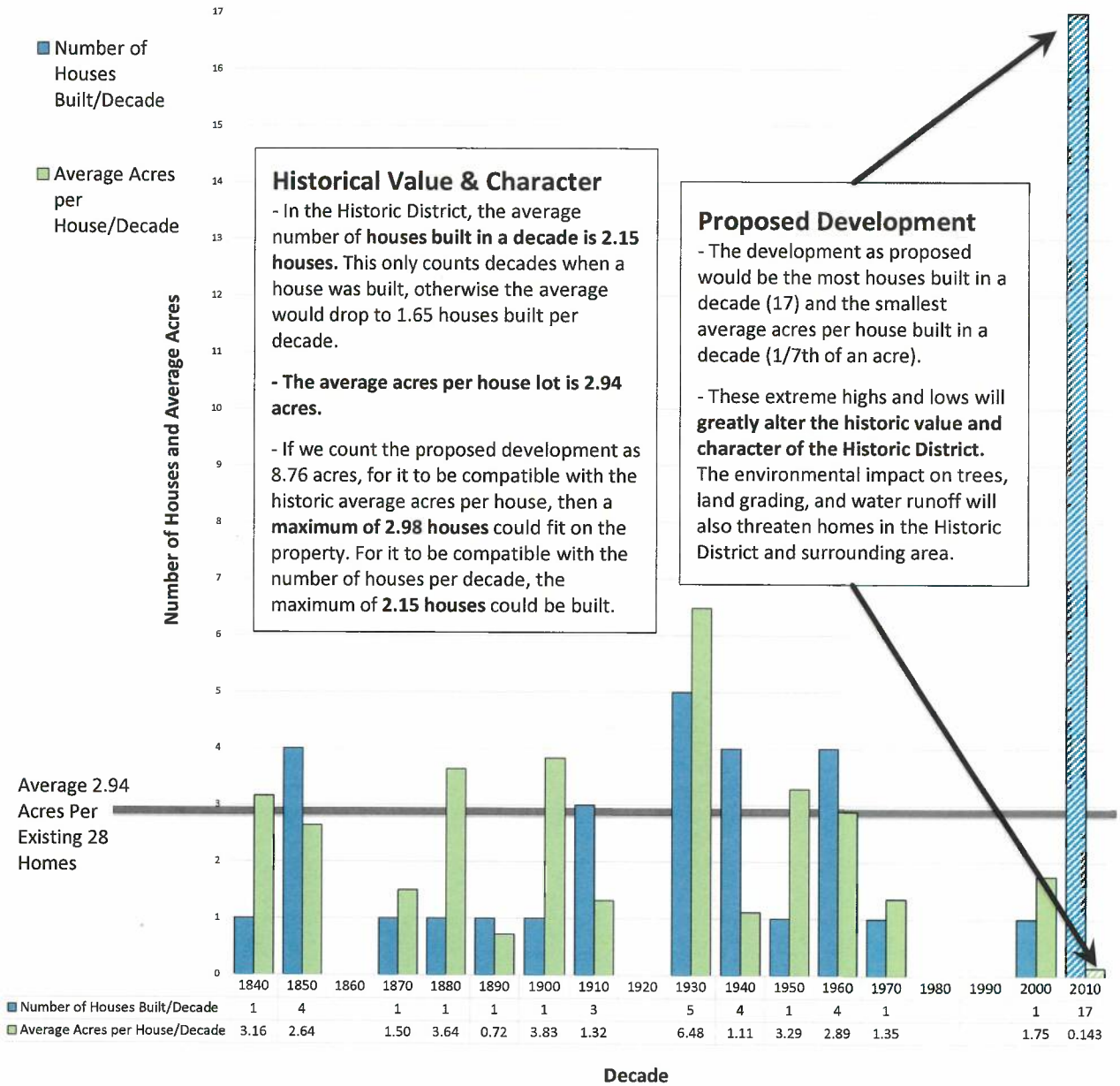


# Lawyers Hill Historic District - Number and Average Acres of Houses Built by Decade

## (Shows New Development at 1/7 Acre per House)



**The Howard County Historic Preservation Commission** was created to preserve the historic character and value of the historic districts. Ensuring the Commission can provide that oversight is critical, especially in the case of subdivisions when the most damage to the land and historical value is at stake.

**Testimony in support of CB-3  
January 22, 2019**

You may be aware that a new development of 17 tract homes has been proposed within the confines of the Lawyers Hill historic district. I am one of two immediate next door neighbors to this proposed development, with two of my property lines directly bordering the property in question. Accordingly, I have attended three, and testified at two, meetings of the Historic Preservation Commission.

