



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:
Susan Soorenko	Property Address: 8054 Main Street
8810 Brookville Road	Minor Alteration Case Number: MA-19-12 (revised from MA-19-06, which was not approved)
Silver Spring, MD 20910	Property Information: Map 0025A, Parcel 0022

OWNER INFORMATION:	HISTORIC DISTRICT INFORMATION
AKNA Properties LLC/Nicole Gasper 2702 Aspen Drive Hampstead, MD 21074	Ellicott City Historic District <input checked="" type="checkbox"/> Lawyers Hill Historic District <input type="checkbox"/>

PROPOSED WORK:
<p>The Applicant seeks approval for the following work:</p> <ol style="list-style-type: none"> 1) Remove existing awning and aluminum brackets from the front façade. 2) Paint the existing white door, door trim and window trim to a light blue (Behr M530-2 "Sky's The Limit") and dark blue (Behr M530-4 "Washed Denim") per the submitted swatches and proposed rendering. 3) Install new 40" long x 14" high black steel bracket above 1st floor between the door and window where the existing awning was located. 4) Install a carved HDU (high density urethane) double sided projecting sign on the bracket. The sign will be 21 inches high by 36 inches wide for a total of 5.25 square feet. The sign will have a cream colored background with brown text outlined in blue and black text. The sign will read on three lines: <div style="text-align: center;"> Moorenko's Ultra Premium Ice Cream </div> <p>Please note the sign has been revised from when it was posted as MA-19-06, which was not approved. The sign material has been amended to HDU, high density urethane, which the Commission has approved before as the material is similar to wood in density and its ability to be carved and routed. HDU is waterproof and will not warp or split. The Applicant no longer proposes to install a window decal.</p>

COMPLIANCE WITH GUIDELINES:
<p>The Executive Secretary has determined that the proposed work is considered a minor alteration and is consistent with the Guidelines as referenced below.</p> <p>Chapter 11: Signs</p> <ol style="list-style-type: none"> 1) Use simple, legible word and graphics. 2) Use a minimum of colors, generally no more than three. Coordinate sign colors with the colors used in the building façade. 3) Use historically appropriate materials such as wood or iron for signs and supporting hardware. 4) Limit the sign area to be in scale with the building. Projecting or hanging signs of four to six square feet are appropriate for many of Ellicott City's small, attached commercial buildings.

Date Posted to HPC Website:	Executive Secretary Signature
<p>3/26/2019</p>	<p><i>Beth Burgess</i> 3/26/19 Beth Burgess, Executive Secretary Date Historic Preservation Commission</p>

<p align="center">8054 Main Street, Ellicott City Minor Alteration Determination</p>		
<p align="center">AFTER 5 DAYS POSTING ON WEBSITE:</p>		
Written Objection WAS NOT Received:	Written Objection WAS Received:	Date Issued:
<p><input type="checkbox"/> No written objection was received and the proposed work was determined to be a minor alteration, not requiring Commission approval.</p>	<p><input type="checkbox"/> Yes, a written objection was received. A Certificate of Approval is required.</p>	
<p align="center">Executive Secretary Signature</p>		
<p>Beth Burgess, Executive Secretary Date Historic Preservation Commission</p>		

cc: 8054 Main Street File

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. 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-19-04 (not approved)
~~FIP~~ - revised MA-19-12

Meeting Date:
 posted online

Date Received:

RECEIVED
 FEB 21 2019
 By _____

PROPERTY INFORMATION

Address of Subject Property: 8054 MAIN ST. ELLICOTT CITY, MD 21043

Name of Property Owner: NICOLE GASPER

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): SUSAN SOORENKO

Mailing address: 8810 BROOKVILLE RD. SILVER SPRING MD 20910

Phone No. (W) 301 565-8050 (H) 703 862-6595

Email: SUSAN@MOORENKOS.COM Contact Preference: _____

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 (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. N/A
- 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: 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 4-5) to complete required checklists.

1. REMOVE EXISTING AWNING

2. ADD NEW PROJECTING SIGN:

• PVC WITH OUTDOOR DIGITAL VINYL

• BLACK STEEL BRACKET

3. REPAINT ENTRANCE DOOR/TRIM AND WINDOW/TRIM

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.

N/A

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

NO OTHER BUSINESSES

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: WHITE

Proposed Color: LIGHT BLUE / DARK BLUE

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.

