



TECHNICAL STAFF REPORT

Hearing Examiner Hearing of June 24th, 2026

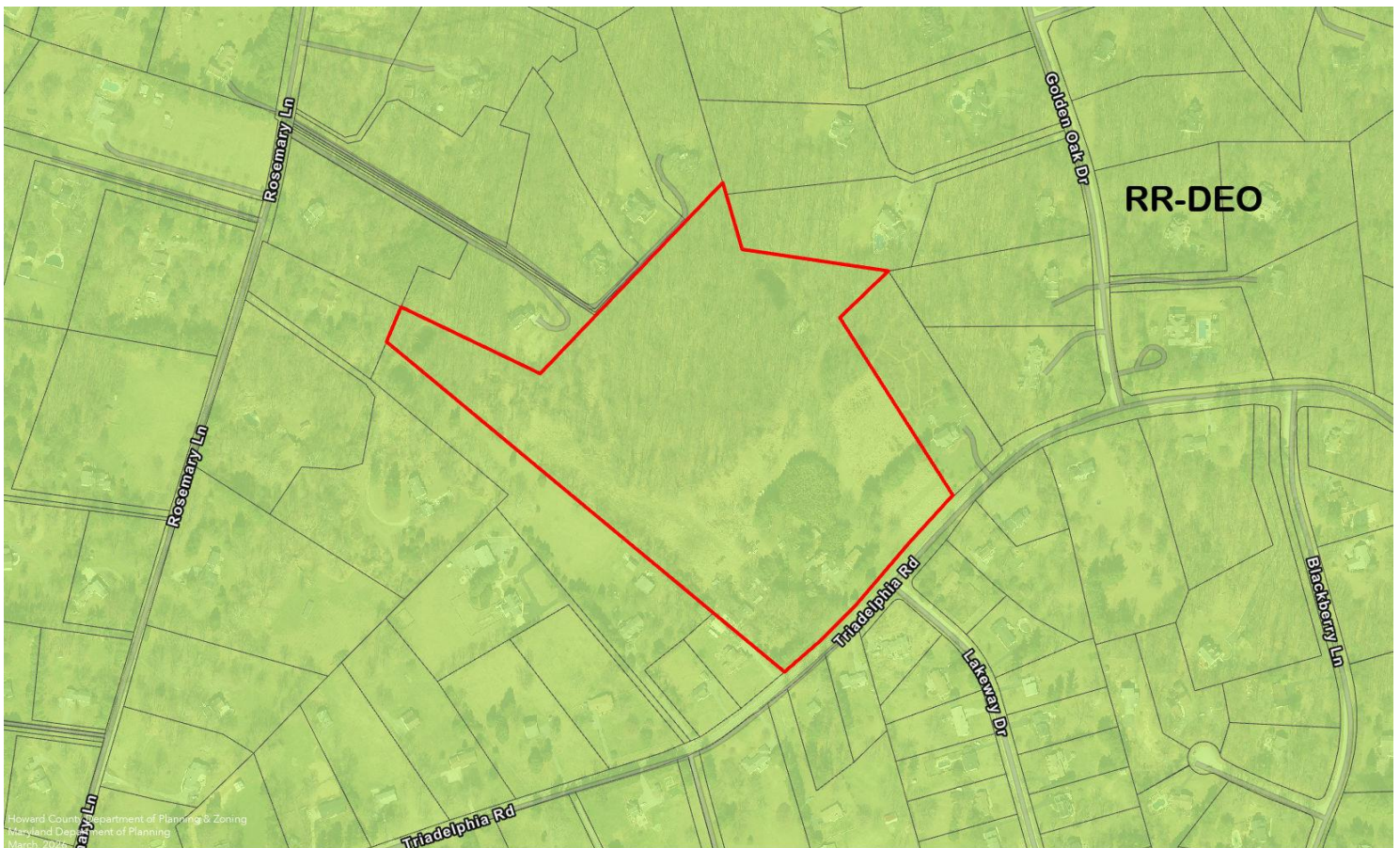
Case No./Petitioner: BA-26-008C – ESC Triadelphia Road, LLC (Twigg Property)

Request: Conditional Use for Age-Restricted Adult Housing (Section 131.0.N.1)

Location: 12668 Triadelphia Road
Tax Map 22, Grid 5, Parcel 109, Lot 2
(the "Property")

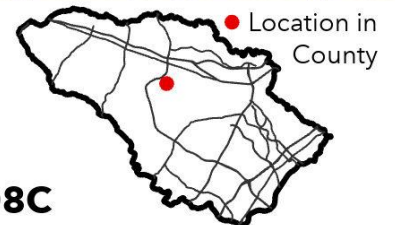
Conditional Use Area: 26.72 gross acres (26.52 net acres)

Zoning RR-DEO (Rural Residential – Density Exchange Overlay)

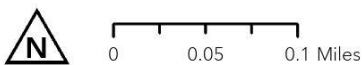


Zoning & Vicinity
12668 Triadelphia Road

Zoning
 RR-DEO
 12668 Triadelphia Road



BA-26-008C



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

I. **CONDITIONAL USE PROPOSAL**

The Petitioner proposes to construct an Age-Restricted Adult Housing (ARAH) development, in accordance with the Conditional Use Plan, “the Plan”. The proposed ARAH development consists of twenty-six (26) single-family detached condominium dwelling units, an approximate 550 square-foot community center, nature trail, meditation garden, and bocce court. Each dwelling unit has an approximate footprint of 40’ by 70’ with all units having an attached two-car garage. Access to the ARAH development will be from Triadelphia Road. Vehicular access inside the development will be via a 24’ private road and four use-in-common driveways.

II. **BACKGROUND INFORMATION**

A. Site Description

The irregular-shaped Property is currently improved with three single-family detached dwellings and multiple detached accessory structures. The environmentally sensitive areas on the Property consist of two ponds on the east and west sides of the Property with stream buffers and 0.2 acres of floodplain. The site rises from an elevation of 520 feet on the rear property line to 580 feet along the south property line. Dense vegetation covers about half of the Property.

B. Vicinal Properties

Direction	Zoning	Land Use
North	RR-DEO	Single Family Residences
South	RR-DEO	Single Family Residences / Triadelphia Road
East	RR-DEO	Single Family Residences
West	RR-DEO	Single Family Residences

C. Roads

Triadelphia Road has two travel lanes within a 50-foot public right-of-way. The speed limit is 30 miles per hour.

Traffic count data is not available for this portion of Triadelphia Road.

D. Water and Sewer Service

The Property is not within the Planned Service Area for Water and Sewer. The Property is served by private well and septic.

E. General Plan

The Property is designated Rural Living on the Future Land Use Map of *HoCo By Design* adopted in 2023.

Triadelphia Road is classified as a major collector.

F. Agency Comments

Agency comments are attached.

III. ZONING HISTORY

There are no previous zoning cases for this Property.

IV. EVALUATION AND CONCLUSIONS

A. Evaluation of petition according to Section 131.0.B of the Zoning Regulations (general criteria for Conditional Uses):

1. *The proposed Conditional Use plan will be in harmony with the land uses and policies in the Howard County General Plan which can be related to the proposed use.*

The Howard County General Plan, *HoCo By Design*, provides the following policies for ARAH in the Rural West:

Policy DN 9: “Create opportunities to increase the diversity of home choices in the Rural West, especially missing middle housing types, that preserve the character of the Rural West.” **Implementing Action 3:** “Determine if there are strategic locations in the Rural West where it is feasible to accommodate increased housing development on shared or community well and shared or multi-use sewerage systems while balancing other priorities such as environmental concerns, historical context, and agricultural preservation goals, while maintaining rural character.”

Policy DN-10: “Facilitate the use of shared and/or multi-use sewerage system technologies to create more diverse housing options in the Rural West.”

The Petitioner states the proposed ARAH development is in harmony with the General Plan because it will increase the diversity of home choices in the Rural West by providing County residents with an opportunity to live in a condominium style ARAH community. The proposed community will afford active adults a diverse housing type that provides the ability to age in place and to downsize to more easily maintained and affordable housing units as they age. Additionally, the proposed ARAH development is to be served by a multi-use sewerage system and up to five (5) shared wells.

2. *The nature and intensity of the use, the size of the site in relation to the use, and the location of the site with respect to streets giving access to the site are such that the overall intensity and scale of the use(s) are appropriate for the site.*

The Petitioner is proposing 26 dwelling units on 26.72 acres of land with a net acreage of 26.52 acres. In the RR zoning district, an ARAH development with 20 or more dwelling units may be approved up to a maximum residential density of 1 dwelling unit per net acre. The Petitioner is proposing 26 units, which is the maximum density permitted. The development complies with all setbacks, environmental buffers, and provides more than the required 50% open space.

The proposed ARAH development would provide one point of access on Triadelphia Road, a major collector road, which is an appropriate classification for the types and number of

vehicles associated with the proposed use. The internal vehicular circulation will be implemented by one private cul-de-sac road with four use-in-common driveways, as illustrated on the Plan.

Therefore, the nature and intensity of the use, the size of the Property in relation to the use, and the location of the site, with respect to streets that provide access, are such that the overall intensity and scale of the use are appropriate.

3. *The proposed use at the proposed location will not have adverse effects on vicinal properties above and beyond those ordinarily associated with such uses. In evaluating the proposed use under this standard, the Hearing Authority shall consider whether or not:*

- a. *The impact of adverse effects such as, but not limited to, noise, dust, fumes, odors, intensity of lighting, vibrations, hazards or other physical conditions will be greater at the proposed site than it would generally be elsewhere in the same zoning district or other similar zoning district.*

The proposed development will consist of twenty-six (26) single-family detached condominium dwelling units. There is no evidence of atypical adverse effects such as noise, dust, fumes, odors, vibrations, increased lighting, hazards or other physical conditions that would be greater at the subject site than generally elsewhere in the RR zoning district.

The lighting generated by the proposed Conditional Use will be regulated by HCZR Section 134.0 and light trespass must be under the permitted allowances.

- b. *The location, nature and height of structures, walls or fences, and the nature and extent of the existing and/or proposed landscaping on the site are such that the use will not hinder or discourage the development and/or use of adjacent land and structures more at the subject site than it would generally elsewhere in the same zoning district or other similar zoning districts.*

The proposed buildings, structures, and fences comply with all setback and height requirements. The perimeter of the Property and proposed units will be screened by existing or proposed landscaping. Parking areas and the community building are screened from adjoining properties with vegetation and are located internal to the development.

- c. *The number of parking spaces will be appropriate to serve the particular use. Parking areas, loading areas, driveways and refuse areas will be appropriately located and buffered or screened from public roads and residential uses to minimize adverse impacts on adjacent properties.*

Parking requirements for single-family detached ARAH developments are 2 spaces per dwelling unit. Additionally, 10 parking spaces per 1,000 square feet of assembly area are required for the Community Center. The total requirement for this project is 57 spaces (52 spaces for units, 5 spaces for community building).

The Petitioner states each ARAH unit will include a two-car garage and a driveway which could accommodate two additional vehicles. The Community Center also includes 5 parking spaces. The development will also include 6 guest parking spaces. In total, the entire ARAH development will contain approximately 115 parking spaces.

- d. The ingress and egress drives will provide safe access with adequate sight distance, based on actual conditions, and with adequate acceleration and deceleration lanes where appropriate. For proposed Conditional Use sites which have driveway access that is shared with other residential properties, the proposed Conditional Use will not adversely impact the convenience or safety of shared use of the driveway.*

The ingress and egress for the development is from Triadelphia Road, a major collector. The proposed ARAH development will provide one point of access on Triadelphia Road via a 24-foot wide private road. The proposed access will not be shared with other residential properties. The Petitioner has provided a sight distance analysis from Triadelphia Road. The sight distance analysis will be reviewed for compliancy at the site development plan stage.

- e. The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere.*

The environmentally sensitive areas on the Property consist of 0.2 acres of floodplain and two existing ponds with associated stream buffers. The Howard County Soil Conservation District will evaluate the existing ponds for safety during the site development plan stage. The Petitioner expects at least one of the two ponds to be removed in exchange for a submerged gravel wetland.

The property is located outside of the Planned Service Area (PSA) and is served by private water and sewer/septic. The Bureau of Environmental Health provided comments regarding sewage disposal requirements that are attached to this report.

- f. The proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.*

The Division of Resource Conservation (RCD) submitted advisory comments regarding possible historic structures located on the Property which would be removed with the proposed development. In response, the Petitioners attended the Historic Preservation Commission (HPC) meeting on May 7, 2026. The comments from RCD and minutes from the HPC meeting are included in this staff report.

The closest historic site (HO-646) on the Historic Sites Inventory is located approximately 0.55 miles to the north and is buffered from the proposed development by significant distance and dense forest.

B. Evaluation of petition according to Section 131.0.N.1 (Specific Criteria for Age-Restricted Adult Housing):

- a. Age-Restricted Adult Housing, General
A Conditional Use may be granted in the RC, RR, R-ED, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, or R-APT District, for age-restricted adult housing, provided that:*

- (1) *Single-family detached, semi-detached, multi-plex, attached and apartment dwelling units shall be permitted, except that only detached, semi-detached, multi-plex and single-family attached units are permitted in developments with less than 50 dwelling units in the RC, RR, R-ED, R-20 and R-12 districts.*

The Property is zoned RR, and the Petitioner is proposing twenty-six (26) single-family detached dwellings. Therefore, this criterion is satisfied.

- (2) *In the RC, RR, R-ED, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, or R-APT Districts the development shall have a minimum of 20 dwelling units.*

The Property is zoned RR, and twenty-six 26 dwelling units are proposed. Therefore, this criterion is satisfied.

- (3) *Only detached and semi-detached units are permitted in the RC and RR Districts.*

The Property is zoned RR, and the Petitioner is proposing only single-family detached dwellings. Therefore, this criterion is satisfied.

- (4) *The maximum density shall be as follows: 1 unit per net acre in RC or RR*

The Property is zoned RR which has a maximum Conditional Use density of 1 dwelling unit per acre. The Property is 26.52 net acres. The Petitioner is proposing 26 units, which is the maximum density permitted. The proposed residential density is 0.98 dwelling units per net acre. Therefore, this criterion is satisfied.

- (5) *If the development results in increased density according to subsection (4) above, the site must have frontage on and direct access to a collector or arterial road designated in the General Plan.*

The proposed development has frontage and direct access onto Triadelphia Road, a major collector.

- (6) *Site Design*

The landscape character of the site must blend with adjacent residential properties. To achieve this:

- a. *Grading and landscaping shall retain and enhance elements that allow the site to blend with the existing neighborhood.*

Single-family detached homes adjoin the Property on all sides. The development will be buffered by existing and proposed landscaping, screening, buffering, and setbacks from adjoining residential properties.

- b. *The project shall be compatible with residential development in the vicinity by providing either:*

- i. *An architectural transition, with buildings near the perimeter that are similar in scale, materials and architectural details to neighboring dwellings as demonstrated by architectural elevations or renderings submitted with the petition; or*

The proposed units will be one and two-story single-family detached dwellings similar to the adjoining residential uses.

- ii. *Additional buffering along the perimeter of the site, through retention of existing forest or landscaping, enhanced landscaping, berms or increased setbacks.*

The development proposes to retain existing landscaping as well as install new landscaping to buffer adjoining residential uses.

- c. *For projects with less than 50 dwelling units in the RC, RR, R-ED, R-20 and R-12 Districts, setbacks from existing public streets shall be the same as the setback required for residential uses on adjacent properties.*

The RR zoning district requires a 75-foot principal structure setback from a collector public street right-of-way. The Plan delineates the proposed units more than 100 feet which is a similar distance as the neighboring properties from Triadelphia Road.

(7) *Bulk Requirements:*

The proposed development appears to fully comply with all of the bulk requirements as outlined below:

a. *Maximum Height:*

- i. *Apartments40 feet*
Except in R-SA-8, R-A-15 and R-APT55 feet
- ii. *Other principal structures34 feet*
- iii. *Accessory structures15 feet*

The detailed height elevations of the proposed buildings will not exceed 34 feet.

b. *Minimum structure and use setback:*

- i. *From public street right-of-way40 feet*
- ii. *From residential lots in RC, RR, R-ED, R-20, R-12 or R-SC Districts:*
Apartments100 feet
Single-family attached75 feet
Single-family detached, semi-detached, and multi-plex40 feet
- iii. *From open space, multi-family or non-residential uses in RC, RR, R-ED, R-20, R-12 or R-SC30 feet*
- iv. *From zoning districts other than RC, RR, R-ED, R-20, R-12 or R-SC20 feet*

Because the development is less than 50 units the setback from Triadelphia Road shall be the same as the setback required for residential uses on adjacent properties - see criterion Section 131.0.N.1.a(6)(c). All buildings comply with the required 75-foot setback from an external public street right-of-way and 40-foot setback from lots in the RR zoning district.

- c. *Minimum structure setback from interior roadway or driveway for units with garages20 feet*

All dwellings along the interior roadway contain garages and comply with the 20-foot setback.

- d. *Minimum structure setback from lot lines for single-family detached or multi-plex units.*

- i. *Side10 feet*
Except zero lot line dwellings0 feet
A minimum of 10 feet must be provided between structures

- ii. *Rear20 feet*

The single-family detached units do not include fee-simple lots.

- e. *Minimum distance between single-family detached and/or attached dwellings:*

- i. *For units oriented face-to-face30 feet*
- ii. *For units oriented side-to-side15 feet*
- iii. *For units oriented face-to-side or rear-to-side20 feet*
- iv. *For units oriented rear-to-rear40 feet*
- v. *For units oriented face-to-rear100 feet*

The proposed single-family detached units meet the required face-to-face, rear-to-rear, and side-to-side setbacks.

- f. *Minimum distance between apartment buildings or between apartment buildings and single-family dwellings:*

- i. *For units oriented face-to-face30 feet*
- ii. *For units oriented side-to-side15 feet*
- iii. *For units oriented face-to-side or rear-to-side30 feet*
- iv. *For units oriented rear-to-rear60 feet*
- v. *For units oriented face-to-rear100 feet*

Apartments are not proposed; therefore, this criterion does not apply.

- g. *Apartment buildings and groups of single-family attached units may not exceed 120 feet in length. However, the Hearing Authority may approve a greater length, up to a maximum of 300 feet in R-SA-8, R-A-15 and R-APT, or 200 feet in other districts, based on architectural design that mitigates the visual impact of the increased length.*

Apartments and single-family attached buildings are not proposed; therefore, this criterion does not apply.

- (8) *At least 50% of the gross site area in the RC, RR, R-ED Districts, at least 35% in the R-20, R-12, and R-SC Districts, and at least 25% in R-SA-8, R-H-ED, R-A-15 and R-APT Districts, shall be open space or open area in accordance with the Subdivision and Land Development Regulations. The open space or open area shall provide amenities such as pathways, seating areas and recreation areas for the residents, and shall be protective of natural features.*

The Property is zoned RR and 72.5% of the site or 19.37 acres of open space is proposed. The open space or open area is proposed to provide amenities, including a community center, pathways, and recreational uses for the residents.