Concerns about this new development are numerous, and include home density, trees and forestry, storm water management, architecture, environmental impact, and historic precedent, among others. These concerns are also widespread, judging from the number of meeting attendees, who routinely exceeded the seating capacity of the meeting room.

Unfortunately, opportunities for citizen feedback on such a development are limited. Of these, the **Historic** Preservation Commission is best aligned for discussing and regulating a proposed development within a **historic** district. This is common sense.

But what actually occurred is different. There were hours of debate, and in short, the applicant asserted that for any issue pertaining to the development – other than regarding the building’s appearance – the HPC was out of its jurisdiction. The commissioners strongly disagreed, with one repeatedly making the point that for all prior applications, the HPC *quote* “scrutinized every single tree” *endquote*.

The commissioners, who include an engineer and two architects, provide detailed, thoughtful advisement and expertise. But if the applicant is to be believed, and historic guidelines can be trumped by the administration of a subdivision, site development, forest conservation or grading plan, why bother meeting?

**Once the intention of a historic district has been destroyed, it can never recover.**

This development sets a dangerous precedent. According to the applicant, building the development is, *quote* “within our legal right” *endquote*. Just because it’s legally right doesn’t mean it’s morally right. To the average person, it simply doesn’t make sense to build a cookie-cutter development of 17 tract homes in a community that now only has 28. This nearly doubles the number of homes in the Lawyers Hill historic district, one of only two in this proud county.

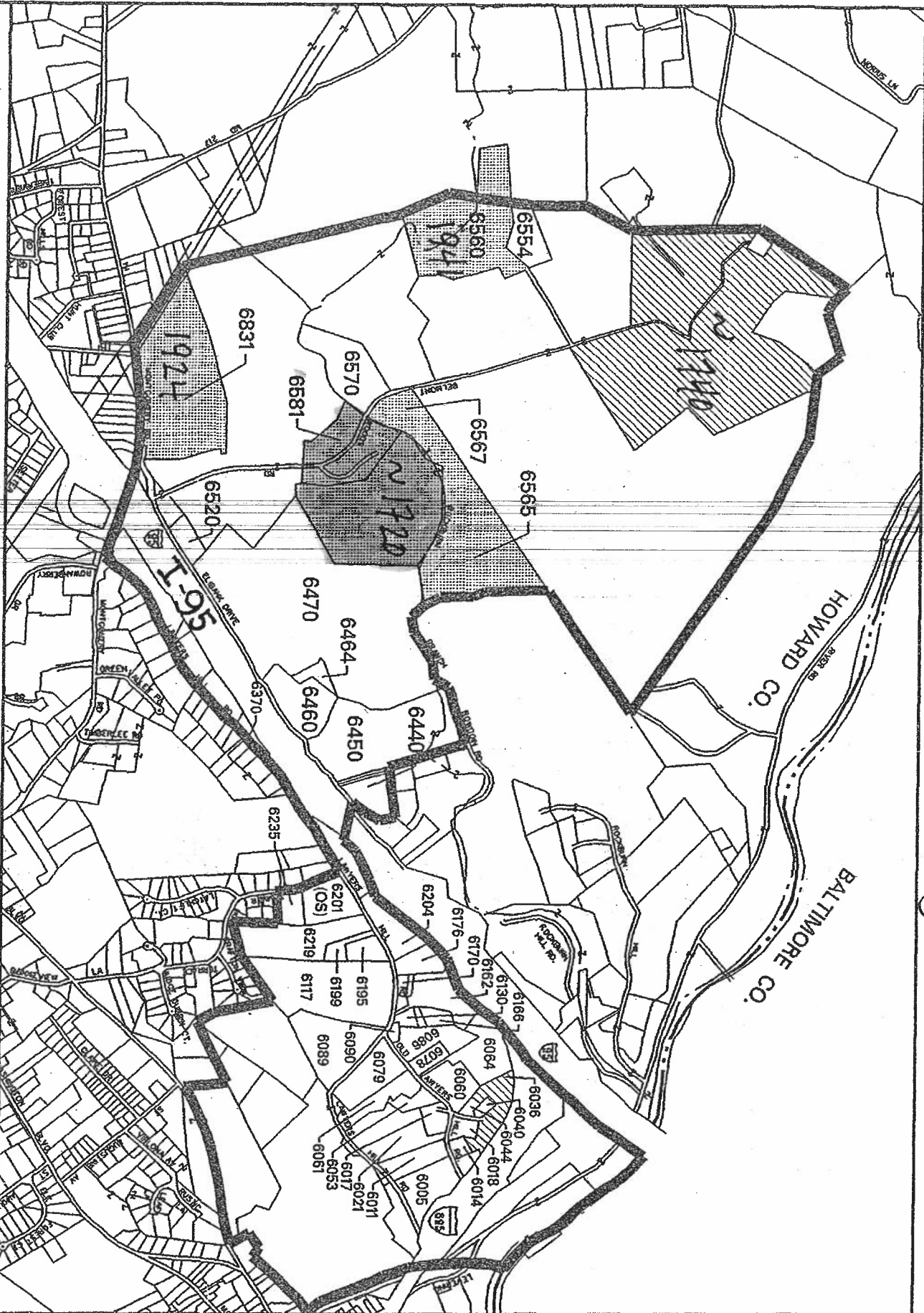
I surmise the applicant’s assertions are based on their longtime professional relationship with the Department of Planning and Zoning and its leadership. This strikes me as ironic and inappropriate, since the HPC technically falls under the DPZ. Yet it is a well-connected individual who appears to wield more power than an actual governmental body.

