



# 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

www.howardcountymd.gov

410-313-2350

FAX 410-313-3467

TDD 410-313-2323

## HPC EXECUTIVE SECRETARY EXEMPTION DETERMINATION FOR MINOR ALTERATIONS

APPLICANT INFORMATION:	PROPERTY INFORMATION:
Chris Eatough, Howard County Office of Transportation	Property Address: 8307 Main Street, Ellicott City
3430 Court House Drive	Minor Alteration Case Number: MA-17-61
Ellicott City, MD 21043	Property Information: Map 25A, Parcel 71

OWNER INFORMATION:	HISTORIC DISTRICT INFORMATION
Donald Reuwer 8318 Forrest Street, Suite 200 Ellicott City, MD 21043	Ellicott City Historic District <input checked="" type="checkbox"/> Lawyers Hill Historic District <input type="checkbox"/>

PROPOSED WORK:
A bikeshare station was previously approved by the Historic Preservation Commission (HPC-17-40) at this location. Black flex posts with white reflective strips were approved for installation around the station in MA-17-56. The Applicant now proposes to change the location from that previously approved at the ADA parking space in front of Su Casa to a regular parking space on the edge of the lot.

COMPLIANCE WITH GUIDELINES:
The Executive Secretary has determined that the proposed work is a considered minor alteration and is consistent with the Guidelines as referenced below.
Chapter 10: Parking Lots, Public Streets and Street Furniture
1) Locate new parking facilities to minimize the impact on historic buildings and streetscapes. Design parking areas, curb cuts and driveways to be no larger or wider than necessary to accomplish their function.
The new location will be located at the edge of the parking lot and is a more appropriate choice than the original location as it will no longer be directly in front of the building.

Date Posted to HPC Website:	Executive Secretary Signature
12/19/17	<u>Beth Burgess</u> 12/19/17 Beth Burgess, Executive Secretary      Date Historic Preservation Commission

8307 Main Street, Ellicott City  
Minor Alteration Determination

**AFTER 5 DAYS POSTING ON WEBSITE:**

**Written Objection WAS NOT Received:**

No written objection was received and the proposed work was determined to be a minor alteration, not requiring Commission approval.

**Written Objection WAS Received:**

Yes, a written objection was received. A Certificate of Approval is required.

**Date Issued:**

**Executive Secretary Signature**

\_\_\_\_\_  
Beth Burgess, Executive Secretary  
Historic Preservation Commission

\_\_\_\_\_  
Date

# COMBINED APPLICATION FOR APPROVAL

## HISTORIC PRESERVATION COMMISSION, FAÇADE IMPROVEMENT PROGRAM AND TAX CREDIT PRE-APPROVAL APPLICATIONS FOR APPROVAL

**SUBMIT 10 COPIES** of this application package, including all supporting materials required on pages 2-3 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. Emergency meetings are being scheduled, please check the website.

### Questions

Please contact Samantha Holmes, Historic Preservation Planner at 410-313-4428 or [sholmes@howardcountymd.gov](mailto:sholmes@howardcountymd.gov).

**FOR STAFF USE ONLY**

**Application #:**

MA-17-61

**Meeting Date:**

posted online

**Date Received:**

RECEIVED

DEC 19 2017

### PROPERTY INFORMATION

Address of Subject Property: 8307 Main Street, Ellicott City MD

Name of Property Owner: Don Reuwer

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

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

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

Please list all current businesses or number of apartment units in the building:

\_\_\_\_\_

\_\_\_\_\_

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

### APPLICANT INFORMATION

Name of Applicant (please only provide one name for contact purposes): Chris Eatough, Howard County Office of Transportation

Mailing address: 3430 Court House Drive, Ellicott City, MD

Phone No. (W) 410-313-0567 (H) \_\_\_\_\_

Email: ceatough@howardcountymd.gov Contact Preference: email

## 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 (see below or provide separate sheet of paper if needed).
- 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 new construction or major alteration: 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 4-5). 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.
- I have read the Ellicott City or Lawyers Hill Design Guidelines and find my proposal complies with the recommendations in the Guidelines.