I seek Façade Improvement Funds for this item.

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

Existing Material: _____

Proposed Material: _____

Existing Color: WHITE

Proposed Color: LIGHT BLUE / DARK BLUE

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.

I seek Façade Improvement Funds for this item.

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.

I seek Façade Improvement Funds for this item.

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

Existing Color: _____

Proposed Color: _____

Paint Chip Included: Yes No

Area(s) to be painted: _____

Additional Info Included: Yes No

I seek tax credit pre-approval for this item.

I seek Façade Improvement Funds for this item.

8054 Main St.
Ellicott City,
MD 21043

EXISTING:



Moorenko's
Ice Cream

PROPOSED:

BEHR

PAINT
COLOR
SWATCHES:



M530-2.
"Sky's the Limit"



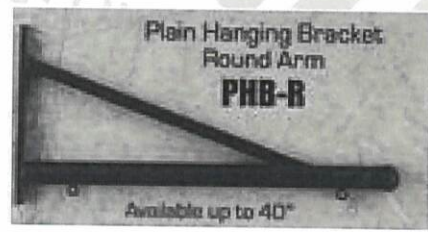
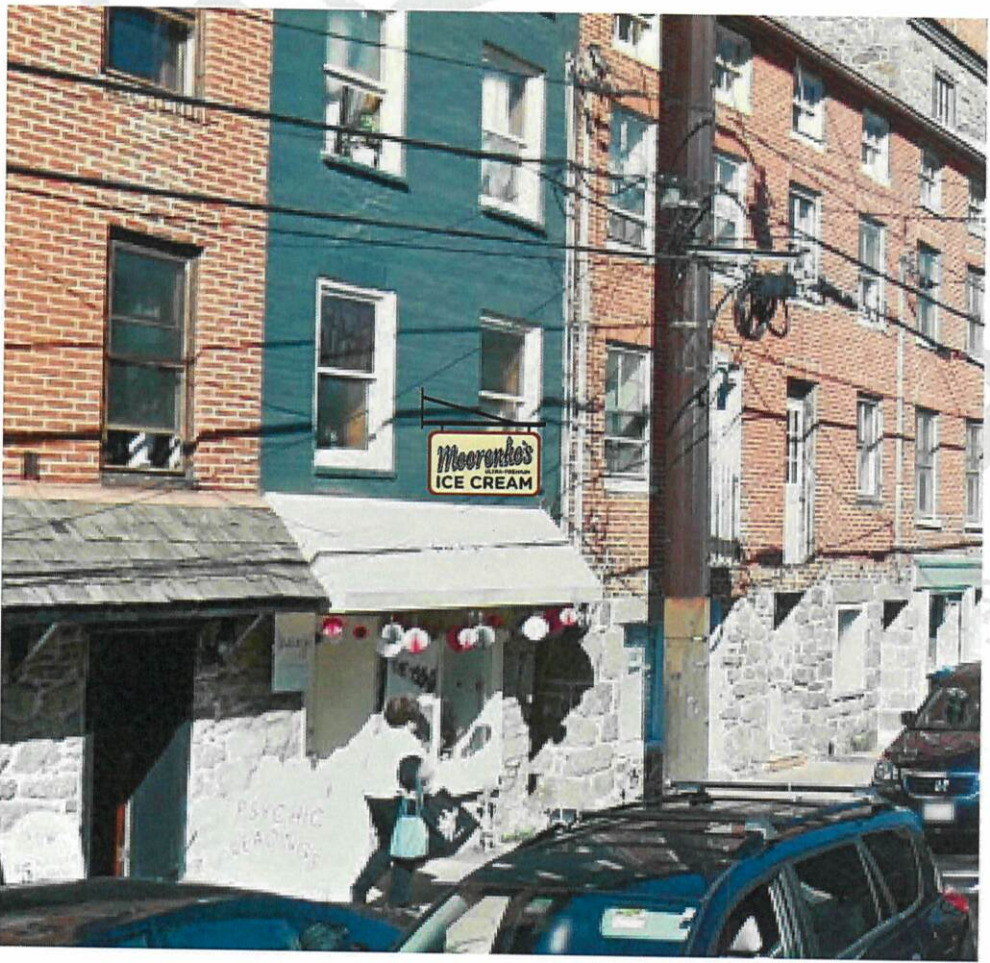
M530-4

"Washed Denim"



Hanging Bracket Sign

Note: Client will need to provide vector artwork before production



Bracket Sample

This is a Draft Mockup ONLY, NOT A FORMAL PROOF.



