



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:
Courtney Kehoe 8318 Forrest Street, Suite 200 Ellicott City, MD 21043	Property Address: 8173, 8181, 8185 Main Street
	Minor Alteration Case Number: MA-19-15
	Property Information: Map 25A, Parcel 35, 36, 37

OWNER INFORMATION:	HISTORIC DISTRICT INFORMATION
Historic Ellicott Properties Inc. 8 Park Center Ct. Owings Mills, MD 2117	Ellicott City Historic District <input checked="" type="checkbox"/>
	Lawyers Hill Historic District <input type="checkbox"/>

PROPOSED WORK:
<p>Paint the front facades of 8173 8181 and 8185. All areas that were previously painted Sea Life will be painted Hale Navy (HC-154) and all areas that were previously painted Ebony Slate will be painted Capitol White (CW-10) or Parish White (CW-15). The colors will specifically be used on the following building elements:</p> <ol style="list-style-type: none"> 1) Parapet coping – Hale Navy 2) Upper cornice – Hale Navy 3) Upper paneled frieze – Capitol White or Parish White surrounded by Hale Navy 4) Window frames – Hale Navy 5) Storefront cornice – Hale Navy 6) Storefront frieze – Capitol White or Parish White surrounded by Hale Navy 7) Doors (full light and paneled) – Capitol White or Parish White 8) Vestibule entry ceiling and wall panels – Capitol White or Parish White 9) Vestibule entry ceiling and wall trim – Hale Navy

The application identifies Simply White as the white color, but staff found the white was not compatible with the cream-colored brick and marble on the building, so the applicant identified two alternative off-white colors that are compatible with the brick and marble. The original application was only to change the storefront on 8185, but the applicant updated the application for the painting of all three storefronts (8173, 8181, 8185).

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 6: Rehabilitation and Maintenance of Existing Buildings, Colors and Painting</p> <ol style="list-style-type: none"> 1) 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. In general, use calm or subdued colors for small, important details, such as doors or trim.” 2) Use colors appropriate to the period and style of the building.”

Date Posted to HPC Website:	Executive Secretary Signature
4/23/2019	 4/23/19 Beth Burgess, Executive Secretary Date Historic Preservation Commission

**8173, 8181, 8185 Main Street, Ellicott City
Minor Alteration Determination**

AFTER 5 DAYS POSTING ON WEBSITE:		
Written Objection WAS NOT Received:	Written Objection WAS Received:	Date Issued:
<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.	

Executive Secretary Signature	
_____ Beth Burgess, Executive Secretary Historic Preservation Commission	_____ Date

cc: 8173, 8181, 8185 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-19-15
FIP -

Meeting Date:

posted online

Date Received:



PROPERTY INFORMATION

Address of Subject Property: 8173 Main St.
8181 Main St
8185 Main Street Ellicott City, MD 21043

Name of Property Owner: Historic Ellicott Properties, Inc.

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): Courtney Kehoe

Mailing address: 8318 Forrest Street Suite 200 Ellicott City, MD 21043

Phone No. (W) 443-367-0422 (H) _____

Email: ckehoe@waverlyre.com Contact Preference: E-Mail

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.
- 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.

Paint the storefront of 8185 Main Street, including the Soffit, Fascia Board, Doors,
Door frames, 3 upper level window frames.

From Previous Approval - Sea Life replaced by Hale Navy
Ebony Slate replaced by Simply White

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.

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

Poppy & Stella (lower level business)

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.

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: _____

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.

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: Ebony Slate & Sea Life

Proposed Color: Hale Navy & Simply White

Paint Chip Included: Yes No

Area(s) to be painted: Soffit, Fascia Board, Door,

Additional Info Included: Yes No

3 Window Frames, Door Frame

I seek tax credit pre-approval for this item.

I seek Façade Improvement Funds for this item.

Facade Improvement Program General Conditions—Ellicott City only

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 signatures(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 is required .