**DESCRIPTION OF PROPOSAL:** For complex applications, please provide write up on a separate sheet of paper to best organize proposed work. Continue to Part 2 (page 4-5) to complete required checklists.

A bikeshare station was previously approved by the Historic Preservation Commission. The property owner now  
needs to change the location of the bikeshare station within the same parking lot so that they can provide an  
electric connection to power the bikeshare station.

**Historic Property Tax Credits**

1. The Howard County Historic Property Tax Credit program provides a tax credit equal to 25% of the cost of Eligible, pre-approved work. This type of tax credit may be applied to projects costing \$500 or more.
2. The property tax credit applies to the repair/replacement of exterior features of the entire building (doors, windows, siding, masonry, painting, etc). The interior only qualifies if it is to repair/replace an element that contributes to the structural stability of the building.
3. Invoices should be itemized to separate repairs to the items pre-approved from those that are not eligible for the tax credit.

**Façade Improvement Program - Ellicott City only**

1. This program is offered as a grant through the Maryland Department of Housing and Community Development and the Maryland Historical Trust.
2. The funding for this program only applies to the front of the building; sides and rear do not qualify.
3. While damage may have occurred to the entire building, invoices for payment should be itemized to separate the repairs to the front of the building from the remainder of construction work. Invoices that are not itemized for the front of the building will not get reimbursed.
4. Two quotes from licensed contractors are required to participate in this program. Funding will be based on the lowest of the two quotes although you can use whichever contractor you prefer.
5. The program provides up to \$10,000 in matching funds, or 50% of the cost of the work, for façade repair or restoration. Funds are available on a first come first serve basis. Approval for funding expires 6 months after HPC approval is issued.

**SIGNATURE(S):**

Applicant or Authorized Agent	Date	Owner (if different than Applicant)	Date

I hereby certify by the above 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 and Façade Improvement Program.

**Please provide a brief description of damage to the interior of the building, not withstanding merchandise.** For example, 'all interior wood floors must be replaced. Plaster or drywall walls and ceilings must be replaced.' While the County program does not provide funding for these items, we may be able to connect you with programs that can assist.

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## Facade Improvement Program General Conditions

It is expressly understood and agreed that the Applicant is not an agent, employee or subcontractor of Howard County Government.

It is expressly understood and agreed that the Applicant shall be solely responsible for all safety conditions and compliance with all safety regulations, building codes, building permits, HPC requirements, ordinances, and other applicable regulations.

It is expressly understood and agreed that work completed prior to the receipt of a Letter of Commitment is ineligible for funding.

It is expressly understood and agreed that the Applicant will not seek to hold Howard County Government and/or its agents, employees, officers and/or directors liable for any property damage, personal injury, or other loss relating in any way to the Façade Improvement Project.

The Applicant shall be responsible for maintaining valid and sufficient insurance coverage for property damage and personal injury relating to the Façade Improvement Project.

The applicant agrees to maintain the property and improvements, including, but not limited to, promptly removing graffiti, sweeping and shoveling in front of the property.

The applicant agrees to return a pro-rated amount of the grant money received if the improvement is removed within two years.

The applicant authorizes Howard County Government to promote an approved project, including, but not limited to, displaying Ellicott City Façade Improvement Program signage at the site, during and after construction, and using photographs and descriptions of the project in Partnership materials and press releases.

### HISTORIC PRESERVATION COMMISSION GENERAL CONDITIONS:

I hereby certify by the signature(s) below 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 Preservation Guidelines and other applicable laws. This right-of-entry shall continue until all administrative appeals pertaining to the property have been exhausted.