- (9) *Accessory uses may include social, recreational, educational, housekeeping, security, transportation or personal services, provided that use of these services is limited to on-site residents and their guests.*

The proposed development would provide outdoor recreational areas, a pavilion, a community garden, a bocce court, pathways, natural surface walking trails, and a community building.

- (10) *At least one on-site community building or interior community space shall be provided that contains a minimum of:*

- a. *20 square feet of floor area per dwelling unit, for the first 99 units with a minimum area of 500 square feet, and*

The Petitioner is required to provide 520 square feet of floor area for on-site community buildings or interior community space. The Petitioner satisfies this requirement by providing a 550-square foot community building.

- b. *10 square feet of floor area per dwelling unit for each additional unit above 99.*

This criterion is not applicable since the proposed development consists of 26 units.

- (11) *Loading and trash storage areas shall be adequately screened from view.*

Trash pickup within the development will be curb-side pickup and no central trash storage area is proposed in connection with the dwelling units or the community building under this Petition. The proposed ARAH units will utilize standard household trash containers.

- (12) *For a development that will be built in phases, open space areas, recreational facilities and other accessory facilities shall be provided in each phase to meet the needs of the residents. The developer shall provide a schedule for the installation of facilities at the time the Conditional Use is approved.*

The development will not be constructed in phases; therefore, this criterion does not apply.

- (13) *The petition shall establish how the age restrictions required under the definition of this use will be implemented and maintained over times. If the development will not be a rental community under single ownership, an entity such as a*

condominium association or homeowners association shall be established to maintain and enforce the age restrictions in addition to County enforcement of zoning regulations.

The ARAH development is proposed to be a for-sale condominium community. The Petitioner will establish a condominium association that will enforce the age restriction requirements through covenants and restrictions.

- (14) *All open space, common areas and related improvements shall be managed and maintained by a common entity, either the owner of the development, a condominium association, or a homeowner's association.*

All open space, open area, common area and related improvements will be managed and maintained in perpetuity by a condominium association to be established by the Petitioner.

- (15) *The development shall incorporate universal design features from the Department of Planning and Zoning guidelines that identify required, recommended and optional features. The petition shall include descriptions of the design features of proposed dwellings to demonstrate their appropriateness for the age-restricted population. The material submitted shall indicate how universal design features will be used to make individual dwellings adaptable to persons with mobility or functional limitations and how the design will provide accessible routes between parking areas, sidewalks, dwelling units and common areas.*

The development will incorporate the following universal design features:

- No-step front access to the front entrance,
- 36" wide front door with exterior lighting,
- All interior doorways will have 32" clear width,
- All units will contain a complete living area, including primary bedroom and bath, on the first floor,
- All units and the community building will have lever handles on doors,
- All units will have clear floor space of 30" x 48" around all appliances,
- All units will have maneuvering space within bathrooms,
- Wall mounted light switches, electrical outlets, etc. shall be in reaching range of 15"-48",
- Slopes of ramps on the exterior of units shall be in accordance with current Howard County regulations.

- (16) *At least 10% of the dwelling units in the RC, RR, R-ED, R-20, R-12 and R-SC Districts, and at least 15% in the R-SA-8, R-H-ED, R-A-15 and R-APT Districts, shall be Moderate Income Housing Units.*

The Petitioner is proposing that 10% of the proposed housing units be Moderate Income Housing Units (3 units). Specifics of the MIHU's will be addressed at the site development plan stage, as the Petitioner may elect to pursue the payment of a fee-in-lieu.

- (17) *Housing for the elderly special exceptions uses approved by the Board of Appeals on or prior to July 12, 2001 and constructed under the Zoning Regulations in effect at that time, may convert the existing dwelling units to age-restricted adult housing uses, with respect to minimum age restrictions only, without being subject to*

further hearing authority review and approval under current Conditional Use requirements, provided that the dwelling units are made subject to the new covenants and other legal means of enforcing the age-restricted adult housing minimum age restrictions, and that a copy of the recorded new covenants is submitted to the Department of Planning and Zoning to be filed in the original special exception case file.

A special exception has not been approved by the Board of Appeals for this Property; therefore, this criterion does not apply.

- (18) *The Conditional Use plan and the architectural design of the building(s) shall have been reviewed by the Design Advisory Panel, in accordance with Title 16, Subtitle 15 of the Howard County Code, prior to the submission of the Conditional Use petition to the Department of Planning and Zoning. The Petitioner shall provide documentation with the petition to show compliance with this criterion.*

The Design Advisory Panel (DAP) reviewed the architectural designs on October 8, 2025, and December 17, 2025. At the December meeting, DAP made motions regarding connecting the three parks and garden spaces to expand useability and increasing landscaping between rear areas of the proposed units on the private drives to provide a larger buffer. The motions, applicant responses to the motions, and DAP's endorsement are provided in the petition submittal.

Approved by:

DocuSigned by:

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Lynda Eisenberg, AICP, Director
5/29/2026
Date



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

Agency Comment Form

Conditional Use

Date: February 25, 2026
 Use Category: Age-Restricted Adult Housing
 File No.: BA-26-008C
 Petitioner: ESC Triadelphia (Twigg Property)
 Property Address: 12668 Triadelphia Road
 Map No: 22
 Parcel: 109

CONDITIONAL USE CRITERIA REVIEW BY AGENCY									
GENERAL CRITERIA	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	FD
Certification that the development shown on the plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x		x	x
The nature and extent of the existing and/or proposed landscaping on the site are such that the use will not hinder or discourage the development and/or use of adjacent land and structures	x								
The number of parking spaces will be appropriate to serve the particular use. Parking areas, loading areas, driveways and refuse areas will be appropriately located and buffered or screened from public roads and residential uses to minimize adverse impacts on adjacent properties.	x								
The ingress and egress drives will provide safe access with adequate sight distance, based on actual conditions, and with adequate acceleration and deceleration lanes where appropriate.		x							x
The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere. (Streams, Wetlands, Floodplain, Forest Con., etc)	x	x			x	x			
The proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.			x						
Design Advisory Panel review	x								

Comments Due: March 11, 2026

COMMENTS: Health Department comments: This development is proposing to use a shared sewer system. The Maryland Department of the Environment must review and issue a groundwater discharge permit and approve the shared system design plans. This will state the approved number of housing units. The developer is in the preliminary stages of that process. The proposed wells on this plan have not yet been reviewed and approved by the Health Department or MDE. It may be possible that the well locations may need to change or the property converts to a community well system based on MDE review and well yield or setback concerns.

_____ Jeff Williams _____

SIGNATURE



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Certification that the development shown on the plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x		x	x
The nature and extent of the existing and/or proposed landscaping on the site are such that the use will not hinder or discourage the development and/or use of adjacent land and structures	x								
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The ingress and egress drives will provide safe access with adequate sight distance, based on actual conditions, and with adequate acceleration and deceleration lanes where appropriate.		x							x
The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere. (Streams, Wetlands, Floodplain, Forest Con., etc)	x	x			x	x			
The proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.			x						
Design Advisory Panel review	x								

Comments Due: March 11, 2026

COMMENTS: The Development Engineering Division takes NO EXCEPTION to the request for a conditional use for a residential development for age restricted housing subject to meeting all current design criteria for stormwater management, road improvements to Triadelphia Road, Sight Distance and APFO.

SIGNATURE



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Certification that the development shown on the plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x		x	x
The nature and extent of the existing and/or proposed landscaping on the site are such that the use will not hinder or discourage the development and/or use of adjacent land and structures	x								
The number of parking spaces will be appropriate to serve the particular use. Parking areas, loading areas, driveways and refuse areas will be appropriately located and buffered or screened from public roads and residential uses to minimize adverse impacts on adjacent properties.	x								
The ingress and egress drives will provide safe access with adequate sight distance, based on actual conditions, and with adequate acceleration and deceleration lanes where appropriate.		x							x
The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere. (Streams, Wetlands, Floodplain, Forest Con., etc)	x	x			x	x			
The proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.			x						
Design Advisory Panel review	x								

Comments Due: March 11, 2026

COMMENTS: The Department of Fire and Rescue Services has no comment on, nor objection to, this request.

Robert Ferguson
Battalion Chief
Office of the Fire Marshal



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Certification that the development shown on the plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x		x	x
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The ingress and egress drives will provide safe access with adequate sight distance, based on actual conditions, and with adequate acceleration and deceleration lanes where appropriate.		x							x
The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere. (Streams, Wetlands, Floodplain, Forest Con., etc)	x	x			x	x			
The proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.			x						
Design Advisory Panel review	x								

Comments Due: March 11, 2026

COMMENTS: Community Center must have accessible route to the parking and EV Charging infrastructure will be required on SDP

Andrew Arnold

SIGNATURE



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 Petitioner: ESC Triadelphia (Twigg Property)
 Property Address: 12668 Triadelphia Road
 Map No: 22
 Parcel: 109

CONDITIONAL USE CRITERIA REVIEW BY AGENCY									
GENERAL CRITERIA	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	FD
Certification that the development shown on the plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x		x	x
The nature and extent of the existing and/or proposed landscaping on the site are such that the use will not hinder or discourage the development and/or use of adjacent land and structures	x								
The number of parking spaces will be appropriate to serve the particular use. Parking areas, loading areas, driveways and refuse areas will be appropriately located and buffered or screened from public roads and residential uses to minimize adverse impacts on adjacent properties.	x								
The ingress and egress drives will provide safe access with adequate sight distance, based on actual conditions, and with adequate acceleration and deceleration lanes where appropriate.		x							x
The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere. (Streams, Wetlands, Floodplain, Forest Con., etc)	x	x			x	x			
The proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.			x						
Design Advisory Panel review	x								

Comments Due: March 11, 2026

COMMENTS: Please see the comments below from the Division of Land Development:

CRITERIA: Potential to comply with all technical requirements:

- A site development plan (SDP) for this development will be required should the conditional use be granted. As shown on the plan exhibit, the development has the potential to comply with the technical requirements in subsequent plan stages. Proposed site improvements and features shall be evaluated by DPZ staff and county review agencies as part of the SDP submission requirements, including access requirements, parking, landscaping, forest conservation, etc.
- Consult with Historic Preservation Commission to determine if their review is required for the removal of the existing structures on the site.
- This development is subject to the County's Forest Conservation requirements in accordance with Section 16.1200 of the County Code and will be evaluated at the site development plan stage.

- A forest stand delineation will be required to determine the existing forest resources on the site. If the site contains specimen trees, the approval of an alternative compliance application is required for the removal of any specimen trees, if applicable.
- Please be informed that approval of a Conditional Use plan and specific site design does not serve as unwarranted hardship justification for any potential alternative compliance requests to the Subdivision and Land Development Regulations. Future review of the site development plan for compliance with the Forest Conservation regulations may cause changes to the plan. If such changes do not constitute “minor modifications” as defined in Section 131.0.1.2.c, these changes may require a new hearing by the Hearing Authority, unless otherwise specified in the Decision and Order.

CRITERIA: Existing and/or proposed landscaping on the site are such that the use will not hinder or discourage the development and/or use of adjacent land and structures

- Landscape Requirements will be reviewed and evaluated at the SDP phase of the development process.
- The conceptual landscape plan proposes credit for existing trees on site. The landscape planting requirement may be met by preserving existing trees, except for invasive species. Individual trees may be credited toward meeting part or all of the landscape edge requirements. The existing trees under consideration for preservation shall be an equivalent tree type as required in the applicable landscape edge table. An existing landscape buffer may completely satisfy the landscape edge requirements if the existing buffer contains an equal number and type of trees as required in the applicable landscape edge table. Existing trees intended to satisfy the landscape edge requirements must be in good or excellent condition (as determined by a licensed arborist, forester, Certified Professional Horticulturist, or Landscape Architect) and must not be an invasive species.
- A type-A landscape perimeter edge will be required for the proposed single-family detached adult housing units to all abutting residential properties.

CRITERIA: The number of parking spaces will be appropriate to serve the particular use. Parking areas loading areas, driveway and refuse areas will be appropriately located and buffered or screened from public roads and residential uses to minimize adverse impacts on adjacent properties

- The Zoning Regulations require 2 parking spaces per single-family dwelling unit in an age restricted adult housing development, and an additional 0.3 spaces per dwelling unit must be provided for visitor parking. Community centers that are in a separate building from the residential units should provide 10 parking spaces per 1,000 SF of building. The plan appears to meet the overall parking requirement; however, details of the parking spaces will be reviewed in detail at the SDP stage.
- The plan exhibit does not indicate a refuse collection area, and it is unclear how trash and recycling will be collected for the proposed private road community.

CRITERIA: The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere (streams, wetlands, floodplain, forest conservation, etc.)

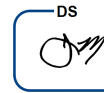
- An environmental concept plan for the site must be approved prior to the site development plan to identify any impacts to streams, wetlands, and their buffers, floodplain, steep slopes and specimen trees on site which are protected from disturbance per the Subdivision and Land Development Regulations. The existing natural environmental conditions of the subject site must be thoroughly assessed by an environmental professional and findings must be provided with the forthcoming plans.
- The conditional use plan does show the removal of an existing pond and the installation of a stormwater outfall pipe within a wetland buffer. This will require an alternative compliance submission and approval prior to the site development plan approval.

CRITERIA: Design Advisory Panel review

- This plan was reviewed by the Design Advisory Panel on February 10, 2025. There have been some improvements to the plan to accommodate the additional landscape plantings and housing orientation as recommended by the committee. The site layout will be fully analyzed with the DAP recommendations in future plan submissions.

Justin Schleicher, DLD

SIGNATURE





HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

Agency Comment Form

Conditional Use

Date: February 25, 2026
 Use Category: Age-Restricted Adult Housing
 File No.: BA-26-008C
 Petitioner: ESC Triadelphia (Twigg Property)
 Property Address: 12668 Triadelphia Road
 Map No: 22
 Parcel: 109

CONDITIONAL USE CRITERIA REVIEW BY AGENCY									
GENERAL CRITERIA	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	FD
Certification that the development shown on the plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x		x	x
The nature and extent of the existing and/or proposed landscaping on the site are such that the use will not hinder or discourage the development and/or use of adjacent land and structures	x								
The number of parking spaces will be appropriate to serve the particular use. Parking areas, loading areas, driveways and refuse areas will be appropriately located and buffered or screened from public roads and residential uses to minimize adverse impacts on adjacent properties.	x								
The ingress and egress drives will provide safe access with adequate sight distance, based on actual conditions, and with adequate acceleration and deceleration lanes where appropriate.		x							x
The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere. (Streams, Wetlands, Floodplain, Forest Con., etc)	x	x			x	x			
The proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.			x						
Design Advisory Panel review	x								

Comments Due: March 11, 2026

COMMENTS: The Dept. of Recreation & parks takes no exception to the requested conditional use.

____Jason L. Thompson, PLA____

SIGNATURE



Agency Comment Form

Conditional Use

Date: February 25, 2026
 Use Category: Age-Restricted Adult Housing
 File No.: BA-26-008C
 Petitioner: ESC Triadelphia (Twigg Property)
 Property Address: 12668 Triadelphia Road
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 Parcel: 109

CONDITIONAL USE CRITERIA REVIEW BY AGENCY										
GENERAL CRITERIA	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	FD	
Certification that the development shown on the plan has the potential to comply with all technical requirements in subsequent Subdivision and Site Development Plan stages of review.	x	x	x		x	x	x	x	x	x
The nature and extent of the existing and/or proposed landscaping on the site are such that the use will not hinder or discourage the development and/or use of adjacent land and structures	x									
The number of parking spaces will be appropriate to serve the particular use. Parking areas, loading areas, driveways and refuse areas will be appropriately located and buffered or screened from public roads and residential uses to minimize adverse impacts on adjacent properties.	x									
The ingress and egress drives will provide safe access with adequate sight distance, based on actual conditions, and with adequate acceleration and deceleration lanes where appropriate.		x					x			x
The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere. (Streams, Wetlands, Floodplain, Forest Con., etc)	x	x			x	x				
The proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.			x							
Design Advisory Panel review	x									

Comments Due: March 11, 2026

COMMENTS: The Resource Conservation Division (RCD) has the following advisory comments:

- It appears there are historic structures on-site, but photographs of all buildings and outbuildings should be submitted to RCD for verification. If there are historic structures on-site, advisory comments from the Historic Preservation Commission will be needed, per Section 16.603A of the County Code, “prior to the initial submittal of an application for subdivision or site development plan approval on a site...that contains a historic structure, the applicant shall request review by the Commission to identify all historic resources on the site and obtain advice from the Commission regarding the design of development.”
- Per Section 16.606(d)(2) of the County Code, “The Commission may perform the following advisory functions: (i) Review applications for zoning text amendments, map amendments, conditional use, or variance approvals and make recommendations to the Zoning Board, Planning Board, County Council, or Hearing Examiner for: (a) Areas located within a historic district or (b) A historic structure listed on the historic sites inventory.”
- Since the petition involves demolition of all existing structures on the property, which may include historic resources, the Resource Conservation Division recommends the Petitioner seek advisory comments from the Historic Preservation Commission prior to or concurrently with the Conditional Use Petition, if a subdivision

or site development plan will be required or if the Hearing Examiner requests a recommendation from the Commission.

- The applicant is encouraged to provide a layout which maximizes the retention of existing forest and specimen trees on-site.

Eric Buschman 2/26/26
SIGNATURE



Ref #	Design Advisory Panel Recommendation	Response by Applicant	DPZ Director's Endorsement
1.	<p>The applicant should explore opportunities to link the three park and garden spaces and explore the opportunity to expand the linear park to enhance usability</p> <p>Vote: 5-0 (approved)</p>	<p>The linear park, the land in the center of the loop cul-de-sac, is 35 feet in width as presented to the DAP. Expansion of this area would result in relocation of the house units and their well boxes which would expand the limit of disturbance creating additional clearing of existing forest. One of the Applicant's goals is to preserve as much of the existing forest on-site as possible. This forest serves as a buffer between the proposed development and the surrounding properties. Therefore, the applicant has opted to have the linear park remain 35 feet in width. The applicant will explore any feasible way to further "link" the three park and garden spaces.</p>	<p><input type="checkbox"/> Accept DAP Recommendation <input checked="" type="checkbox"/> Accept Applicant Response</p>
2.	<p>Between the back areas of the homes that are on the private driveways that if possible to look at beefing up landscaping in terms of evergreen plantings, and some ornamental native trees to allow a little bit more buffer between the rears of those homes.</p> <p>Vote: 5-0 (approved)</p>	<p>Additional landscaping including evergreens and ornamental native trees shall be provided between the rears of the back-to-back units (Units 4-11 and Units 1-3, 12-14).</p> <p>In addition to the motion response above, the applicant has also incorporated the one DAP comment that was not an official motion. Units 19 and 22 shall be rotated to be more radial to the loop cul-de-sac.</p>	<p><input checked="" type="checkbox"/> Accept DAP Recommendation <input checked="" type="checkbox"/> Accept Applicant Response</p>

ACTION OF THE DAP EXECUTIVE SECRETARY

Conditions as outlined above and/or modified on this form.