8930 BROOKVILLE ROAD • SILVER SPRING, MD 20910
301-273-3462 FAX: 301-273-3495
info@signarama-silverspring.com

The artwork used in this rendering is not necessarily print quality and for display purposes only. Artwork MUST be provided in high resolution format, appropriate for large format printing. Preferred files types are: eps or pdf vector files. 300 dpi jpeg files are also acceptable for certain applications. Additional fees may apply if artwork is unacceptable.

- NOTES:**
- THIS PROOF PORTRAYS A REASONABLE REPRESENTATION OF THE FINAL PRODUCT.
 - PROOF COLORS MAY NOT BE AN ACCURATE REPRESENTATION OF THE FINAL PRODUCT.
 - MONITORS AND PRINTERS SHOULD NOT BE RELIED UPON FOR COLOR ACCURACY.
 - A COLOR SAMPLE CAN BE PROVIDED AT AN ADDITIONAL COST.

This design is the sole property of Signarama Silver Spring (SAR). Duplication or use of this design, or of any salient elements within this design, in any item made by any other company without the express written permission of SAR is prohibited by law.

Moorenko's[®]

ULTRA-PREMIUM

ICE CREAM

Burgess, Beth

From: Jeff O'Connor <jeff@moorekos.com>
Sent: Friday, February 22, 2019 9:07 AM
To: Burgess, Beth
Cc: Susan Soorenko
Subject: Paint Colors for Moorenko's 8054 Main St. EC

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hi Beth-

They are indeed Behr colors:

light blue: M530-2 "Sky's The Limit"
mid-tone blue: M530-4 "Washed Denim"

Please let me know if you have further questions...thanks!

Jeff
Moorenko's Ice Cream

----- Forwarded message -----

From: Burgess, Beth <bburgess@howardcountymd.gov>
Date: Thu, Feb 21, 2019 at 9:28 PM
Subject: Ellicott City Historic District application question
To: susan@moorekos.com <susan@moorekos.com>

Hello Susan,

I was happy to meet Mr. O'Connor today and know that your store will be continuing its plan to open in Ellicott City. The packet looks good and I am trying to get everything approved via the Minor Alteration process which takes about a week instead of having to attend the next HPC meeting on April 4th. I just have one question: although I have the swatches of the paint choices in your application, can you please provide the brand and name or color code for each color. When the application is scanned in and posted, the colors could be skewed so having the code or name is helpful in clarifying the color. They look similar to the Benjamin Moore colors that have been approved in town but the swatch I peeled off seems to be Behr which is fine. Any details is appreciated.

Thank you,

Beth Burgess

Holmes, Samantha

From: Burgess, Beth
Sent: Sunday, March 24, 2019 3:13 PM
To: Holmes, Samantha
Subject: Fw: Paint Colors for Moorenko's 8054 Main St. EC
Attachments: MooEll-FacadeProposal-4.jpg; 2018_05_Moorenkos-Ellicott City Sign_Mockup2.jpg; MOO Ellicott Sign-6LoRes.jpg

From: Jeff O'Connor <jeff@moorenkos.com>
Sent: Friday, March 22, 2019 9:45:41 AM
To: Burgess, Beth; Susan Soorenko
Subject: Re: Paint Colors for Moorenko's 8054 Main St. EC

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hi Beth-

I am attaching what we are currently proposing; please note that the spec sheet from Signarama is for **dimensions only** (more accurate colors are in the other file) and the sign will be carved HDU. We are not proposing any vinyl window signage at this time.

Thanks so much.

Jeff O'Connor
Moorenko's Ice Cream

On Thu, Mar 21, 2019 at 12:30 PM Burgess, Beth <bburgess@howardcountymd.gov> wrote:

Hi Jeff,

I am just touching base. You are on the April agenda. Is there anything you want to revise per your original application submittal? We are still willing to try the paint and or sign via Minor Alteration but I haven't heard from you. What do you think? I didn't meant o overwhelm or frustrate you with all the other sign materials...I was just trying to give you a sense of what has been approved.

Any update is appreciated. I have minimal meetings today if you'd prefer to call.

Thank you,