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

### SIGNATURE(S):



12/15/17

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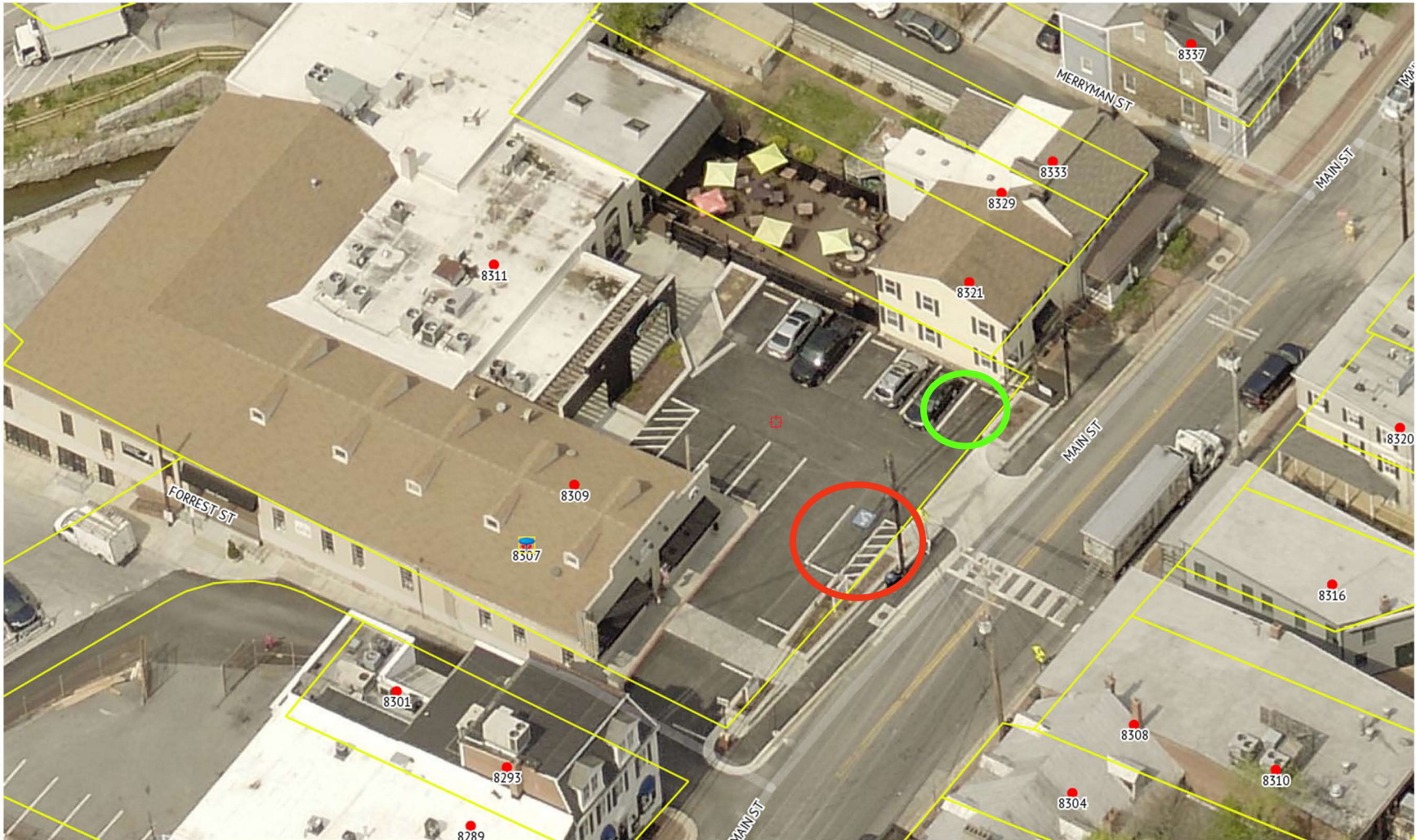
Applicant or Authorized Agent


Date


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Owner (if different than Applicant)