Lynda Eisenberg
 Lynda Eisenberg, Planning Director
 Directors Office
 Department of Planning and Zoning

02/10/25 Date





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

June 4, 2026

ESC Triadelphia Road LLC
c/o Taylor Faris
5074 Dorsey Hall Drive
Ellicott City, MD 21042

RE: HPC-26-26; 12668 Triadelphia Road

Dear Mr. Faris:

On May 7, 2026 the Historic Preservation Commission provided Advisory Comments for the proposed Age-Restricted Adult Housing project. The property is not listed on the Historic Sites Inventory but contains historic structures. A summary of the Commission's comments are provided below and more detail can be found in the attached minutes.

The plan will involve the demolition of 10 structures on the site. The Commission questioned whether any outbuildings could be retained. The Commission advised the Applicant to consider retaining some historic outbuildings, such as well/spring house and barn (Barn #8 as identified in the HPC application), and incorporating them into the community along pathways or other areas.

The Commission commented that the American Foursquare building proposed for demolition was over 100 years old and that the architectural type is not as commonly found in the County due to demolition. The Commission appreciated that the development team looked into the history of the site and recommended preserving as many architectural features from the buildings as possible and reusing them; or donating them to reclamation businesses, such as Second Chance in Baltimore.

The Commission questioned the lack of sidewalks along the homes located on the use-in-common driveways. The Commission explained that it was understood that sidewalks are not usually located on shared driveways, but said the only way to get to the shared sidewalk and trails from those homes would be to walk in the use-in-common driveway or along the edge of the driveway, and recommended more thought on the pedestrian connectivity.

Please contact Ms. Samantha Holmes at 410-313-4428 or sholmes@howardcountymd.gov if you have any questions.

Sincerely,

Signed by:

2AEDC0229A59492...

Julianne Danna

Chair, Historic Preservation Commission



May 2026 Minutes

A public meeting of the Howard County Historic Preservation Commission was held on Thursday, May 7, 2026 at 7:00 p.m. The meeting was conducted as a virtual web meeting/conference call. Ms. Flynn Giles moved to approve the April 2, 2026 minutes. Mr. Barlow seconded. The motion was unanimously approved.

Members Present: Julieanne Danna, Chair; Ben Barlow, Vice-Chair; Ellen Flynn Giles, Secretary; Cathy Allen; Erica Zoren

Staff Present: Beth Burgess, Samantha Holmes, Mark Beaumont

This report and any recommendations are based on the Guidelines adopted by the Commission. The report is prepared by Commission staff and does not represent the views of the Commission or of the Department of Planning and Zoning.

CONSENT AGENDA

1. HPC-19-38c – 1485 Underwood Road, Sykesville, HO-1173

REGULAR AGENDA

2. HPC-26-21 – 3655 Church Road, Ellicott City, HO-60
3. HPC-26-22 – 8472 Hill Street, Ellicott City
4. HPC-26-23 – 8069 Tiber Alley, Ellicott City, HO-83
5. HPC-26-24 – 9568 and 9580 Washington Blvd, Jessup, HO-532
6. HPC-26-25 – 6050 Old Washington Road, Elkridge, HO-803
7. HPC-26-26 – 12668 Triadelphia Road, Ellicott City
8. HPC-26-27 – 1 Emory Street, Ellicott City, HO-54

OTHER BUSINESS

1. Administrative Updates
 - a. Next regular meeting: June 4, 2026
 - b. Application form updates

CONSENT AGENDA

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

Applicant: Ann H. Jones

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

Background and Site Description: This property is listed on the Historic Sites Inventory as HO-1173, Bowling Green. HO-1173. The Inventory form provides the following description of the house:

“The front half of the house that the Ridgelys rebuilt in the 1880s is a center-passage, single-pile plan that was still very common for farmhouses in the last quarter of the nineteenth century, and it has a central gabled wall dormer that, though introduced several decades earlier, did not become popular in Howard County until this time period. The house originally had a porch across the front of the first story that the jib windows provided access to, and it can be seen in early family photographs. The porch had square boxed posts and railings with crossed balusters between vertical ones. “

Scope of Work: The Applicant submitted documentation that \$32,627.40 was spent on eligible pre-approved repairs. The Applicant seeks \$8,156.85 in final tax credits. The work complies with that pre-approved.

Staff Recommendation to the HPC: Staff recommends the HPC approve the Final Tax Credit as submitted, in the amount of \$8,156.85.

Testimony: There was no testimony.

Motion: Ms. Flynn Giles moved to approve the application as submitted. Mr. Barlow seconded. The motion was unanimously approved.

REGULAR AGENDA

HPC-26-21 – 3655 Church Road, Ellicott City, HO-60

Applicant: Howard County Department of Recreation and Parks

Request: The Applicant, Howard County Department of Recreation and Parks, requests a Certificate of Approval to remove a shed at 3655 Church Road, Ellicott City.

Background and Site Description: The property is located in the Ellicott City Historic District and is listed on the Historic Sites Inventory as HO-60, Patapsco Female Institute (PFI). According to the Historic Sites Inventory form, PFI was constructed in the mid-1830s and opened in 1837.

The Applicant received a Certificate of Approval from the Commission in March 2026, case HPC-26-10, to construct a comfort station and storage building. The Applicant had previously received Advisory Comments on the proposal in April 2025, case HPC-25-15.

Scope of Work: The Applicant seeks approval to remove an existing 10-year-old shed and relocate it to another County park. The shed will be removed in order to construct the comfort station approved in HPC-26-10.

The Applicant also seeks approval to remove a 48-inch Tulip Poplar next to the shed, in order to install the comfort station. The Applicant is still evaluating if alternatives to tree removal can be safely considered; however the Recreation and Parks head of horticulture has recommended that the tree be removed.



Figure 1 - View of existing shed.



Figure 2 - Interior view of existing shed.



Figure 3 - View of existing shed and Tulip Poplar behind shed.



Figure 4 - Alternate view of existing shed and Tulip Poplar behind shed.

HPC Review Criteria and Recommendations:

Rules of Procedure, Section 302, Demolition and Relocation of Structures in Historic Districts; Classification of Structure

- 1) *Section 302 states, "Before acting on an application for demolition or relocation, the Commission shall determine whether the structure is a Structure of Unusual Importance. Structures of Unusual Importance are structures deemed by the Commission to be of unusual importance to the Nation, State or County, whose loss would cause great damage to the character and integrity of the historic district. Determination that a structure is a Structure of Unusual Importance shall be based on criteria in its adopted Guidelines, the testimony of expert witnesses or other documentary evidence presented to the Commission.*

Rules of Procedure, Section 304, Demolition and Relocation of Structures in Historic Districts; Demolition of Other Structures

- 2) *Section 304 of the Commission's Rules of Procedures state, "If the Commission determines that the structure is not a Structure of Unusual Importance, it shall vote to approve or deny the application based on the standards set forth in §16.607 of the Howard County Code and its adopted Guidelines.*

Sec. 16.607. - Standards for Review.

(a) Elements for Consideration. In reviewing an application for a certificate of approval, the Commission shall give consideration to:

- (1) The historic, architectural, or archeological value or significance of the structure and its relationship to historic value of the surrounding area.*
- (2) The relationship of the exterior architectural features of such structure to the remainder of the structure and to the surrounding area.*
- (3) The general compatibility of exterior design, scale, proportion, arrangement, texture and materials proposed to be used.*

- (4) *Whether the requested action is necessary to protect against threats to public safety.*
- (5) *Any other factors, including aesthetic factors, which the Commission deems to be pertinent.*

The shed was installed on the site 10 years ago and is not historic. The shed will be relocated outside of the historic district, so the new location does not need approval.

Chapter 9: Landscape and Site Elements; Trees and Other Vegetation

- 1) *Chapter 9 recommends:*
 - a. *“Retain mature trees and shrubs. Provide for their replacement when necessary.”*
 - b. *“Include landscaping improvements as part of any construction project in locations visible from a public way. In most cases, use plant varieties native to the area.”*
 - c. *“Plant new trees and shrubs far enough from buildings to avoid moisture problems and damage to the buildings from falling limbs and roots as the plants grow.”*
- 2) *Chapter 9 states the following requires a Certificate of Approval, “Removing live trees with a diameter of 12 inches or greater 4.5 feet above ground level.”*

The tree proposed for possible removal is a 48-inch Tulip Poplar, though Tulip Poplars have a fast grow rate. The Applicant is evaluating if there is an alternative to tree removal; however, is requesting a Certificate of Approval in case removal is necessary

Staff Recommendation to the HPC: Staff recommends the HPC:

- 1) Determine the shed is not a structure of unusual importance and approve the removal as submitted.
- 2) Determine if the removal of the tree complies with the Guidelines and approve, modify or deny accordingly.

Testimony: Ms. Danna swore in Scott Munroe from Howard County Department of Recreation and Parks. Mr. Munroe explained that BGE wants the comfort station power lines to be buried underground, which would be within the trees root system, making it harder to save the Tulip Poplar tree. Mr. Munroe said a 2.5 inch caliper Sycamore was recently planted and said DRP is planting new trees throughout the site to replace those lost over the years.

Ms. Zoren asked why the horticulturist recommended removal. Mr. Munroe explained that tulip poplars are the first succession tree and based on the size of this tree and impacts to the roots, it would start declining in the next 5 to 10 years. He said it would be easier and safer to take down now before the comfort station is built.

Ms. Allen said it was a shame to cut down a 48-inch Tulip Poplar and asked if there was any way to save it, noting she understood BGE’s comments. Mr. Munroe said the comfort station was located on the asphalt in hopes of minimizing damage to the root zone, but too much of the roots will be disturbed to save the tree. He said he also plans to plant oak trees on that part of the site in the future, which are longer lived trees and can support more wildlife.

Mr. Barlow, Ms. Flynn Giles and Ms. Danna did not have any questions.

The Commission moved to deliberation. Ms. Allen said it was fine to move the shed to another location and noted the HPC has had many conversations about the comfort station. She said the removal of the tree was disappointing, but she appreciated the thorough explanation showing the steps taken to try and save the tree. She was fine with the proposal.

Mr. Barlow said the shed was not of unusual importance and removal was consistent with the Guidelines. He found the removal of the tree was unfortunate; he said it was a large, visible tree in a very visible part of the County. He encouraged the Applicant to save the tree if at all possible and to look for other options to save it.

Ms. Flynn Giles said the structure was not of unusual importance. Ms. Flynn Giles did not think it was critical to save the tree due to its age but recommended retaining the tree if at all possible.

Ms. Zoren concurred the shed was not of unusual importance. She said it would be great for the tree to remain but understood the building constraints. She said the comfort station was located to not impede on the historical site and if the location was moved to save the tree, it would affect the historical site.

Ms. Danna concurred with the previous comments. She said Tulip Poplars are top heavy and not a great species for its location and would cause a lot of damage if it fell down. She said an oak would be more beneficial for wildlife. She said it is just the removal of one tree and more are planned to be planted.

Motion: Mr. Barlow moved to find the shed was not a structure of unusual importance and authorize its removal. Ms. Flynn Giles seconded. The motion was unanimously approved.

Mr. Barlow moved to find the removal of the Tulip Poplar was consistent with the Guidelines. Ms. Flynn Giles seconded. The motion was unanimously approved.

HPC-26-22 – 8472 Hill Street, Ellicott City

Applicant: Greg Busch

Request: The Applicant, Greg Busch, requests a Certificate of Approval and Tax Credit Pre-Approval to make exterior alterations and repairs, 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, with an addition dating circa 2000.

In May 2018, the Applicant received approval to make exterior alterations, similar to what is currently proposed, to the 2000-era addition on the rear of the historic house. The work in 2018 was not completed.

Scope of Work: The Applicant proposes to make exterior alterations to the 2000-era addition, located on the rear of the house. The application explains that the two-story addition “is built on three posts, with an occupied space on the upper floor. The lower floor is unimproved with no slab on grade and enclosed with 4’x8’ cement board sheets. The upper floor is sided with EIFS.”

The Applicant proposes to make the following alterations:

- 1) **Demolition** – Remove existing vinyl windows, doors, balcony and EIFS siding from addition.
- 2) **Foundation** – Construct a new concrete foundation and slab on grade.
 - a. **Tax Credits** - The Applicant seeks tax credit pre-approval to install a foundation. The application states, “the foundation of the addition is built on three posts with a beam that does not comply with structural building code. A failure of this system would damage the historic structure.”
- 3) **Siding** – Install Hardie Plank board and batten fiber cement siding on ground level and second floor of addition; paint Sherwin Williams 9037, Baby Bok Choy.
- 4) **Windows** – Install two over two Anderson 400 series vinyl clad wood, double hung windows to match the existing windows on the historic section of the house. There will be four windows on the south side (rear) of the addition, two on the upper floor and two at ground level; on the east side of the addition there will be two paired windows on the upper floor and two paired windows on the ground floor; on the west side of the house there will be two paired windows on the upper floor with an awning window to the left of the paired windows and two paired windows on the ground floor.
- 5) **Doors** – Install two white, fiberglass doors on the ground floor, one on the west side of the house and one on the east side yard. The renderings show a ½-light over 2-panel door.



Figure 5 - Proposed 3D rendering of addition new exterior materials.

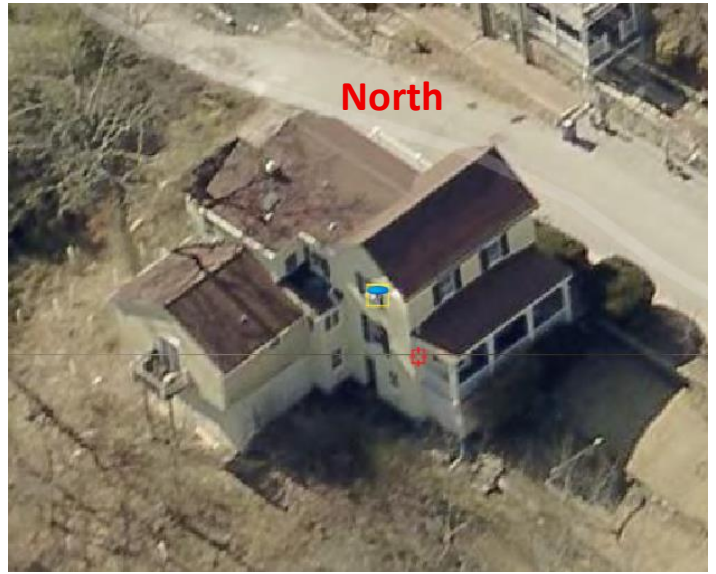
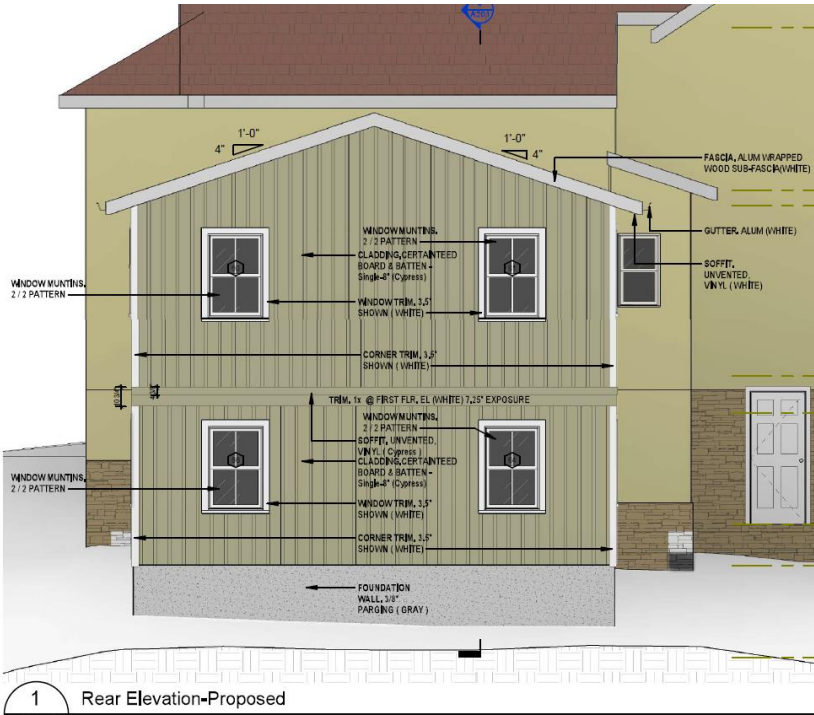


Figure 6 - Aerial view of existing rear addition.



1 Rear Elevation-Proposed
A201 Scale: 1/4" = 1'-0"

Figure 7 - Proposed south (rear) elevation



Figure 8 - Existing south (rear) elevation.

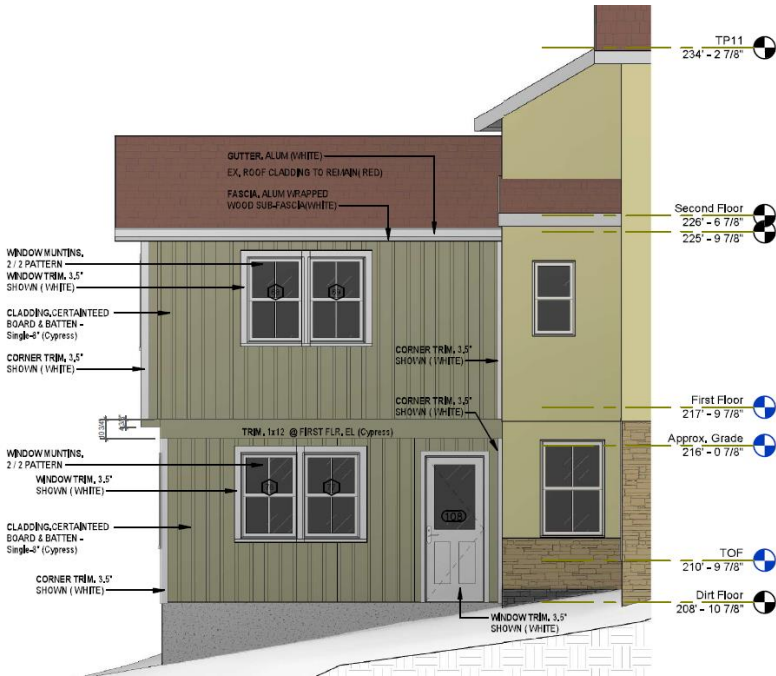


Figure 9 - Proposed east (left) elevation.



Figure 10 - Existing east (left) elevation.

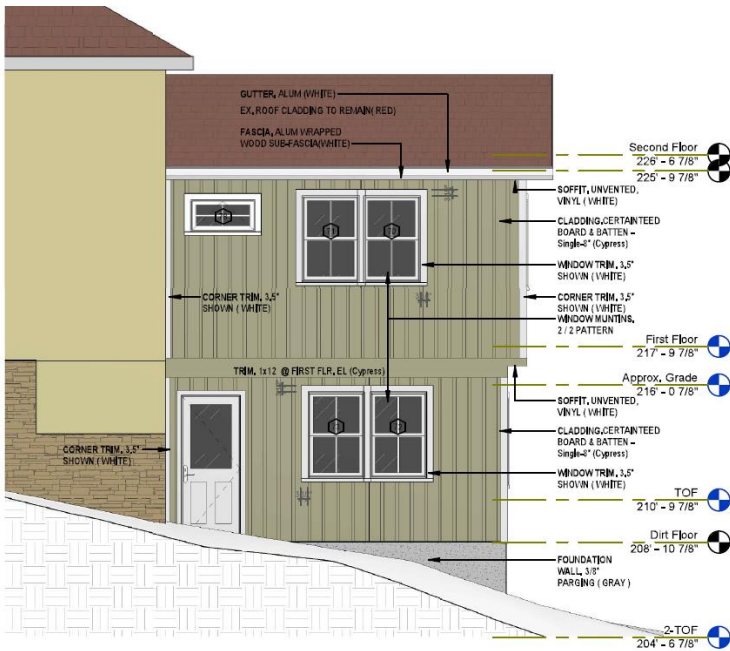


Figure 11 - Proposed west (right) elevation.