As a county citizen, it is frankly embarrassing to watch the applicant tell the HPC what is and is not within their scope, rather than the other way around.

I urge the county council to pass Bill CB-3, and grant the HPC the necessary authority to be effective when new development within a historic district is proposed. Thank you for your time.

Michelle Kline  
6199 Lawyer’s Hill Rd., Elkridge

WEST-NORTHWEST I-95 HISTORIC DISTRICT ~ 300 AC. Excluding Patapsco Park



LAWYERS HILL:  
NATIONAL REGISTER HISTORIC DISTRICT

- Boundary
- MD Environmental Trust Easement
- MD Historical Trust Easement



Name Summary - 105811 Rd/units/lot/lot D1 Grid

*D Schumacher*

# ELKRIDGE, MD. MASTER POLICY PLAN

prepared for:

HOWARD COUNTY  
OFFICE OF PLANNING & ZONING  
George Howard Building  
3430 Court House Drive  
Ellicott City, Md. 21043

prepared by :

MURPHY / WILLIAMS  
3426 Sansom Street  
Philadelphia, Pa. 19104

ARMIGER-CHAFFIN & ASSOC.  
Box 919  
Columbia, Md. 21044

THE MAJOR PLAN ELEMENTS  
AUGUST 1979

- reuse proposal for the O'Malley Home;
- improvement of the railroad station as a commuter facility;
- linkage to State Park proposals for the Patapsco riverfront;
- linkage to County recreation facilities proposed for Elkridge Landing;
- consideration of a new zoning category for the Main Street district for a new zoning category for the Main Street district, for compatible residential and specialized commercial uses.
- sidewalk improvements;
- other improvements to neighborhood infrastructure and amenities.

Some of the above elements are in the process of implementation. However, the neighborhood revitalization strategy--the tool for coordinating a variety of diverse actions for maximum impact in neighborhood enhancement and maximum achievement of residents' objectives--has as yet not been prepared.

Howard County should ask the U.S. Department of Housing and Urban Development to designate Main Street as a "neighborhood strategy area", a designation available for special areas which wish to achieve neighborhood enhancement and revitalization while minimizing displacement of renter households and lower income owners.\* The designation would qualify Main Street for assistance in preparing the neighborhood revitalization strategy and in implementing the improvements in infrastructure, rehabilitation and amenities which it recommends.

### 93. Establish a Lawyers Hill Historic District.

On a County zoning map, Lawyers Hill is indistinguishable from other recent or prospective R-20 subdivisions, with single-family dwellings on lots of 14-20,000 square feet. Should the public policy treatment of Lawyer's Hill be distinct from that in other R-20 zones? If so, how should public policy reflect the distinction?

Lawyers Hill has historic values, a district character, and topographic and ecological aspects which set it apart from other R-20 zones. The most appropriate public policy reflection of these characteristics is the establishment of a historic district for the property whose development (present or prospective) has access from Lawyer's Hill Road.

The historic district would have several advantages. It would be an official recognition in public land development policy of the special character of Lawyers Hill. It would provide an additional level of control over site planning and design of new development on Lawyers Hill, to ensure compatibility with the existing historic and natural character.

As for Main Street, the Lawyer's Hill district would require an additional level of review for private rehabilitation proposals, a review focusing on the historic compatibility of the proposed change. Against this, however, are the advantages of historic district controls in regulating new development, the access to historic restoration information concomitant with historic district status, and the prospect that the county could

\*Note: The County's 1978 Community Development Block Grant proposal suggested designation of the entire area southeast of I-95 (over 4,000 acres) as a neighborhood strategy area. The new proposal should focus on less than .5% of the previous suggestion: an area of approximately 20 acres along Main Street in Elkridge Landing.