SIGNATURE(S):

Country Kehoe
Applicant or Authorized Agent

3/28/19
Date

Bruce T Taylor, M.D. 3/28/2019
Owner (if different than Applicant) Date
Bruce T. Taylor, M.D., President, Historic Ellicott Properties, Inc.

Holmes, Samantha

From: Courtney Kehoe <ckehoe@ldandd.com>
Sent: Friday, April 12, 2019 1:00 PM
To: Holmes, Samantha; Burgess, Beth
Cc: Victoria Campitelli
Subject: RE: Minor Alteration

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hi Ladies,

Don has now asked me to have all of the below buildings painted the colors on my original application for 8185 – is that something that can be added to that application?

A formal e-mail will go out next week, but May 19th will be my last day with Waverly. My husband got a promotion with his company and we will be moving to Florida. Victoria Campitelli will be taking over for me. I've cc'd her on this e-mail.

Thank you,

Courtney Kehoe Huntoon
Property Manager
Waverly Real Estate Group

From: Holmes, Samantha [mailto:sholmes@howardcountymd.gov]
Sent: Wednesday, March 27, 2019 1:41 PM
To: Courtney Kehoe; Burgess, Beth
Subject: RE: Minor Alteration

Thanks Courtney. Please be sure to fully explain on a photo which elements will be which color – such as detailing on the upper cornice, window trim, storefront cornice, doors, etc. Are you just proposing to change the paint on this one building or the entire row? When we last dealt with a change of paint color for this building, we issued Façade Improvement Funds to Dr. Taylor as the owner. SDAT still shows Historic Ellicott Properties Inc at the owner – so please make sure the authorized owner signs the application. As Beth mentioned, please fill out and submit 10 copies of the attached application and once complete, we will evaluate it.

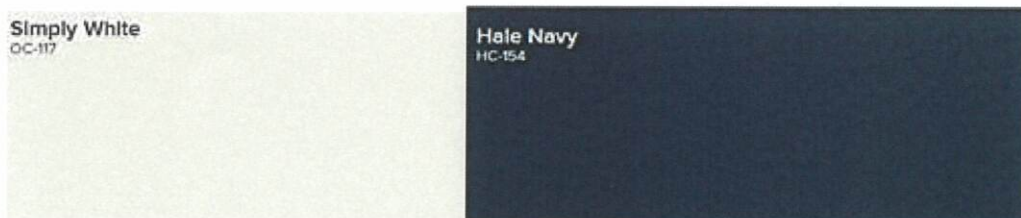


Thanks,
Sam

From: Courtney Kehoe <ckehoe@ldandd.com>
Sent: Wednesday, March 27, 2019 12:40 PM
To: Burgess, Beth <bburgess@howardcountymd.gov>; Holmes, Samantha <sholmes@howardcountymd.gov>
Subject: RE: Minor Alteration

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

Thanks – The property is 8185 Main Street (existing colors in photo attached) – We want to change the marjority trim dark purple to Hale Navy and the lighter purple (6 blocks) to Simply White



I'm trying to get a rendering done to show the new colors, but that probably won't be today.

Courtney Kehoe Huntoon
Property Manager
Waverly Real Estate Group

From: Burgess, Beth [<mailto:bburgess@howardcountymd.gov>]
Sent: Tuesday, March 26, 2019 5:03 PM
To: Courtney Kehoe; Holmes, Samantha
Subject: RE: Minor Alteration

Hello Courtney. A paint change may qualify for the Minor Alteration but until we have a complete application with color swatches included, we cant make that determination. Please submit something to us that shows the colors and the locations. Thank you,



Hale Blue

Simply White

Hale Blue

Simply White

Simply White

Hale Blue

Simply White

Hale Blue

Simply White

Simply White

Hale Blue

8181

JE
JASON EDWIN

JASON EDWIN
GRAND OPENING
MEN'S BOUTIQUE • WEDDING DRESSES • MORE



Harwood Putty

CW-5

Capitol White

CW-10

Parish White

CW-15

NOVA
HERE

Capitol White

CW-10



Parish White

CW-15