Figure 12 - Existing west (right) elevation.

2 Right Elevation=Proposed
A201 Scale: 1/4" = 1'-0"



Figure 13 - 2019 Google Streetview image of west (right) side of historic house with view of rear addition.

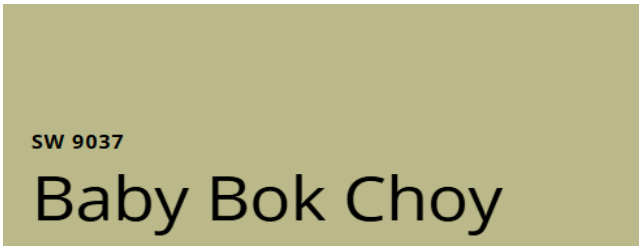


Figure 14 - Proposed paint color for addition.

HPC Review Criteria and Recommendations:

Chapter 7.A.2: New Construction: Additions, Porches and Outbuildings; Building Additions; Size, Scale and Form

1) Chapter 7.A.2 recommends:

- a. "...Distinguish the addition from the original structure by using a setback or offset or a line of vertical trim between the old section and the new."
- b. "For any building, design the addition so that its proportions (relationship of width to height), the arrangement of windows and doors, and the relationship of solids (wall area) to voids (window area) are compatible with the existing structure."

The original addition design used EIFS to blend in with the historic stucco building. The proposal to change to a board and batten design appears in accord with Guideline recommendations to distinguish the addition from the original structure.

The proposed alterations will add additional windows to the addition, which will be lined up and regularly spaced. The proposal improves the fenestration of the addition and is more compatible with the existing structure, as recommended by the Guidelines.

Chapter 7.A.4: New Construction: Additions, Porches and Outbuildings; Building Additions; Details

2) Chapter 7.A.4 recommends:

- a. *“Design windows to be similar in size, proportion and arrangement to the existing windows. On historic buildings, or any building visible from a public way, windows should have true divided lights rather than interior or sandwiched muntins. A possible alternative is windows that do not have divided lights but have permanent exterior grilles, appropriately detailed to be compatible with historic wood windows.”*
- b. *“Use doors and simple entrance designs that are compatible with those on the existing building or similar buildings nearby.”*

The proposed windows and doors will be similar in size and arrangement to those on the historic structure. The use of paired windows on the addition is compatible with the use of paired windows on the historic building.

The use of half-light over 2-panels doors on the addition is compatible with the 4-panel front door on the historic building.

Chapter 7.A.5: New Construction: Additions, Porches and Outbuildings; Building Additions; Materials

- 3) *Chapter 7.A.5 recommends, “On any building, use exterior materials and colors (including roof, walls and foundations) similar to or compatible with the texture and color of those on the existing building. Avoid exact replication that would make an addition appear to be an original part of a historic building.”*

The proposal to use Hardie Plank fiber cement board and batten siding appears in accord with Guideline recommendations to use materials and colors compatible with the existing building, but avoids exact replication.

Sec. 20.112- Historically valuable, architecturally valuable, or architecturally compatible structures:

(4) Eligible work means:

...

(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 16.601 of the County Code;*
- d. *Repair or replacement of historic landscape features such as masonry walls, fences, or other site features, if determined to be of historic or architectural significance by the Commission;*

The Applicant seeks tax credit pre-approval for the installation of the foundation.

Staff Recommendation to the HPC: Staff recommends the HPC:

- 1) Approve the exterior alterations as submitted.
- 2) Determine if the new foundation is eligible for tax credits per County Code Section 20.112 and approve, modify or deny accordingly.

Testimony: Ms. Danna swore in Greg Busch. He did not have anything to add or correct to the staff report.

Ms. Flynn Giles did not have any questions, she thought the slab was a necessary part of the construction.

Ms. Zoren said there was an existing overhang on the addition shown in Figure 12 and asked Mr. Busch if the new exterior wall be built in the same plane. Mr. Busch said that was looked at, but moving the wall out on the bottom to align the planes was going to be impractical based on the existing framing that was remaining.

Ms. Allen asked for clarification on the term “demolition” on the plan and whether it referred to specific elements or if the whole addition was coming down. Mr. Busch said he was not sure if he used the correct plan, he said the roof and framing will remain, but everything else is being replaced.

Mr. Barlow asked what the difference of the overhang was between the upper and lower wall. Mr. Busch said it was about 18 inches to 2 feet. Mr. Barlow asked how the lower area that is unfinished was with big rains. Mr. Busch said it does not get a lot of moisture in that area.

Ms. Danna asked Mr. Busch if he had a structural engineer report about the repouring of the slab or if he got it evaluated. He said he has a geotechnical report showing soil borings to see if the soil could support the structure. Ms. Danna asked if he was the owner when the addition was first put on and he said he was not. Ms. Danna clarified that the owner was just asking for tax credits for the foundation work and why. Mr. Busch said the structure was built on three posts and they cannot excavate to see how the post are built, but the connection between the post and beam above it is not to current Code. The contractor recommended having a full slab foundation and other interior structural work to bring the addition up to Code. Ms. Danna asked if he was asking for tax credits for all of the structural work or just the foundation. Mr. Busch said probably ask for all of the structural work¹.

The Commission moved to deliberation. Mr. Barlow reviewed the 20.112 tax credit Code and found the work was for the structural integrity and durability of the structure.

Ms. Zoren agreed with Mr. Barlow and found the proposed work eligible under 20.112 as it was necessary to maintain the physical integrity of the structure.

Ms. Danna clarified scope; is the credit for the other structural work or just the foundation. Commission found both would apply- foundation and structure.

Ms. Allen thought the interior structural improvements and foundation work should both receive tax credits. Ms. Allen said the board and batten and window design looked more appropriate and was compatible with the Guidelines.

The Commission discussed the other interior structural work for tax credits and found it eligible. Staff explained there was not enough known information on what work was specifically needed on the interior and recommended the Applicant submit a new application for that work which could be processed through the Executive Secretary Tax Credit Pre-Approval process. The Commission concurred and discussed approving the work as listed in the staff report and current application.

Motion: Mr. Barlow moved to approve the application submitted. Ms. Flynn Giles seconded. The motion was unanimously approved.

¹ The application only requested tax credit pre-approval for a new foundation slab.

HPC-26-23 – 8069 Tiber Alley, Ellicott City, HO-83

Applicant: Geoff Gill

Request: The Applicant, Geoff Gill, requests a Certificate of Approval to install signs at 8069 Tiber Alley, 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-83, Collier’s Grist Mill. According to the Inventory form, the building existed in 1860 and was found on the Martennet Map of 1860. The Inventory provides the following description of the building:

“Collier's Grist Mill of 1860 is now a stone and frame shed roofed, four bay wide, three bay deep, two story high structure whose east wall faces Tiber Alley and whose north wall runs along the Tiber River. The east wall is particularly noteworthy as it indicates very clearly the three bay wide, two story high east wall of the original stone mill. Two original second floor rectangular, double-hung windows are clearly evident. One is centered into the second-floor east wall, flanked by flat pilasters, underlined by a flat wooden sill, surmounted by a flat wooden and flat granite lintel and holding eight-over-eight lights. The other lies south, similar in all respects, other than its narrower width and four-over-four lights. A third window, similar to it in all respects other than its six over-six lights lies north of the central second floor window. Beneath this latter window rests a rectangular, batten wood door, surmounted and covered by a gabled shake roof hood supported diagonally by two timbers. A wide first floor carriage entrance rests beneath the central and south bay second floor windows. A wide wooden lintel is supported by a wide central plank which creates a double entrance door to the old grist mill.

Encasing this picturesque east entrance wall is a two-story high shed roofed frame structure which holds a single, second floor, rectangular, double-hung window with six-over-six lights. A cinder block, one story high, shed roofed, double garage rests along this frame section of the east wall and faces northward to Main Street.”

Joetta Cramm’s, *Historic Ellicott City, A Walking Tour* explains, “In 1878 the building served as William Collier’s flour mill. In the 1880s B.F. Hawes operated the Ellicott City Mills here and crossed the Tiber by a wooden bridge to get to Main Street. Herman Shriver found a new use for the building in the 1890s. He formed a company to provide the first electric power and lights in town.”

In February and March of 2026, in case HPC-26-05, the Applicant presented plans to the Commission for exterior alterations to the building in order to open a new restaurant in the space. The Commission approved the alterations, which included new windows, doors, roof alterations and painting the building a new color scheme which would coordinate with future signage.

The current application for signage was posted as a Minor Alteration, case MA-26-13, but was removed due to an objection.

Scope of Work: The Applicant seeks approval to install two signs on the front of the building, consisting of a flat mounted painted sign and one projecting sign.

The flat mounted sign will be painted directly onto the building fascia and will read “HOT GARBAGE PIZZA”. The lettering will be 11-inches high by 12.5 feet wide and will be located on the fascia which is 20 inches in overall height. The total area will be under 11.5 square feet in overall square footage since the sign/lettering will be painted directly the fascia and there will not be a separate background. The existing fascia will be replaced with a new piece of wood (currently two pieces of wood in disrepair).

The projecting sign will be installed in a space between "Garbage" and "Pizza" and will be a graphic of a slice of pizza. The projecting graphic sign will be 26" high by 12" wide at the widest, and will be less than 2.2 square feet in overall square footage. The sign will project 16.8 inches from the wall and will be a routed wood sign mounted on stainless steel hardware. The sign will consist of three color, white, black and red.



Figure 15 - Front facade of building showing signage on building lintel/fascia reading "HOT GARBAGE PIZZA". Graphic may not be to scale.



Figure 16 - Measurement of 11" sign lettering against overall 20" height of fascia/lintel. Graphic may not be to scale.

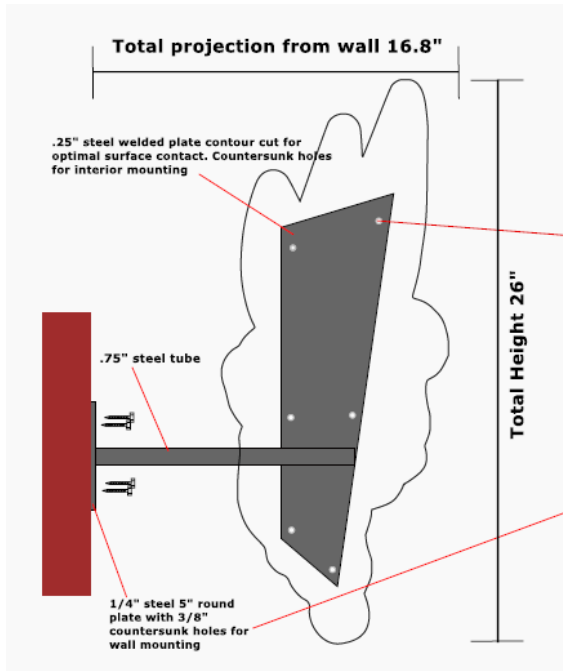


Figure 17 - Sign specifications for projecting metal bracket.



Figure 18 - Image of projecting sign of a pizza slice on building facade.

HPC Review Criteria and Recommendations:

Chapter 11.A: Signs; General Guidelines

1) Chapter 11.A recommends:

- a. "Use simple, legible words and graphics."
- b. "Keep letters to a minimum and the message brief and to the point. In many cases, symbols or illustrations that communicate the nature of the business can be used."
- c. "Use a minimum number of colors, generally no more than three. Coordinate the sign colors with the colors used in the building façade."
- d. "Use lettering that is between one-third and one-half the sign height and covers no more than 75 percent of the face of the sign."
- e. "Emphasize the identification of the establishment rather than an advertising message on the face of the sign."
- f. "Use historically appropriate materials such as wood or iron for signs and supporting hardware. Select hardware that blends with the style of the sign and is neither flimsy nor excessively bulky."

The proposed sign will consist of the name of the business with a graphic of a pizza slice. There will not be any other text or advertising messages on the sign.

The sign will consist of three colors: red, black and white and is coordinated with the building façade's color scheme approved in HPC-26-05.

The lettering will be just over one half the height of the overall sign board. The lettering will be 11 inches high and the total height of the fascia board is 20 inches.

The Applicant will replace the existing damaged fascia with a new piece of wood and will then paint the business signage/lettering directly onto the new fascia to create the sign. The projecting sign will have metal hardware and will be a routed wood sign.

Chapter 11.B.1: Signs; Commercial Guidelines; General: Scale and Number of Signs

- 2) Chapter 11.B.1 explains, “When the two signs are on the same building facade, the best combination will often be one flat-mounted or window sign and one projecting sign. Multiple signs need to be coordinated so that the cumulative effect does not clutter or obscure the building facade.”
- 3) Chapter 11.B.1 recommends, “If more than one sign is used to identify a building’s tenants, use signs that are similar in scale, harmonious in style and color, and located symmetrically or uniformly on the building.”

The Applicant proposes to install one flat mounted sign with a space in the lettering specifically designed for the projecting sign graphic of a pizza slice. The two signs use a similar color scheme as what was approved in HPC-26-05 and will be located uniformly on the building.

Chapter 11.B.2: Signs; Commercial Guidelines; Flat-Mounted Signs

- 4) Chapter 11.B.2 explains, “The lintel above the ground level storefront, a traditional sign location in many historic commercial areas, is not commonly used in Ellicott City but is a good location for signs if available.”
- 5) Chapter 11.B.2 recommends:
 - a. “Incorporate the sign into the facade of the building. Signs should fit within the lines and panels of the facade as defined by the building frame and architectural details.”
 - b. “Apply the sign to the storefront lintel, if available.”
 - c. “In most cases, limit the area of signage to one-half square foot of sign area for each linear foot of primary street frontage, with a limit of eight square feet in area for any one sign. More sign area is appropriate for some of Ellicott City’s larger buildings. where these limits would result in signs that are ineffective or not in scale with the building.”

The Applicant proposes to install the signs on the lintel above the ground level storefront. The painted sign will be lined up with the window on the left side of the building and the door on the right side of the building and will be centered on the lintel/fascia board, in accord with Guideline recommendations to “fit within the lines and panels of the façade”.

The painted sign will be approximately 11.5 square feet in area, and slightly exceeds the recommended square footage for most signs to have a limit of 8 square feet in area. However, the letters will be painted directly to the building façade without use of a separate sign board background. While this building is smaller than others along Main Street, it originally fronted Tiber Alley, not Main Street. While other buildings along Main Street sit directly against the sidewalk, this building is set back approximately 93 feet from Main Street and is separated from Main Street by the stream channel.

Chapter 11.B.3: Signs; Commercial Guidelines; Projecting Signs and Porch Signs

- 6) Chapter 11.B.3 explains, “Projecting signs in the shape of an object representative of the business have historic precedent (e.g., a boot-shaped sign for a shoe store) and can be effective.”
- 7) Chapter 11.B.3 recommends:
 - a. “Use only one projecting or hanging sign per building. On buildings with more than one business, each having its own entry from the sidewalk, one sign per entry may be appropriate if the signs are uniform in size and location.”

- b. *“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.”*

The projecting sign appears in accord with Guideline recommendations. The sign will be approximately 2.2 square feet in area. The sign will be located on fascia/lintel of the building, integrated within the name of the business “HOT GARBAGE PIZZA” and will be in the shape of a slice of pizza.

Staff Recommendation to the HPC: Staff recommends the HPC determine if the Application complies with the Guidelines, and approve, modify or deny accordingly.

Testimony: Ms. Danna swore in Geoff and Krista Gill. They did not have anything to add or correct. Ms. Zoren said Figure 18 made the painted sign look three dimensional as it is casting a shadow. She asked if the letters were painted on or if the sign would have depth. Ms. Gill said the lettering will be painted directly on; the artist was considering a darker red underneath for some depth. Ms. Allen, Mr. Barlow and Ms. Flynn Giles did not have any questions. Ms. Danna asked if the Applicants considered a different location for the projecting sign or if it was always planned there. The Gills said they did not consider a different location, it was always planned to be there and will be visible from both directions.

The Commission moved to deliberation. Ms. Zoren discussed the square footage, and said this building is smaller, but said there is merit for the sign to being oversized, since it is a unique location and not on Main Street, so the visibility is hindered. Ms. Zoren said if the lettering was smaller, it might not look as good because right now HOT GARAGE is centered over the window, the projecting size is centered over the light and pizza is centered over the door and if it was made smaller it would lose the way it corresponds to the architectural features.

Ms. Allen said the Guidelines talk directly about the size of the lettering and if the font was changed to be lighter and not take up as much space. Ms. Allen said the image of the pizza did not appear to be a slice of pizza to her, just a comment on the graphic to be helpful if they are trying to attract people with an image. Ms. Flynn Giles said the HPC had this discussion before, recently with the window vinyl sign; the sign is just the painted letters and the size of letters might reduce the size of the sign. She said the calculation of the size is different because it is not on a sign board. Mr. Barlow did not have anything to add, he liked the proposal. Mr. Barlow concurred with paint on fascia and did not think they counted the background in the square footage calculations.

Ms. Danna said the size of the letters was acceptable and the sign is set apart from the full building aspect. She said the projecting sign in the middle of the business name may block part of the sign depending on viewshed. She said the Guidelines generally recommend approving flat mounted and projecting signs in two locations, not on top of each other. Ms. Flynn Giles said the projecting sign seemed fine since it was adequately placed within architectural elements and that it would lose visibility if located elsewhere.

Ms. Zoren said the square footage of the letters make sense, but the HPC should discuss when a proposal comes before them. In this case, the painted letters are appropriate for this specific building because of the architectural character and the scale appropriate on this building.

Motion: Ms. Flynn Giles moved to approve the application as submitted with the specifying language the HPC discussed about the architectural uniqueness and scale of the building; with the lettering being an appropriate scale for the alignment of the structure’s architectural features and the distance and visibility to Main Street of the structure as result of the lower Main demolition and flood mitigation.

HPC-26-24 – 9568 and 9580 Washington Boulevard, Jessup, HO-532

Applicant: Amero Foods Manufacturing dba Pastry Star, Antonin Picou

Request: The Applicant, Amero Foods Manufacturing dba Pastry Star, Antonin Picou, requests Advisory Comments on the site development plan for 9568 and 9580 Washington Boulevard, Jessup.

Background and Site Description: This property is listed on the Historic Sites Inventory as HO-532, the John Holland House. According to the Inventory form, the building on the property dates circa 1841.