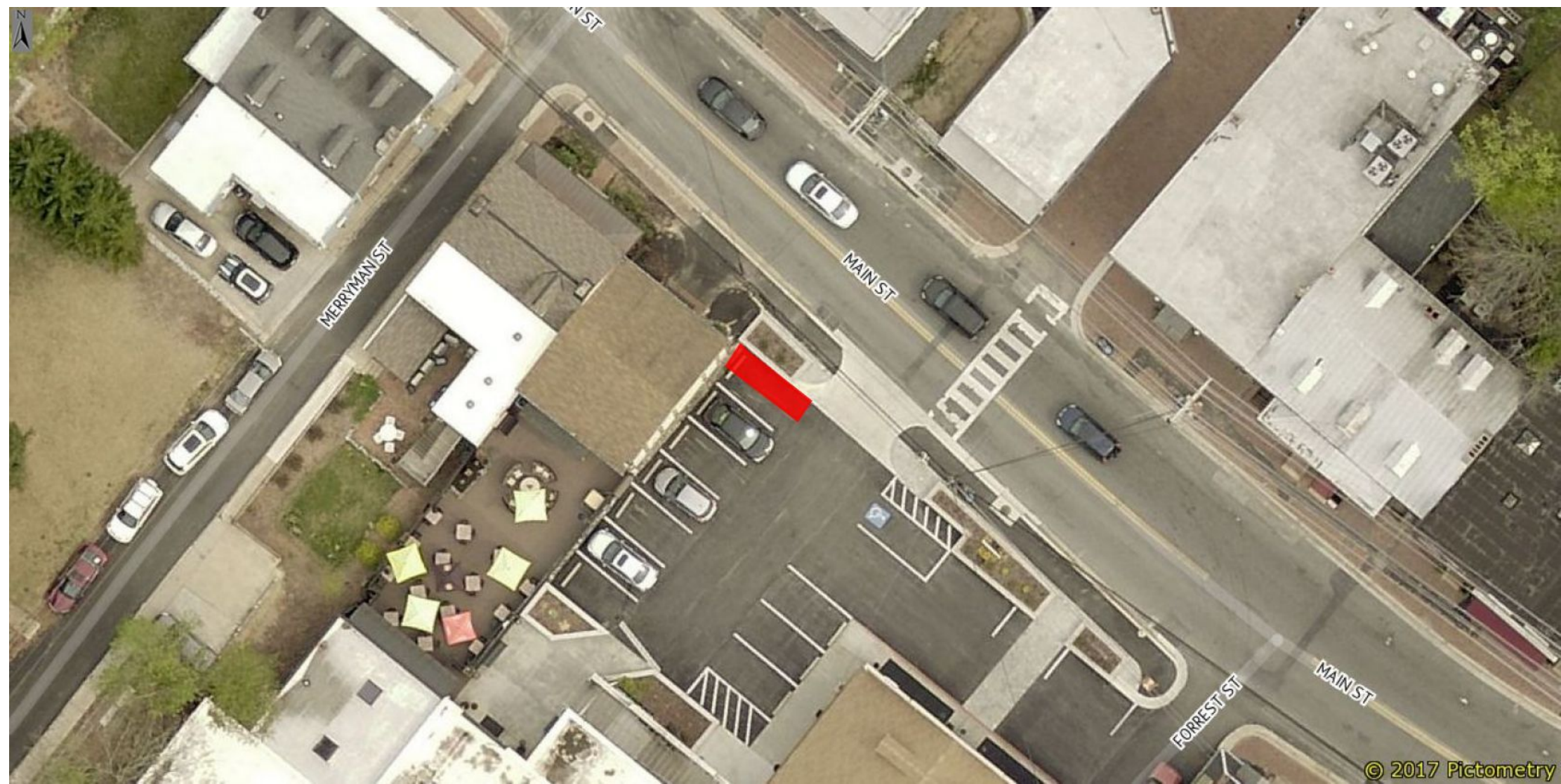
Date



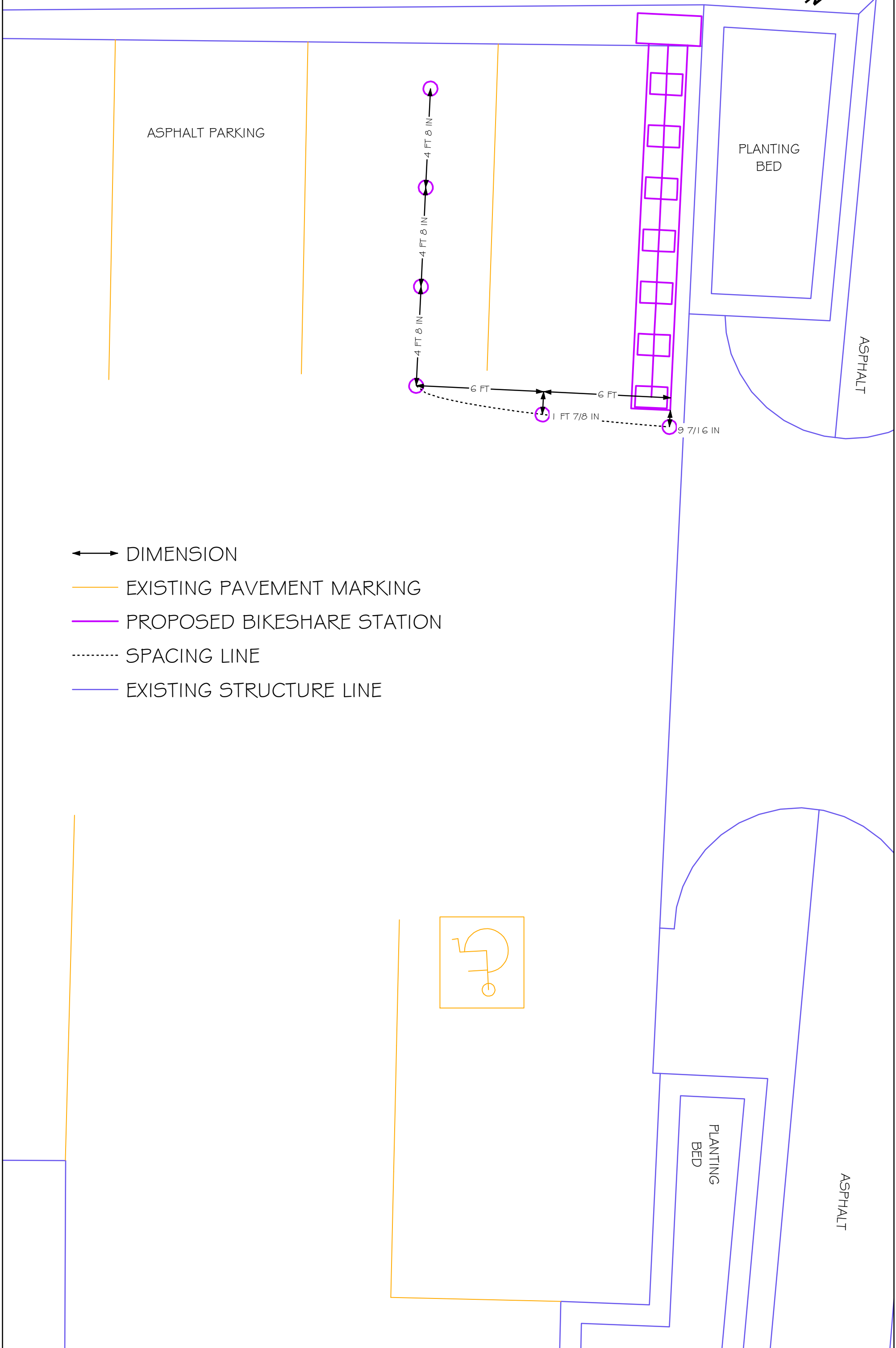
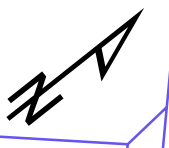
 Original location approved in HPC-17-40

 Proposed new location

# Proposed Bikeshare Station Location, Overhead View



PROPOSED BIKESHARE STATION AT SU CASA/  
LA PALAPA, 8307 MAIN ST ELLICOTT CITY



ASPHALT PARKING

PLANTING  
BED

ASPHALT

ASPHALT

PLANTING  
BED

- ↔ DIMENSION
- EXISTING PAVEMENT MARKING
- PROPOSED BIKESHARE STATION
- ..... SPACING LINE
- EXISTING STRUCTURE LINE



8306 Frederick Rd  
Ellicott City, Maryland

Google, Inc.

Street View - Nov 2016



Google

