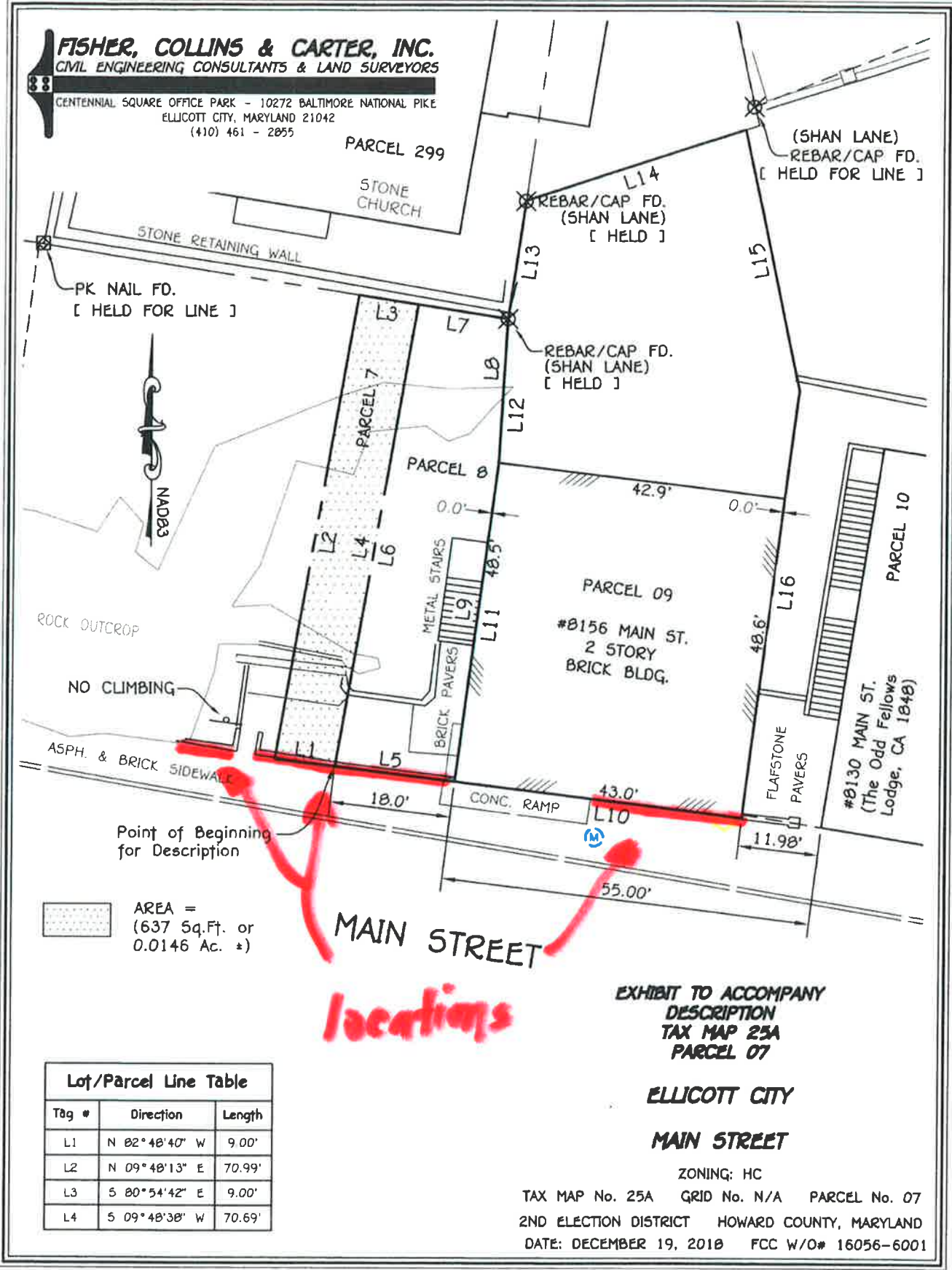
Date

Owner (if different than Applicant)

Date

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS

CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21042  
 (410) 461 - 2855



AREA =  
 (637 Sq.Ft. or  
 0.0146 Ac. ±)