DPZ staff documented the property in 2021 along with the Department of Public Works surveyors and performed LIDAR scans of the buildings and obtained aerial photos from a drone. The County Architectural Historian is in the process of updating the Inventory form, as the state of property has changed drastically since the original Inventory was completed. The updated draft form provides the following description of the John Holland House:

“The John Holland Farm house is a ruin that is overgrown with vines. It is set back from the road on a small hill and faces east toward the road. This is a two-story, three-bay by one bay structure with a rubble stone foundation and walls of stuccoed stone and brick. The gable roof and all floors have collapsed into the basement; the ridge ran north-south. There is a two-story ell on the west, set to the north, that is four bays by two bays. It has a rubble stone foundation, 6-1 common bond brick walls with stucco on portions of it, and a shed roof that slopes down to the south and appears to be covered with asphalt shingles. There is a brick chimney centered on the ridge, between the two center bays. The south bay of the east elevation has a door with eight pyramidal panels, and the center and north bays each have a six-over-six sash. The second story has collapsed out onto the ground. The main block had a side-passage plan, with the passage running along the south end, a room in the center, and another room at the north end. The ell has a large room at the west end with a passage running to the east along the south wall, leading to the main block, and a smaller room (or two?) on the north side of the passage. The west room has a large cooking fireplace on the east side of the room, with splayed jambs.”

There were three buildings on-site, but all are in a state of ruin. The historic John Holland House is currently in ruins, a second house (dating circa mid-20th century) burned down within the past two years and a former Aerolab warehouse building (dating circa mid-20th century) is in a state of severe deterioration and collapse.

Scope of Work: The Applicant proposes to demolish the three existing buildings/ruins on site and construct a new 100,000 square foot manufacturing facility and associated site improvements, roadways and parking areas. Construction will include removal of specimen trees, as shown on the site plan. The plans show an area northwest of the new building within steep slopes to include a potential orchard.



Figure 19 - Front of John Holland House, photo date 2021.



Figure 20 - Rear of John Holland house, photo date 2021.

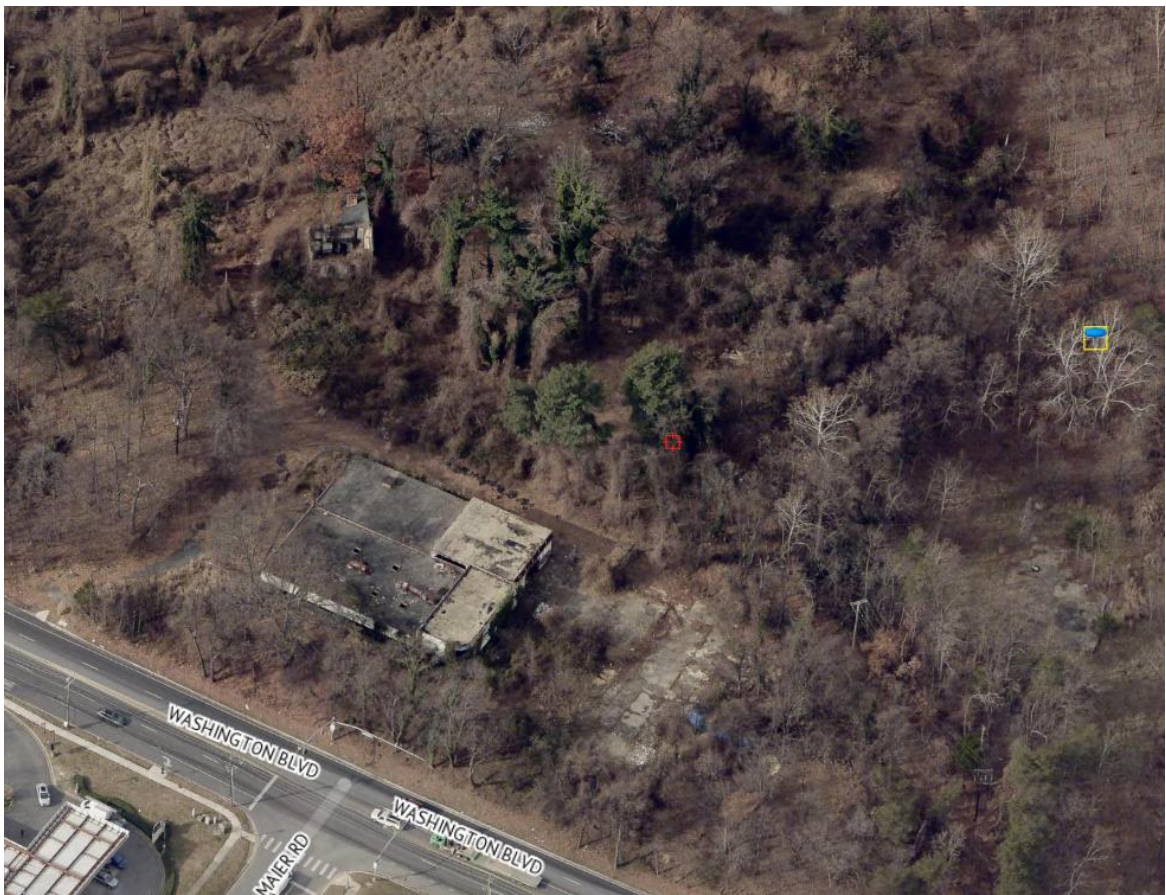


Figure 21 - 2025 aerial of site.



Figure 22 - Image of DPZ site visit in 2021, looking inside Aerolab warehouse building.



Figure 23 - Image of Aerolab exterior.

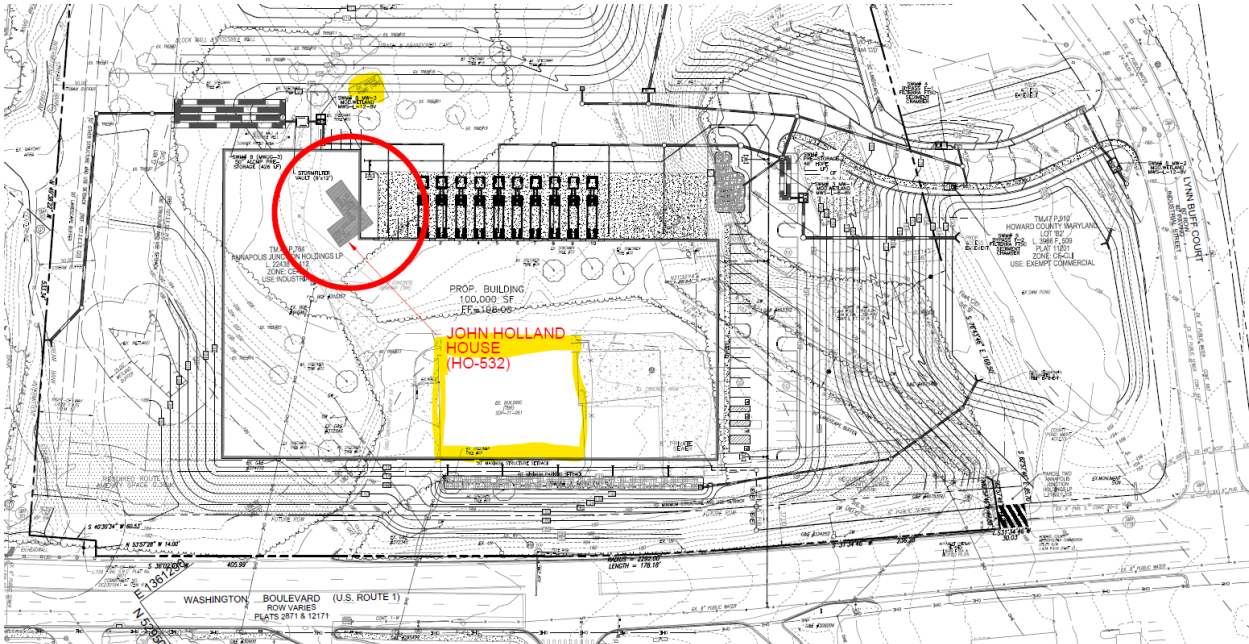


Figure 24 - Image of site plan, with historic house circled in red, secondary house and warehouse highlighted in yellow.

HPC Review Criteria and Recommendations:

Section 16.603A. Review of Developmental Plans

“Prior to the initial submittal of an application for subdivision or site development plan approval on a site located in a historic district established under this subtitle, adjoining a multi-site historic district, or that contains a historic structure, the applicant shall request review by the Commission to identify all historic resources on site and obtain advice from the Commission regarding the design of the development.”

Rules of Procedure, Rule 104.A, Pre-Application Advice, Advice on Subdivision and Site Development Plans

1. *Prior to the initial submittal of an application for subdivision or site development plan approval on a site located in a historic district or that contains a historic structure, the petitioner shall submit a request to the Commission to identify all historic resources on the site and obtain advice regarding the design of development.*
2. *The request for advice shall be accompanied by a concept plan showing the proposed development of the subdivision, including the proposed lot locations, proposed siting of structures on the lots and proposed architecture.*

Section 16.118 – Subdivision and Land Development Regulations; Protection of Historic Resources

(b) Guidelines. The following guidelines suggest ways to improve project design and do not prohibit either demolition of historic structures or relocation of burial grounds in accordance with State law. This section applies upon adoption of a list of historic sites and criteria for nomination adopted by council resolution.

- (1) Historic buildings, structures and landscape features which are integral to the historic setting should be located on a single lot of suitable size to ensure protection of the historic structure and setting. If demolition is proposed, information explaining this decision shall be provided (structural condition, cost to retain, etc.).*

The plan proposes to demolish all existing structures on-site, which are partially collapsed, in a state of ruin and not structurally sound.

Staff Recommendation to the HPC: Staff recommends the HPC provide advice on the site design of the new development, the demolition of the historic structures/ruins and if the specimen trees proposed for removal have historic significance.

Testimony: Ms. Danna swore in Kajal Gharib, an engineer representing the project. She did not have anything to add or correct.

Ms. Allen, Mr. Barlow, Ms. Flynn Giles, Ms. Danna did not have questions.

Ms. Zoren asked how long the current owner has owned the property. Ms. Gharib said they have owned the property for less than a year.

Ms. Flynn Giles said the building appear to be extensive ruins, although there was significance in the original house.

Ms. Allen provided comments on the Aerolab building, which was a mid-century modern style with rounded corners. Ms. Allen recommended the new building pay homage to the existing Aerolab building and utilize mid-century modern features.

Ms. Zoren agreed the buildings are beyond repair based on the photos; the roof is caved in, there are no floors; walls are caved in. Ms. Zoren said the new building was enormous and wished there was a way to revisit the site plan and save some of the specimen trees. She reviewed the plan and said there was a significant amount of grading, so it probably would not be worth to save the trees no matter where the building was placed.

Mr. Barlow said he does not know much about the history beyond that in the staff report, but recommended the Applicant be aware of archeological resources on the property.

Ms. Danna said there is archeology to be done, and suggested this property have a Phase 1 archeological evaluation. She said that while the John Holland building was really important, the Aerolab building was important too. She recommended the Aerolab façade be preserved in some way and that any remaining historic features, such as fireplace or mantles, in the John Holland House be salvaged and saved. She highly recommend performing preliminary archeology before the historic site is gone.

Ms. Zoren said that when she read the historical background and said the archeology survey would be really interesting, as there was a lot of history and stories within the inventory of the property like George Washington visiting the house.

The Commission had no further Advisory Comments.

HPC-26-25 – 6050 Old Washington Road, Elkridge, HO-803

Applicant: Sam Alomer, Mildenberg, Boender & Assoc., Inc.

Request: The Applicant, Sam Alomer from Mildenberg, Boender & Assoc., Inc., requests Advisory Comments for a site development plan at 6050 Old Washington Road, Elkridge.

Background and Site Description: The property is not located in a local historic district, but is located within the Historic Sites Inventory Old Washington Road Survey District, HO-803, as a contributing resource. The Inventory form provides the following information about the Old Washington Road Survey District:

“The Old Washington Road Historic District is a significant example of suburban development between 1850 and 1953 for reasons both historical and architectural in nature...The district consists of more than 100 contributing resources, most of which are single-family residences although several commercial buildings also contribute to the district. The district is significant under criteria A and C for its role as a commuter suburb, first dependent on the railroad and later automobiles, and also for its collection of vernacular architecture, mostly residential in nature, exhibiting the trends popular during the 100 years between the middle of the nineteenth and twentieth centuries. The prosperity and growth Elkridge enjoyed during the mid-19th century was caused in part by the town's situation on Old Washington Road (formerly the Washington Turnpike, established in 1817) and the Washington link of the B and O Railroad (completed through Elkridge in 1835). The town experienced a construction boom in between 1850-1860 related to railroad and the rise in the popularity of suburban living.”

The Inventory form provides the following information about the historic house at 6050 Old Washington Road:

“...This two story, five bay frame dwelling sits very far back from the north side of Old Washington Road. It faces south and is not visible from the road. Also like house number 6042, this one has been heavily modernized with vinyl siding and all replacement vinyl windows. The asphalt shingle side gabled roof is interrupted by a cross gabled projecting center bay. Two interior brick chimneys located at the ridge of the roof probably flank a center hall. The glazed and paneled central entry is flanked by sidelights. A two story cross gabled wing extends from the rear of the house; it is not possible to tell if this is original. No front porch exists though it seems likely that it had one at one point. A complete lack of decorative details makes this structure difficult to date but based on form alone the house probably dates to the last quarter of the 19th century.”

The property at 6050 Old Washington Road is adjacent to 6040 Old Washington Road and 6066 Old Washington Road, which are also contributing properties within the Old Washington Road Survey District. There are other historic buildings within the Survey District in the vicinity of this property. Houses along Old Washington Road generally face Old Washington Road, with varying setbacks along the road. In some locations houses are very close to the street, while others are more setback similar to the house at 6050 Old Washington Road.

Scope of Work: The Applicant proposes to subdivide the 1.72-acre property into eight total lots; five buildable residential lots (lots 1-5) and three open space lots (lots 6-8). The application states that “access to the new lots will be provided by a 16-foot-wide use-in-common driveway” and that “water and sewer lines will be installed beneath the proposed driveway to serve both the new homes and the existing historic house.” The existing historic house will be subdivided on a separate lot, preserved and restored. There will be an open space lot located in front of the historic house and next to the historic house, and an open space lot fronting Old Washington Road.

The five new houses will be accessed from 16-foot-wide use-in-common driveway, and will face the neighboring historic house located at 6040 Old Washington Road.

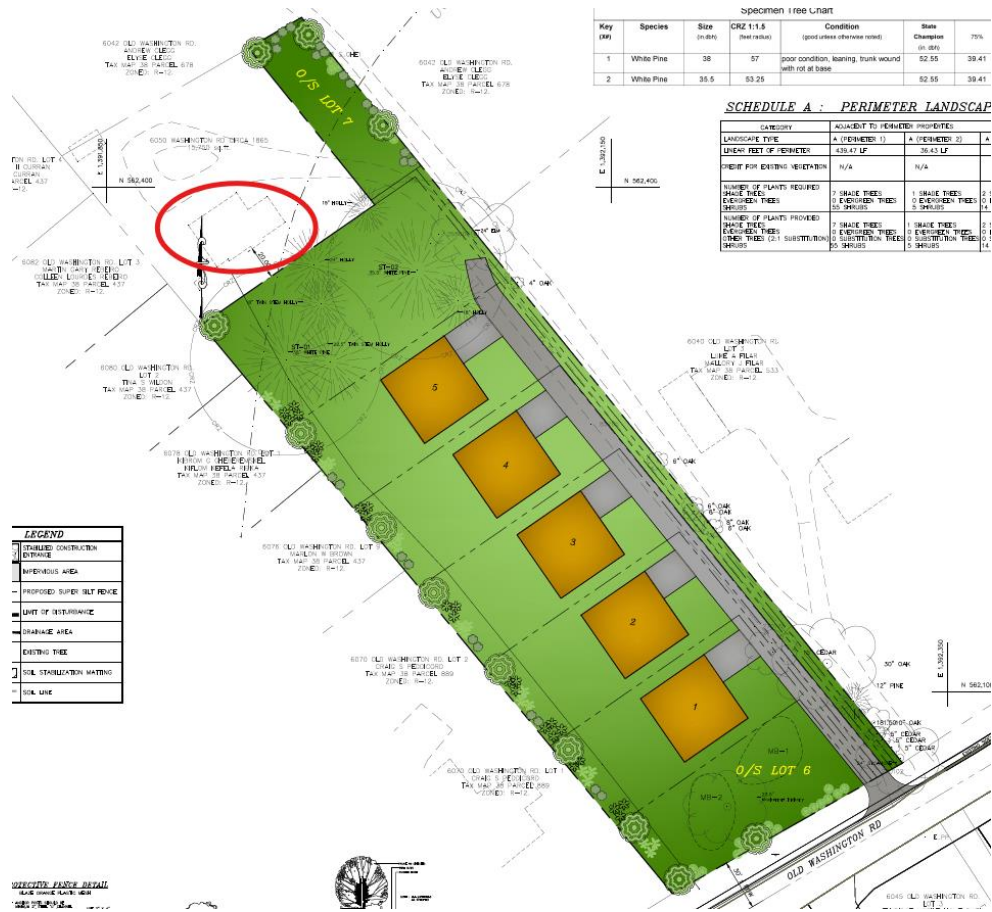


Figure 25 - Proposed site plan showing 5 new houses. Historic house located behind new lots, within red circle.



Figure 26 - Google Streetview 2023 streetscape of existing front yard at 6050 Old Washington Road and neighboring historic house at 6040 Old Washington Road.

The proposed site plan shows buffer planting along the west side of the property, between 6050 and 6066 Old Washington Road. No additional plantings are shown between 6050 and 6040 Old Washington Road, which is where the new houses will be facing.

In accordance with the Forest Conservation Act, a Historic Tree Survey was conducted and 20 trees on the property were identified as historic, including two pines that are classified as specimen trees due to their size: White Pine #6 (38-inch DBH) and White Pine #9 (35.5-inch DBH). The installation of the water and sewer lines beneath the use-in-common driveway requires the removal of White Pine #9 and three non-specimen historic trees, American Hollies #3 and #10 and Sassafras tree #20. The application states the Sassafras tree #20 is “already in poor structural condition with major limb failure, hollowing, and root rot.” The remaining trees in the Historic Tree Survey will be retained. The application states, “Replacement plantings will be introduced in consultation with the Historic Preservation Commission, with species and placement selected to reinforce the vernacular character of the home and the long-term health of its landscape setting.”



Figure 27 - Image of front facade of the Chelton House, 6050 Old Washington Road.

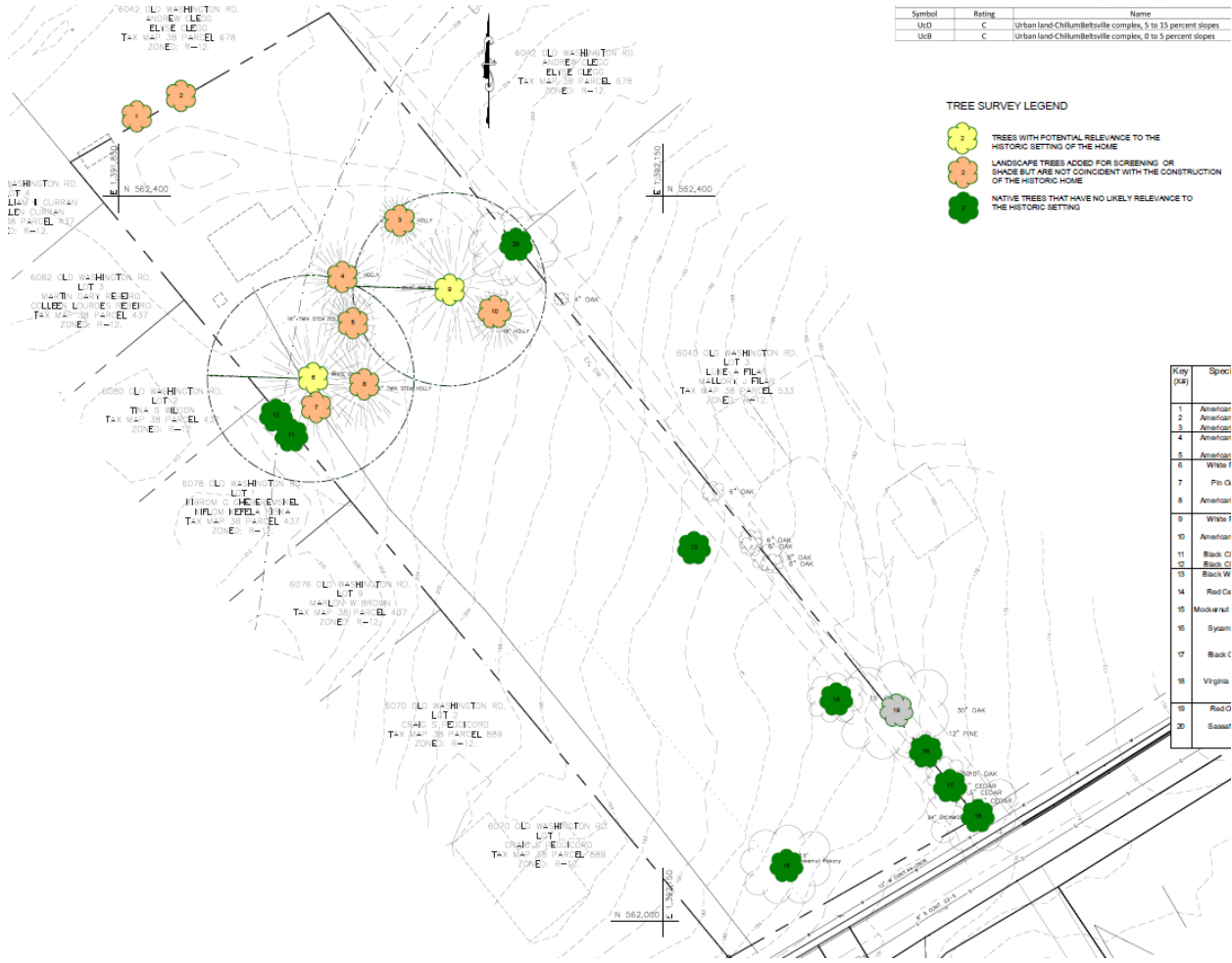


Figure 28 - Historic Tree Survey

HPC Review Criteria and Recommendations:

Section 16.603A. Review of Developmental Plans

“Prior to the initial submittal of an application for subdivision or site development plan approval on a site located in a historic district established under this subtitle, adjoining a multi-site historic district, or that contains a historic structure, the applicant shall request review by the Commission to identify all historic resources on site and obtain advice from the Commission regarding the design of the development.”

Rules of Procedure, Rule 104.A, Pre-Application Advice, Advice on Subdivision and Site Development Plans

- 1. Prior to the initial submittal of an application for subdivision or site development plan approval on a site located in a historic district or that contains a historic structure, the petitioner shall submit a request to the Commission to identify all historic resources on the site and obtain advice regarding the design of development.*
- 2. The request for advice shall be accompanied by a concept plan showing the proposed development of the subdivision, including the proposed lot locations, proposed siting of structures on the lots and proposed architecture.*

Section 16.118 – Subdivision and Land Development Regulations; Protection of Historic Resources

(b) Guidelines. The following guidelines suggest ways to improve project design and do not prohibit either demolition of historic structures or relocation of burial grounds in accordance with State law. This section applies upon adoption of a list of historic sites and criteria for nomination adopted by council resolution.

- (1) Historic buildings, structures and landscape features which are integral to the historic setting should be located on a single lot of suitable size to ensure protection of the historic structure and setting. If demolition is proposed, information explaining this decision shall be provided (structural condition, cost to retain, etc.).*
- (2) Whenever possible, historic resources should be integrated into the design of the subdivision or site plan. If compatible, new and historic structures may be juxtaposed. Alternately, open space may be used to buffer the historic resources from new development.*
- (3) Access to the historic property should be via its existing driveway, wherever possible.*
- (4) The new subdivision road should be sited so that the lot layout does not intrude on the historic resources. The road should be oriented so that views of the historic property from the public road are of its primary facade.*
- (5) Grading, construction and landscaping on the adjacent lots should enhance views to and from the historic property, while buffering views of new development.*
- (6) Achieving the maximum possible density is not sufficient justification to allow adverse impacts on historic resources.*

The existing historic house at 6050 Old Washington Road will be on its own lot and be buffered from the new development by an open space lot to the front and side of the historic house. Trees that were identified as historic trees are located mostly within the open space lot to the front of the house and will remain, thus contributing to the direct historic setting of the house. Access to the historic house will remain in the same location, although the driveway will be expanded to 16-feet in width per Code requirements. The new lots will face the neighboring historic house at 6050 Old Washington Road, and will not front face Old Washington Road, which is the typical orientation along this street.

Staff Recommendation to the HPC: Staff recommends the HPC provide advice on the design of the development, proposed landscaping and if the trees proposed for removal have historic significance.

Testimony: Ms. Danna swore in Sam Alomer, the project engineer. He agreed with the staff report and gave a brief presentation of the application. He said the house is between 120-150 years old and set back about 500 feet from the street and sits 30 feet higher than the road elevation. He explained the house has been modernized on the outside like the enclosure of the front porch, but the interior retained more historic character. Mr. Alomer said the plan is to renovate the house and put it on the market. He said the site consists of 3 parcels, one around the historic house and two in front. They adjusted the lot lines to preserve the house and develop the remainder. Mr. Alomer explained the project was before the HPC for advisory comments on the subdivision. He explained the minimum lot size was used for the proposed new lots in order to provide larger open space lots around the existing historic house. Most of the trees that are part of the historic landscape will be in the open space lots. The driveway will be retained in the existing location, widened and improved. There are two specimen trees, one will need to be removed as they need to extend sewer lines to serve new houses and the vacant lot beyond this property as required by Code. He said that open space lot 7 will contain most of the trees identified in the tree survey and buffer the house from the proposed units.

Ms. Danna swore in Luke Filar, the adjacent property owner to the east. Mr. Filar said the only area landscaped on the drawings was on the west side and there was no landscaping shown on the east side/driveway side of the property, where all of the homes will face his house. He submitted pages from the Landscape Manual, which show that 1 shade tree is required for every 60 feet for an edge type A

landscape plan, which is what was proposed. Mr. Filar said all of the driveways would be shining car lights into his house. He questioned if the driveways could be shifted to the west side and the homes turned to face the other direction. He said there is another historic home at 6066 Old Washington Road, but the remainder are newer homes that are about 10 years old. Mr. Filar provided a brief history of the subject house, stating that the house dates to 1800s. He explained that he performed deed research on his property, which dates back to 1817, related to the original Montgillion property on 11 acres which went to the St. Augustine's Church and in 1827 Montgillion sold 2 acres to Bryan. He said if there were any structures located in what is not the big field in the front of the house, there could be artifacts. He did not think there were burials based on his research in the front but explained there are 3 gravesites in the back of the other property behind 6050 which Mr. Filar believes was the original owner and family from 1817. Mr. Filar summarized that he would like landscape trees on his side of property, the homes to be turned and the driveway be on the west side of the property. Ms. Flynn Giles moved to accept the evidence into the record. Mr. Barlow seconded. The Commission accepted the Exhibits into evidence. The Commission did not have any questions for Mr. Filar.

Ms. Danna asked Mr. Alomer if they looked at moving the first house so it faces Old Washington Road. He said that was considered and explained they went through multiple layouts and their main goal was to maximize open space lots they had to use the smaller lot sizes while providing 30% open space. He explained that orienting the house to Old Washington Road changed the setback and made the lot almost unbuildable, so it had to be kept facing the use-in-common driveway. Mr. Alomer said open space lot 6 will have 2 micro bioretention facilities; an earlier plan with 20,000 square foot lots had micro bioretention on each lot, but the stormwater had to be moved when the lots were made smaller.

Ms. Danna asked Mr. Alomer to clarify which trees will be removed and which are being kept. The white pine, ST 2, designated as part of the historic house is to be removed, and Tree 9 and Tree 18 is being removed. He explained they have to provide water and sewer for a neighboring landlocked lot. He will try to keep an 18-inch holly, but the critical root zone shows more than 30% disturbance so he needs to show it as removed. Ms. Danna said the trees at the front were not identified to be part of the historic house, but she was not sure why as tree lined drives are very common with historic houses. The Chair asked which trees were going to be removed. Mr. Alomer said those roots impacted more than 30% which would be the sycamore and the 12-inch pine to be removed; the 5-inch cedars may remain and the 30-inch oak will not be touched because it is outside the property line, but sewer line will pass next to it and impact roots. The red cedar is to be removed. The cluster of 6-inch oaks will probably remain because they have small root zone. Tree 13 will be removed; tree 15, a hickory, is already dead. Ms. Danna asked about the screening plans for these houses. Mr. Alomer said they are not showing the trees to be planted between them and adjacent house at 6040, but they are proposing Type A landscaping on all 3 perimeters, 1 shade tree every 60 feet. Mr. Alomer said they will definitely provide landscaping along the 6040 property line and street trees along the road. Ms. Danna asked if the new houses can be pushed back from the driveway and the driveway shift for the houses to be more centered within the property. He said they tried open across from Lebanon Lane and they will have to cut more trees than the ones provided there and provide a sewer line across the open space lot and will be difficult to reach the turnaround area of existing house other than crossing through Lot 7 and causing more trees to be removed. He said the existing driveway has good sight distance, provides perfect access and water/sewer to house 6042. Mr. Alomer said they cannot flip the driveway to the west side, if it was pushed more toward the west it would reduce open space. Ms. Danna was trying to understand if there was room for screening on the other side of the driveway where Mr. Filar's resided. Mr. Alomer said they are providing 10 feet between the driveway and the property line and pushing paving west toward the new houses, away from 6040, so there is room for required landscaping.

The Commission concluded their questions. Ms. Flynn Giles said the use of the existing driveway makes sense and screening should be looked at. She understood placement of houses and appreciated the historic house being retained.

Mr. Barlow wished there was some way to look at the water and sewer. He said the application was confusing that it states there are two giant pine trees with historic significance but one of the trees is going to be removed, but the other tree is dying as well and is in poor condition. And of all the trees on the property, there are two important trees and it is unfortunate that the one tree cannot be saved when it is the oldest and not in good condition. Mr. Barlow understand the sewer has to service the adjacent lot but it seems ashamed the trees are being removed for the water line.

Ms. Allen appreciated the restoration of the existing house and not demolishing it. The setting and significant views of all historic sites impacted should be considered. She said house 6040 is an important historic home and the HPC cannot give advice at the peril of an adjacent visible historic structure. She recommended screening with a mixture of vegetation, such as evergreens and shrubs so that Mr. Filar's historic property and any other historic property is not impacted by the development.

Ms. Zoren thanked Mr. Alomer for a well thought out plan that was respectful, saved the historic structure and provided a buffer for the historic structure and a buffer along the street. She said it would be better if they can retain more trees, but acknowledged some large trees would be retained. She liked the plan and the location of the open space; Lot 6 provided a buffer to the historic house and the buffer along Old Washington was a good location. She said she also first thought of flipping the driveway, but understood keeping the historic curb cut and that if flipped, more trees and the original approach to the house and the driveway circle would all be lost.

Ms. Zoren recommended dressing up the side façade of the house fronting Old Washinton Road on Lot 1. She explained that even if that side cannot be a technical front door, they should make a well-designed façade and it should not be blank side of the house. She recommended adding a significant landscape buffer between the driveway and Mr. Filar's property at 6040. She said the landscaping should not just be tall trees as that will not screen anything, and recommended they consider a mix of tall and short landscaping, such as a hedgerow or shrubbery that covers in low areas for lighting.

Ms. Danna echoed the other Commission members and recommended saving as many trees as possible, stating the white pines on site were good pines. She said the trees that line the driveway are important and it would be better to expand the driveway toward the new homes. Ms. Danna said brought up a lidar exhibit on the screen and said the lidar suggests there are items in the field, and that they should check out what resources are under the ground before they dig. She understood the restrictions with flipping the new houses. Ms. Danna recommended making sure the side of Lot 1 was dressed up, such as containing a side porch to make it blend in with the rest of the streetscape. She said the Lot 1 setback from Old Washington with open space in front looked consistent with that around it. She said Lot 1 should blend in with the streetscape and should not present a side of the house toward the street. For landscaping along the east side between 6040 and the use-in-common driveway, she recommended using a significant vegetated buffers consisting of understory and midstory landscaping.

HPC-26-26 – 12668 Triadelphia Road, Ellicott City

Applicant: ESC Triadelphia Road, LLC

Request: The Applicant, ESC Triadelphia Road, LLC, requests Advisory Comments on the site development plan for 12668 Triadelphia Road, Ellicott City.

Background and Site Description: This property is not located in a local historic district or listed on the Historic Sites Inventory, but does contain historic structures. According to SDAT, the principal dwelling dates to 1920. The property consists of 26.72 acres and contains 10 total structures, three dwellings and seven outbuildings. There are various structures on the property, including three dwellings, a well house, barns and sheds/outbuildings.

The application explains that the Applicant has submitted a Petition for Conditional Use for the construction of Age-Restricted Adult Housing units (BA-26-008C) and that the plan has also been reviewed by the Design Advisory Panel in 2025.

Scope of Work: The Applicant proposes to demolish all 10 structures on site (three dwellings and seven outbuildings) and construct a 26-unit age-restricted adult housing development. The site plan shows the development will consist of 26 single family detached condominium units, 550 square foot community center, paved walking paths, natural surface trail system, a bocce court, picnic area, a sensory/meditation garden and a community garden. There will be a wood split rail fence that will run the front of the property along Triadelphia Road, in front of a curved berm with micro bioretention behind it. A community septic area will be located along the west side of the property.



Figure 29 - Front of main historic house; to be demolished.

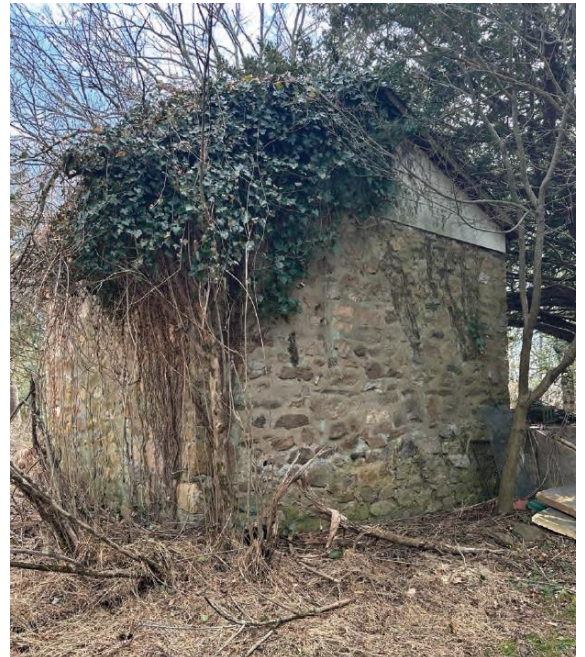


Figure 30 - Historic outbuilding, to be demolished.



Figure 31 - Proposed development plan.



Figure 32 - Aerial view of existing structures on property.



Figure 33 - Existing barn to be demolished.

HPC Review Criteria and Recommendations:

Section 16.603A. Review of Developmental Plans

“Prior to the initial submittal of an application for subdivision or site development plan approval on a site located in a historic district established under this subtitle, adjoining a multi-site historic district, or that contains a historic structure, the applicant shall request review by the Commission to identify all historic resources on site and obtain advice from the Commission regarding the design of the development.”

Rules of Procedure, Rule 104.A, Pre-Application Advice, Advice on Subdivision and Site Development Plans

- 1. Prior to the initial submittal of an application for subdivision or side development plan approval on a site located in a historic district or that contains a historic structure, the petitioner shall submit a request to the Commission to identify all historic resources on the site and obtain advice regarding the design of development.*
- 2. The request for advice shall be accompanied by a concept plan showing the proposed development of the subdivision, including the proposed lot locations, proposed siting of structures on the lots and proposed architecture.*

The proposed development involves the demolition of 10 total buildings, which includes historic buildings. The County Architectural Historian will conduct a site visit soon to better review and document the structures prior to demolition.

Staff Recommendation to the HPC: Staff recommends the HPC provide advice on the design of the development and the demolition of the structures.

Testimony: Ms. Danna swore in Jason VanKirk, Bill Erksine, Chris Malagari and Taylor Faris.

Mr. Erskine did not have anything to add. Mr. Faris, with Elm Street Development, explained they are the contract purchasers of the property from the Twigg family. Elm Street Development will run the approval process for the Twigg family. Mr. Faris said the plan will consist of 26 age restricted homes, a community center, gardens and would require removal of the structures on the property. He said they attended the Design Advisory Panel (DAP) meeting and received support. He said the property did not show up on any historic inventories, registries or districts. He said the principal dwelling, a Foursquare, represents a common vernacular type common in the County in the 1920s. He said the structure no longer retains historic integrity. He said the building contained black mold and the structures were not suitable for occupancy or an age restricted buyer.

Mr. VanKirk said the application tonight was in preparation for future conditional use hearings.

Ms. Flynn Giles and Mr. Barlow did not have any questions. Ms. Allen said that sometimes people think because a building is not on the inventory it means that it does not have significance, and explained it just means that there might already be plenty of examples of that architectural type so staff focused on other buildings. She said a property does not have to be associated with a significant person to be historic and that is why everyone comes before them with a structure that is over 50 years old. Ms. Allen said there were interesting outbuildings on the property with character, like the barn, and the stone structure/well house. She asked if there was any consideration of retaining one of those buildings and keeping them to show off in an open space. She said the barn looked interesting architecturally and people would like to see something like that restored or showcased off a pathway. She explained that in her field of recreation and parks, they will showcase buildings along their trails to show people history, even if the building has not been restored to be used every day. She said the design looks like everything will be demolished.