Lot/Parcel Line Table		
Tag #	Direction	Length
L1	N 82° 48' 40" W	9.00'
L2	N 09° 48' 13" E	70.99'
L3	S 80° 54' 42" E	9.00'
L4	S 09° 48' 38" W	70.69'

**MAIN STREET**  
*locations*

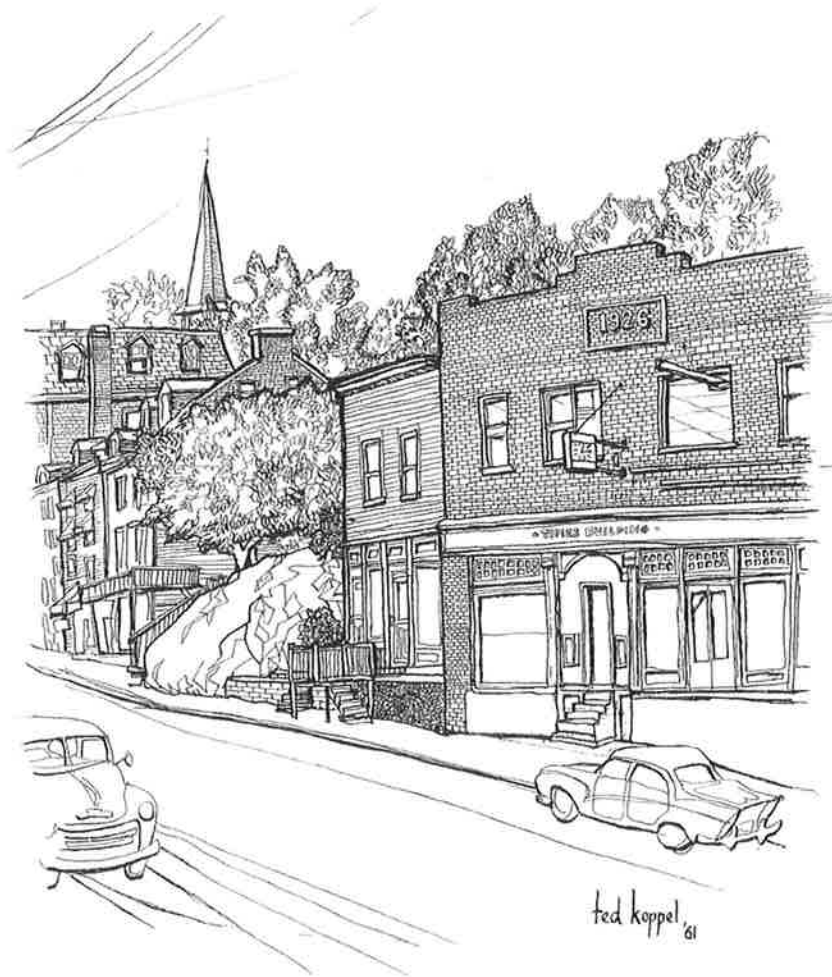
EXHIBIT TO ACCOMPANY  
 DESCRIPTION  
 TAX MAP 25A  
 PARCEL 07

**ELLICOTT CITY**  
**MAIN STREET**

ZONING: HC  
 TAX MAP No. 25A GRID No. N/A PARCEL No. 07  
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 DATE: DECEMBER 19, 2018 FCC W/O# 16056-6001

I:\2016\16056\Engineering\Drawings\16056-6001\_8156\_Main.dwg, 12/20/2018 9:52:11 AM, \\SRV1\Upstairs Generic Konica-Minolta

Appearance of 8156 Main Street in 1961.





*Befre*



*Proposed After*



*Before*



Proposed After



*Before*



Proposed  
After

INSECTS AND Reptiles to be "hidden" in the rocks.  
THEY WILL BE DONE TO ACTUAL SCALE.

7. Fire fly



8. Grass Hoper



9. Praying Mantis



10. Cricket



1. Garter Snake



2. Box Turtle



3. Common Leopard Gecko



4. Salamander



5. Frog



6. Toad



7. Little Brown Skink



## BUG / Reptile Hide-Go-Seek

1. Carpenter Ant



2. Brown Marmorated Stink Bug



3. Caterpillar



4. Monarch Butterfly



5. Lady Bug



6. Bumble Bee