Mr. Faris said the development team walked the buildings individually and most are in a state that would be much more logical, financially feasible and historically respectful to refurbish the materials or deconstruct/reconstruct in another location. He said that to repair the buildings in the current condition would be a much heavier lift. The barn had hand hewn logs and the mortice and tenon was upside and reused from another structure. He said the barn was not in a structural condition to be repaired within reason. Mr. Faris said he liked the well house and was not opposed to reuse, recycle or offer to someone who wants to relocate, but these would not be facilities or homes you would rehabilitate outside of this context. He provided background on the property, explaining that the Twigg family acquired the land in the 1960s.

Ms. Zoren did not have any questions.

Ms. Danna thanked them for the detail. She asked if the development can be pushed back from Triadelphia Road, or if there were easements or buffers that prevented that. Mr. Van Kirk said they went through several plan iterations. Some of the restrictions were forest conservation, specimen trees, or trying to preserve the woods as much as possible. He said the development was consistent with the streetscape along Triadelphia Road; they were matching the setback of the other houses that front the road for a consistent streetscape. Ms. Danna said there are sidewalks on some of the roads in the development, but not all of them and asked if that was accurate or just the rendering. Mr. Van Kirk said the circular road has sidewalks, but the roads that branch off in front of the houses are use-in-common driveways. Mr. Van Kirk said there are connection points with trail networks and walking paths around the community. He said they could look at sidewalks along the use in common if it is a better design. He said they tried to make the use-in-common driveways consistent with others in Howard County.

The Commission had no further questions. Mr. Barlow understood the sidewalks are not usually located on shared driveways, but explained Ms. Danna's point was that for someone living in the inner houses, the only way to get to the shared sidewalk is to walk in the use in common driveway or edge of driveway. Mr. Barlow recommended more thought there for the pedestrian connectivity. He said the paths sounded great, but the practicality of how people will access amenities in the community needs some thought.

Ms. Zoren wanted to correct that the building is 100 years old. She said it was an immense loss of history to lose 10 buildings. She appreciated that the developers looked into the history, recommended preserving as much as the building architectural features as they can and reuse them or donate them Second Chance.

Ms. Flynn Giles and Ms. Allen did not have any additional comments.

Ms. Danna said it was a shame to lose a Foursquare that is over 100 years old, which is no longer common as the County is losing historic structures. Ms. Danna wanted to see the outbuildings saved, such as well/spring house, and incorporated into the community. She said the new community will be in a rural setting and leaving some of the agricultural buildings is good character. She said the stone outbuildings are built to last, and saving Structure 2 would be good. She recommended saving the stone building or incorporating the timbers from the barn into the community center, or use in some other way, which would set the community apart and provide character. She said Triadelphia Road was not a designated scenic road, but was still old, and to keep that in mind with proper screening, vegetation to be in-keeping with road and setting around it.

HPC-26-27 – 1 Emory Street, Ellicott City, HO-54

Applicant: Christa Kerrigan, Michael Graves

Request: The Applicant, Christa Kerrigan, requests a Certificate of Approval for partial demolition, new construction and exterior alterations at 1 Emory Street, 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-54, Howard County Jail. According to the Inventory form, the jail was constructed in 1851, with later additions in 1878 (the granite section seen as the front today), 1910 and 1952.

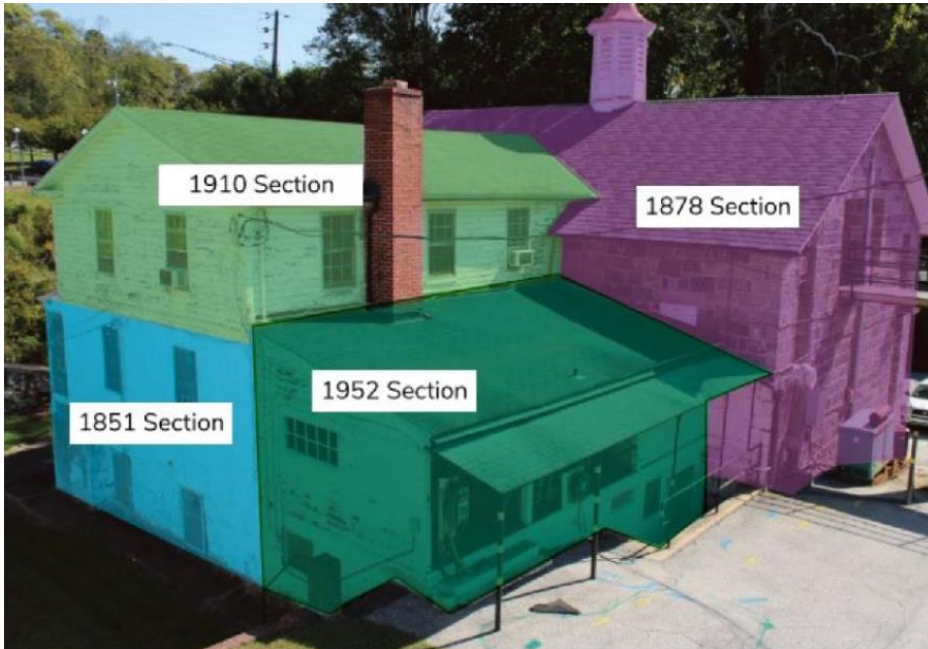


Figure 34 - Graphic of building showing various sections and dates of construction from 1851, 1878, 1910 and 1952.

The Inventory form explains:

“Contracts for a new jail were awarded in February 1851, with Charles Timanus getting the masonry contract and Samuel R. Powell the carpentry contract. The building was completed and accepted in December 1851, and it survives as the rear, stone ell of the existing jail. Apparently, the need for additional accommodations at the jail prompted the commissioners to request proposals again in 1878. It was noted at the time that the new jail would be built "upon the grounds, and immediately in front of the old one. The old one will be repaired for the warden, after the new jail is finished." John Laing a native of Edinburgh, Scotland and civil engineer, served as the architect. Robert Wilson and James Rowles were selected to build the new structure the jail was completed and accepted by the commissioners in early December, 1878. The conversion of the original building to the warden's house apparently entailed the addition of another story, in frame, on top of the original structure. The jail has undergone substantial alterations that appear to have removed the floors and built new ones in different locations. This necessitated alterations to the windows, all of which (except that in the center pavilion) have had the sills dropped and two shorter windows and a floor inserted where there was one tall window. The building continued in use as a jail until the early 1980s, when a new detention center was opened in Jessup, and the jail continued to be used by the Sheriff's Department until recently.”

The Applicant presented plans to the Commission for Advisory Comments/Pre-Application Advice in February 2026 in case HPC-26-03. The Commission requested that more information about the proposed products and a demolition plan to clearly define which portions of the building were being removed be submitted in the Application for Certificate of Approval. The Commission advised the replacement front door be centered and not off-set as shown, which would disrupt the symmetry of the front façade.

Scope of Work: The Applicant seeks approval to demolish the 1952 addition and pedestrian bridge and construct a new addition and new pedestrian bridge, make alterations to the historic building and make site hardscape and landscape alterations as described below. The application states that the bridge is in poor condition and not structurally safe to use and was likely constructed around 1959.

Historic Building – 1952 Addition and Pedestrian Bridge

- 1) Demolish existing 1952 addition.
- 2) Demolish existing pedestrian bridge, possibly dating to the 1950 alterations.



Figure 35 - Image of 1952 addition and pedestrian bridge proposed for demolition.

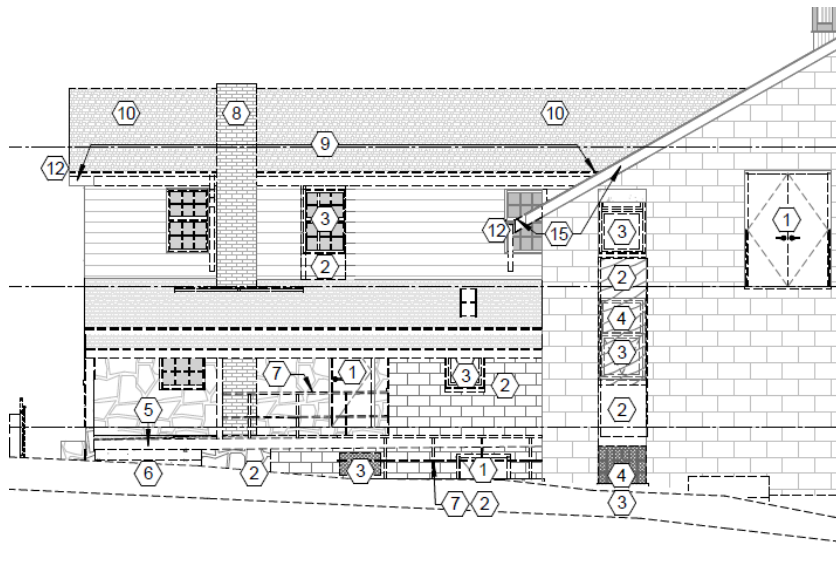


Figure 36 - Proposed demolition plan of 1952 addition shown in dashed line.

Construct New Addition and ADA Pedestrian Bridge

3) Wall Materials –

- a. Curtain Walls are Yes 45 FS flush glazed center set aluminum storefront system with monolithic glass in the color Clear, an anodized aluminum finish.
- b. Stone walls are TerraCORE panels in the color Sesame Gray.

4) Roof – PVC membrane, color white.

5) Doors – Doors on the new addition are part of the curtain wall system. Finish will match the walls - Yes 45 FS flush glazed center set aluminum storefront system with monolithic glass in the color Clear, an anodized aluminum finish. On west elevation, ground floor and third floor pedestrian bridge, doors will be full view double doors with full view sidelights. Door on north elevation ground level to be a full view single door.

6) Pedestrian Bridge decking – McNichols Bar grating TB-940-200 Safe-T-Grid Series, ADA, 84-inch span, aluminum. Mill finish aluminum color.

7) Pedestrian Bridge railing – Steel cable guardrail system; color to be mill finish aluminum to match the decking.

8) Pedestrian Bridge posts – Mill finish aluminum to match decking and railing.

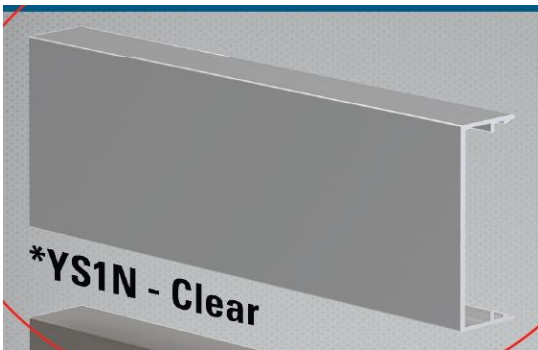


Figure 37 - Curtain wall system aluminum frame color.



Figure 38 - Proposed stone panel color.

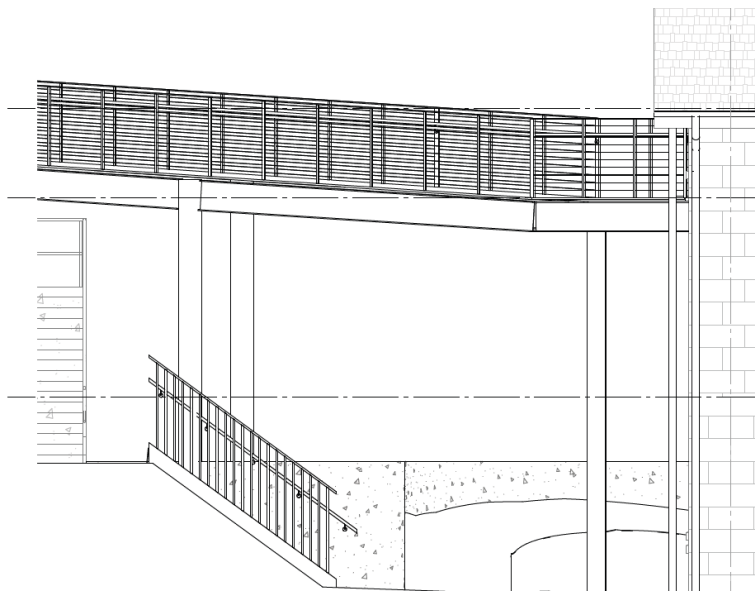


Figure 39 - Elevation of proposed new pedestrian bridge and railing design.



Figure 40 - Image of proposed pedestrian bridge decking material.



Figure 41 - Rendering showing proposed addition with aluminum and glass curtain wall system and stone panel wall system.



Figure 42 - Rendering showing proposed new, realigned pedestrian bridge and addition.

Historic Building – 1878 Section

- 9) **Front Door** – Front door is currently boarded over on the interior. Remove infill and install new Hope’s glass and steel ADA compliant door and sidelight/transom surround to infill door opening and allow for an ADA door. The design will match that shown on the elevations, refer to Figure 44. Color of steel to be Antique Slate Metallic Flat to match steel windows (below). The steel bars will remain, be cleaned and repainted to match the Antique Slate Metallic Flat finish of the windows, and pinned open.
- 10) **Rectangular Windows** – The existing rectangular windows on the 1878 granite section of the building were replaced with contemporary windows; the middle portion of the window was filled in with a solid material and metal grates installed over the windows. The Applicant will remove all modern materials and restore the window openings. New windows to be Hope’s steel windows, University Series, in the color Antique Slate, metallic flat finish.
- 11) **Front Façade Arched Window** – The window is infilled with a contemporary stud wall. The wall will be removed, and a full height steel window installed, to be Hope’s steel windows, University Series, in the color Antique Slate, metallic flat finish. The existing steel bars will remain, be cleaned and repainted to match the Antique Slate Metallic Flat finish of the windows,

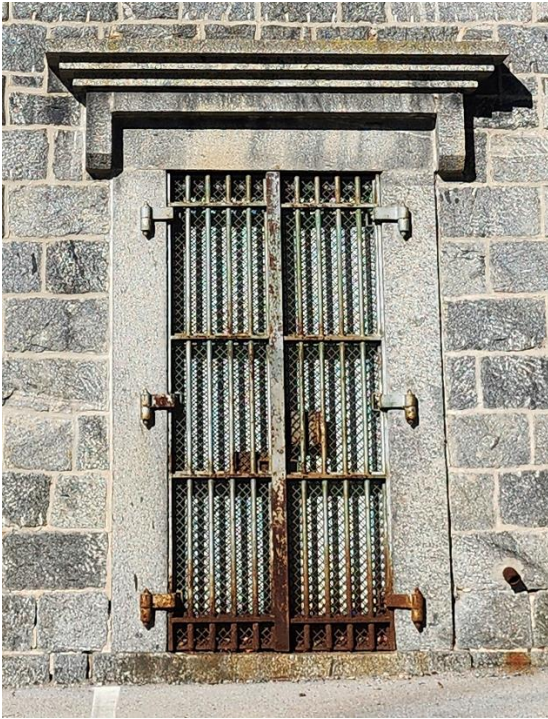


Figure 43 - Image of 1878 building front door; existing conditions.

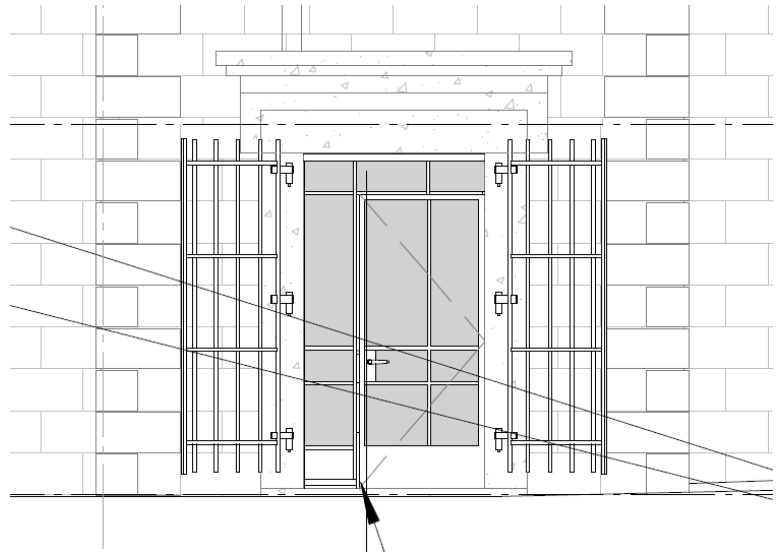
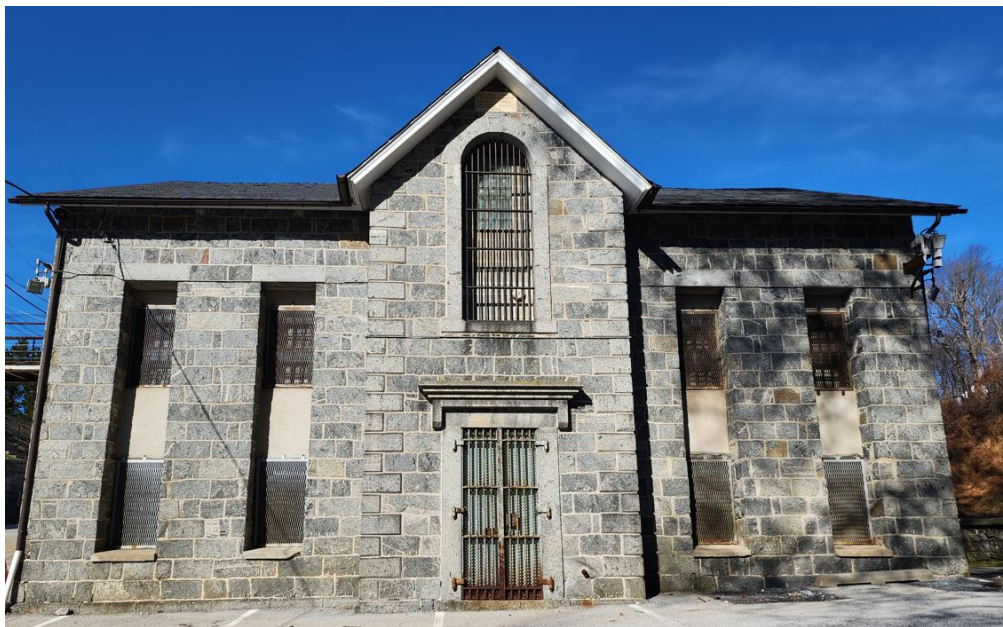


Figure 44 - Proposed glass and steel ADA front door design.



Figure 45 - Elevation showing restored window and door openings.



Historic Building – 1910/1851 Section

12) **Roof** - Remove existing asphalt roof from 1910 addition. Install new Freedom Gray tin-zinc coated copper standing seam metal roof. The color will be the tin-zin coating, a gray color. The seam will be 1-inch high, and the panels will be 16-inches wide.

13) **Porch** –

- a. Remove staircase from second floor to ground floor; staircase will not be replaced.
- b. Flooring – The flooring will be infilled to match the existing, using 2-inch tongue and groove wood, painted gray.

14) **Doors** –

- a. **Second floor door** – Replacing existing modern door with a half-light over one panel wood door, painted white.
- b. **Ground floor door** – Replace existing deteriorating door with white metal flush door (no panels or lights).

15) **Paint Removal** – Remove white paint from granite masonry, clean and repoint using lime mortar as needed. Removal method will vary, but may include scraping loose paint, applying a Solvent-Type Paste Paint Remover (paste, gel or foam emulsion formulation for removing paint from masonry), allowing to set, cleaning with water, then repeat as needed.

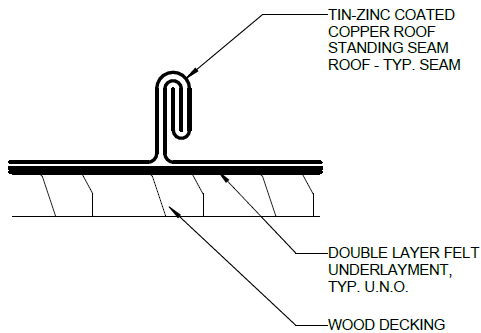


Figure 47 - Image of standing seam profile for metal roof on 1910 addition.

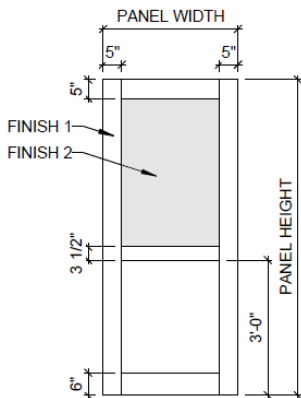


Figure 48 - Proposed second floor porch door, 1910/1851 section.

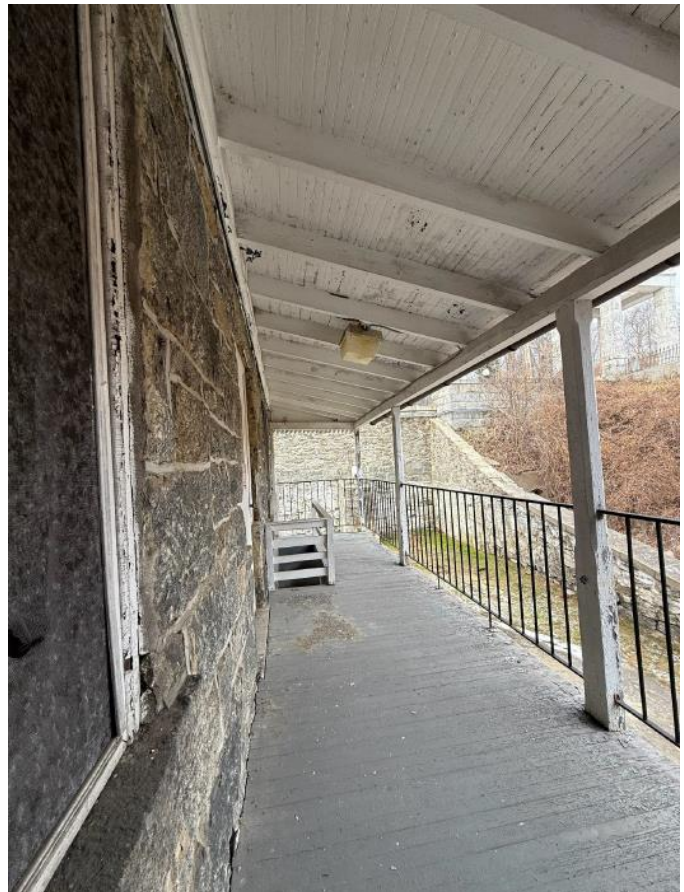


Figure 49 - Image of second floor porch, stairway to be remove and infilled to match existing tongue and groove flooring.



Figure 50 - Image of 1910/1851 section of building; existing conditions.

HPC Review Criteria and Recommendations:

The Guidelines, Code provisions, and Rules of Procedure references below are excerpts relevant to the scope of the application, and are included for the Commission's consideration in reviewing the application. When making its decisions, the Commission should refer to the full text of the Ellicott City Historic District Design Guidelines, the Commission's Rules of Procedure, and Title 16, Subtitle 6 of the Howard County Code.

Commission's Rules of Procedure, Section 302, Demolition and Relocation of Structures in Historic Districts; Classification of Structure

302. Classification of Structure

Before acting on an application for demolition or relocation, the Commission shall determine whether the structure is a Structure of Unusual Importance.

- A. Structures of Unusual Importance are structures deemed by the Commission to be of unusual importance to the Nation, State or County, whose loss would cause great damage to the character and integrity of the historic district.*
- B. Determination that a structure is a Structure of Unusual Importance shall be based on criteria in its adopted guidelines, the testimony of expert witnesses or other documentary evidence presented to the Commission*

Rules of Procedure, Section 304, Demolition and Relocation of Structures in Historic Districts; Demolition of Other Structures

- A. If the Commission determines that the structure is not a Structure of Unusual Importance, it shall vote to approve or deny the application based on the standards set forth in §16.607 of the Howard County Code and its adopted Guidelines.*

Rules of Procedure, Section 306, Documentation of Structure

If demolition or relocation of a historic structure is approved by the Commission, the Commission may require that the owner provide opportunity for DPZ staff to document the condition of the structure and its site prior to removal.

Sec. 16.607. - Standards for Review.

(a) Elements for Consideration. In reviewing an application for a certificate of approval, the Commission shall give consideration to:

- (1) The historic, architectural, or archeological value or significance of the structure and its relationship to historic value of the surrounding area.*
- (2) The relationship of the exterior architectural features of such structure to the remainder of the structure and to the surrounding area.*
- (3) The general compatibility of exterior design, scale, proportion, arrangement, texture and materials proposed to be used.*
- (4) Whether the requested action is necessary to protect against threats to public safety.*
- (5) Any other factors, including aesthetic factors, which the Commission deems to be pertinent.*

If the Commission determines the structure is not of Unusual Importance, the process to be followed is described in Section 304 of the Rules of Procedure, under *Demolition of Other Structures*. Section 304.A states that if the Commission determines a structure is not a Structure of Unusual Importance, they shall vote to approve or deny the application based on the standards in Section 16.607 of the Howard County Code and its adopted Guidelines.

Chapter 7.A: New Construction: Building Additions

- 1) Chapter 7.A explains, "Additions should be subordinate to historic buildings and not compete with or obscure the existing structure. Typically, the primary view of a building is its front facade. However, Ellicott City's hilly topography and winding streets often provide prominent views of a building's rooftop, side or rear elevations as well as the front facade. When designing an addition, all views of the building should be considered."*

Chapter 7.A.1: New Construction: Building Additions; Preserving Historic Building Features

- 2) Chapter 7.A.1 recommends:*
 - a. "Design and fit additions to avoid damaging or obscuring key architectural features of a historic building."*
 - b. "Attach additions to the side or rear of a historic building to avoid altering the primary façade. Consider the impact of the addition on side, rear and rooftop views of the building from public way."*
 - c. "Design additions so that the form and integrity of the historic would be unimpaired if the addition were to be removed in the future."*
 - d. "Design additions in a manner that makes clear what is historic and what is new. Additions may be contemporary in design or may reference design motifs from the historic building, but should not directly imitate the historic building."*
 - e. "Minimize disturbance of the terrain around the building to avoid destroying or damaging important landscape features or possible archeological remains."*

Chapter 7.A.2: New Construction: Building Additions; Size, Scale and Form

- 3) Chapter 7.A.2 recommends:*
 - a. "Design an addition to be subordinate to the historic building in size, height, scale and detail and to allow the form of the original structure to be seen. Distinguish the addition from the original structure by using a setback or offset or a line of vertical trim between the old section and the new."*

- b. *“For any building, design the addition so that its proportions (relationship of width to height), the arrangement of windows and doors, and the relationship of solids (wall area) to voids (window area) are compatible with the existing structure. Use a roof design that echoes or complements the original roof line. Gable and shed roofs are common for additions in Ellicott City.”*

Chapter 7.A.5: New Construction: Building Additions; Materials

- 4) *Chapter 7.A.5 recommends, “On any building, use materials and colors (including roof, walls, and foundations) similar to or compatible with the texture and color of those on the existing building. Avoid exact replication that would make an addition appear to be an original part of a historic building.”*

The proposed new addition will be located on the rear side of the building. However, given the site layout, this side of the building is highly visible from the Capitoline Center.

The proposed new addition will utilize a glass curtain wall system and stone panel façade, distinguishing the new construction from the various historic components of the historic jail. The doors on the new addition will be part of the curtain wall system and will use a clear anodized aluminum finish, blending with the gray tones of the historic building. The stone panel system contains black and white tones, see Figure 38, however it is unclear if it will be compatible with the Ellicott City granite, without a physical sample of the product to compare against the granite building façade.

The pedestrian bridge will be constructed with steel and aluminum materials similar in color to the aluminum/glass curtain wall system on the addition. The color will blend into the environment around the jail and Capitoline Center, which contains various tones of gray/gray-blue granite.

Chapter 6.E: Rehabilitation and Maintenance of Existing Buildings; Roofs, Dormers and Gutters

- 5) *Chapter 6.E recommends, “Replace historic roof materials only when necessary due to extensive deterioration; use replacement material that matches or is similar to the original. If this is not possible, a different material characteristic of the building's style, construction methods and period may be used. (For example, replacing wood shingles with standing seam metal may be appropriate for some early 1800's buildings.)”*

The proposed removal of the asphalt roof on the 1910 addition and replacement with a standing seam metal roof, with a historically appropriate hand seam, is in accord with Guideline recommendations to use a “material characteristic of the building's style, construction methods and period.”

Chapter 6.F: Rehabilitation and Maintenance of Existing Buildings; Porches and Balconies

- 6) *Chapter 6.F recommends, “Maintain and repair porches and balconies, including flooring, ceilings, railings, columns, ornamentation and roofing, that are original or that reflect the building's historic development.”*

The Applicant proposes to retain the side porch on the 1910/1851 section and will only remove a staircase that is not necessary and affects proper egress on the ground level. The opening where the staircase is being removed, will be filled in with wood tongue and groove decking, painted gray, to match the existing.

Chapter 6.G: Rehabilitation and Maintenance of Existing Buildings; Entrances

- 7) *Chapter 6.G recommends:*
 - a. *“When repair is not possible, replace historic doors and entrance features with features of the same size, style and finish.”*

- b. *“Restore doorways, transoms or sidelights that have been filled in, using physical, pictorial or documentary evidence to accurately restore the building's historic appearance.”*
- 8) *Chapter 6.G recommends against, “Using flush doors without trim or panels, or doors with small windows or staggered glass openings on historic buildings or on nonhistoric buildings in a highly visible location.”*
- 9) *Chapter 6.G states the following is a possible exception from the Guidelines, “Many historic buildings have secondary entrances not visible from streets or other properties. Where these entrances already have a modern replacement door, a new door does not necessarily need to be of a historically appropriate style. (Replacement in kind would be considered routine maintenance.)”*

The application proposes to replace three doors on the historic building; the main front door on the 1878 granite portion and two side doors on the 1910/1851 section.

The proposal for the 1878 infilled door opening is to use a modern glass and steel door in order to make the opening ADA accessible; the replacement will not use a historically accurate design or material. However, the door is currently boarded over and the Applicant will make the door a functional, operable door again. The steel bars will be retained and restored.

The proposal for the 1910/1851 section, second floor side door will replace a modern flush door with a historically appropriate wood half-light over 1-panel door. The proposal for the 1910/1851 section ground floor door will replace a modern flush door with a new white, metal, flush door.

Chapter 6.H: Rehabilitation and Maintenance of Existing Buildings; Windows

- 10) *Chapter 6.H recommends, “Restore window openings that have been filled in, using physical, pictorial or documentary evidence to accurately restore the building's historic appearance.”*

The Applicant proposes to restore the closed in opening on the 1878 granite section of the building and will install new steel windows. The arched window opening will restore and retain the steel bars.

Staff Recommendation to the HPC: Staff recommends the HPC:

- 1) Determine if the 1952 addition is a Structure of Unusual Importance.
 - a. If the Commission determines the addition is not a Structure of Unusual Importance, the Commission should vote to approve or deny the demolition.
- 2) If the Commission approves the demolition, the Commission should then determine if the following items comply with the Guidelines and approve, modify or deny accordingly:
 - a. Construction of the proposed addition;
 - b. Construction of the proposed pedestrian bridge;
 - c. Proposed alterations to the 1878 building, including door and window alterations;
 - d. Proposed alterations to the 1910/1851 section, including roof, door, window and porch alterations.

Testimony: Ms. Danna swore in Christa Kerrigan and Laura Houston, Andrew Parsons and Katherine Good. They had nothing to add or correct to staff report and no presentation.

Ms. Zoren asked what happens to the existing chimney in Figure 35. Ms. Kerrigan said the chimney will be removed according to the design. Ms. Zoren asked about the elevator overrun, seeking clarity in the material and intention and whether the overrun was supposed to stand out or blend in. Ms. Kerrigan said the overrun is a metal panel, a medium gray color; the idea is it will pairs nicely with the gray shade

of the stone below it. Ms. Zoren confirmed the gray will be darker than the white depicted in the renderings, Figure 41. Ms. Kerrigan said that was correct; it will not be white.

Ms. Zoren asked about the restoration of the windows in front of the jail in Figure 45 and 46 and said she thought there was a floor between them. Ms. Zoren asked if the new windows will have a spandrel and what will be seen behind them since there is a floor. Ms. Kerrigan said there will be no spandrel panel, and the floor right behind the window is being removed, creating an interior window well with continuous glazing all the way up. Ms. Houston said the proposal is inspired by historic pictures, reverting the windows back to the 1878 design. She explained that in the 1950s the flooring levels changed and a floor was added, but that will all be removed.

Ms. Allen asked for clarification about the elevator shaft that was really standing out to her being white. Ms. Kerrigan confirmed the exposed elevator will be aluminum composite metal panel gray, not white. Ms. Allen asked if the gray was similar to other gray panels or entirely new color and material. Ms. Kerrigan said the color will be the same as the gray triangle panel and similar to the standing seam metal roofing behind it, referencing Figure 41.

Ms. Allen asked for the clarification of the front door with the glass and steel ADA door. Ms. Allen said she reviewed Figure 44, and asked if the door was supposed to be illusion that it looked like one solid glass door but is not. Ms. Kerrigan said Ms. Allen's observations were correct, the door has a fixed sidelight and transom panel and remaining rectangle is door that opens; it was meant to look like one piece for symmetry. Ms. Allen asked if the opening needed to be widened, or the proposal fit in the existing opening. Ms. Kerrigan said the existing opening worked and it did not need to be widened.

Ms. Flynn Giles and Mr. Barlow did not have any questions. Ms. Danna asked if the Commission had specs on the doors. Ms. Good said the doors were as same company as the window specs, and they will be custom layout.

Ms. Danna asked if the new addition side doors were all the same. Ms. Kerrigan said the doors were the same as the storefront system, aluminum system made by YKK AP. Ms. Danna asked if the doors on the 1st and 3rd floor are identical. Ms. Kerrigan said yes, the two doors are the same.

Ms. Danna asked for examples where the stone panels had been used. Ms. Kerrigan referenced a submitted picture of a museum Maltx performing arts center where the panels were used. Ms. Danna asked why that color was selected; she was concerned it looked like a countertop rather than a building block style. Ms. Kerrigan said the stone panel would harmonize with existing granite. She said the goal was to try to make the addition neutral, but harmonize with existing jail granite; they did not want the addition to pop out too much and wanted something smooth in a larger scale.

Ms. Danna said the 1851 section was all stone, the 1910 section was wood siding and asked what was happening with the siding. Ms. Good said the wood siding will be rehabilitated with a few areas of repair or replacement to match. Ms. Danna asked about the 1910 windows. Ms. Good said the windows are to be restored.

The Commission moved to deliberation. The Commission discussed the 1952 addition and bridge. Ms. Flynn Giles did not think the bridge nor the 1952 addition was of unusual importance. Ms. Zoren said the overall complex is a structure of unusual importance, but the 1952 addition and pedestrian bridge are not of unusual significance. Ms. Zoren said the modern additions were not in great condition, did not have a lot of significance, and said the pedestrian bridge was a retrofit to original building and detracts from the building. Ms. Allen had nothing to add. Mr. Barlow had nothing to add except the pedestrian bridge has significant structural and safety issues. Ms. Danna agreed.

Motion: Ms. Flynn Giles moved to determine the 1952 addition and pedestrian are not structures of unusual importance and approve the demolition. Mr. Barlow seconded. The motion was unanimously approved.

Construction of new addition and ADA pedestrian bridge:

Ms. Zoren said the aluminum panels on the drawings for the elevator overrun on the roof can be subject to staff approval. Mr. Barlow did not have any comments, but sought clarification in color of the PVC roof membrane. He asked if it was white as the plan shows or gray like the elevator. Ms. Kerrigan said yes, the new addition roof is white.

Ms. Flynn Giles did not have any comments, and agreed with the aluminum panels being subject to staff approval. Ms. Allen said concurred.

Ms. Danna asked if anyone was concerned about stone panels. Ms. Flynn Giles said the panels were consistent. The Commission confirmed the stone panels for the addition.

Motion: Ms. Flynn Giles moved to approve, the construction of the new addition and pedestrian bridge, items #3- 8, subject to staff approval for the elevator overrun gray aluminum composite metal panels and rendering showing color. Mr. Barlow seconded. The motion was unanimously approved.

1878 section

Ms. Flynn Giles did not have any comments, she liked the proposal. She said the ADA door was being accommodated, the tall windows going back to the original and reflect no floor behind them. Mr. Barlow said the proposal was all intentional and good. Ms. Zoren said the proposal met the Guidelines and was appropriate, the changes were an improvement. Ms. Danna said the scope was an improvement and fit with the nature of the structure and the Guidelines.

Motion: Ms. Flynn Giles move to approve the proposed alterations to the 1878 building, including #9the new front door; #10, the new rectangular windows; and #11, the new front façade arched window as submitted. Mr. Barlow seconded. The motion was unanimously approved.

1910/1851 section

Ms. Danna confirmed the scope of work: the roof would be standing seam metal, the porch staircase would be removed and not replaced, porch flooring will remain wood, the second floor door will be a wood door, the ground floor door will be white metal flush, no lights or panels, white paint to be removed from granite.

Ms. Zoren asked for the material of the porch roof. Ms. Kerrigan said the porch roof will also be the same standing seam metal roofing. Ms. Zoren said that was not called out in the write up. Ms. Burgess said the Commission will need a window spec in new request. Ms. Kerrigan referenced page 35 and 36, the upper left hand corner and window below it will be replaced to be fire rated interior window. The Commission said the window will become an interior window with the new addition covering it and does not need HPC approval. but since it will Mr. Barlow said the explanation of ground floor door was addressed. Ms. Flynn Giles was good with the proposal. Ms. Allen did not have any comments.

Motion: Ms. Flynn Giles moved to approve the alterations to the 1910/1851 section, including #12, the new porch and building roof, #13, porch alterations, 14, new doors; and #15, removal of paint. Mr. Barlow seconded. The motion was unanimously approved.

OTHER BUSINESS

Administrative Updates

1. Next regular meeting June 4, 2026
2. Application form updates

Ms. Flynn Giles moved to adjourn. Mr. Barlow seconded. The motion was unanimously approved. The meeting adjourned at 10:25 pm.

Signed by:



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Julianne Danna, Chair

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Beth Burgess, Executive Secretary

Signed by:



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Samantha Holmes, Preservation Planner