TESTIMONY CB-3 2019 JOSEPH RUTTER, AICP FORMER HOWARD COUNTY PLANNING DIRECTOR

I DO NOT HAVE TIME TO GIVE THE FULL HISTORY OF LAWYERS HILL. SUFFICE IT TO SAY IT WAS ESTABLISHED AS A PLACE FOR RICH WHITE FOLKS TO ESCAPE BALTIMORE CITY IN THE SUMMER.

THE 1990 GENERAL PLAN ADOPTED DURING THE BOBO ADMINISTRATION SET A POLICY TO USE ZONING TO PROTECT ENVIRONMENTAL RESOURCES IN THE PATAPSCO DRAINAGE AREA. THE PLAN WAS IMPLEMENTED WITH RESIDENTIAL-ENVIRONMENTAL DEVELOPMENT ZONING TO REPLACE R-20 LARGE LOT RESIDENTIAL ZONING. R-ED REQUIRES A MINIMUM OF 50% OPEN SPACE WHILE R-20 REQUIRES ONLY 6%.

SOME LH RESIDENTS FEARED THE STYLE AND TYPE OF DEVELOPMENT AND HOUSING ALLOWED IN R-ED SO SOME RICH WHITE FOLKS INITIATED AN EFFORT TO CREATE THE HD TO PROTECT THE AREA.

EXECUTIVE ECKER RECOGNIZED WHAT WAS INTENDED SO HE AUTHORIZED ME TO ALLOW PROPERTY OWNERS TO VOLUNTARILY OPT OUT OF INCLUSION IN THE DISTRICT. LH HD STARTED AS A MUCH LARGER AREA, BUT WHEN BELMONT AND THE STATE PARK WERE NOT INCLUDED SOME WHO SPEARHEADED THE HD CREATION OPTED OUT. I GAVE YOU A COPY OF THE LETTER THAT WAS MAILED TO THE SDAT ADDRESS OF RECORD. UNFORTUNATELY SOME MAY NOT HAVE RECEIVED THE NOTICE AND SOME MAY NOT HAVE UNDERSTOOD THE IMPLICATIONS OF INCLUSION.

A SIMILAR PROCESS UNFOLDED IN THE EC HD WHEN R-ED WAS IMPLEMENTED. SOME RESIDENTS OF CHURCH ROAD FEARED THE LOT SIZES AND TYPES OF HOUSING R-ED PERMITS WOULD IMPACT THE VALUE OF THEIR PROPERTY IN ORDER TO ACHIEVE THE ENVIRONMENTAL BENEFITS. IN THIS CASE I OFFERED TO ZONE THOSE PROPERTIES RURAL RESIDENTIAL ONLY ON PROPERTY WHERE THE OWNER OPTED IN. THAT PROVISION IS STILL IN PLACE FOR THOSE THAT CHOSE TO PARTICIPATE. GIVEN THE LOTS SIZE OF THOSE PARTICIPATING SUBDIVISION WAS BASICALLY NOT POSSIBLE UNDER RR.

THIS BILL ATTEMPTS TO INSERT THE HPC INTO A ZONING AND LAND DEVELOPMENT PROCESS THAT HAS HISTORICALLY BEEN THE PURVIEW OF THE PLANNING BOARD. IT IS THE DIVERSE MEMBERSHIP OF THE PLANNING BOARD THAT HAS EVALUATED R-ED PROJECTS TO ASSURE THE INTENT OF THE ZONING IS MET. THE HPC IS CLEARLY CHARGED WITH PROTECTING HISTORIC RESOURCES AND SHOULD NOT ADD A CONFLICTING LAYER TO THE DEVELOPMENT REVIEW PROCESS.





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DEPARTMENT OF PLANNING & ZONING

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*Joseph W. Rutter, Jr., Director*

October 14, 1993

Mr. and Mrs. Eulas M. Pollard  
6061 Lawyers Hill Road  
Elkridge, MD 21227

Dear Mr. and Mrs. Pollard:

RE: Proposed Historic District for the Lawyer's Hill  
Community

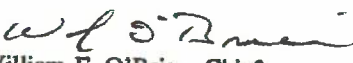
As you may be aware, the Department of Planning and Zoning has received requests from numerous property owners in Lawyer's Hill requesting that a local historic district be established. This letter is being sent to inform you of the Department's intention to file a petition to the Zoning Board to create a local historic district for the Lawyer's Hill Community in accordance with Section 16.602 of the Howard County Code. The enclosed map indicates those properties proposed to be in the local district. The land uses allowed by the underlying zoning will not be affected should these properties be placed within a local district.

Properties within the local district will be subject to review by the County's Historic District Commission (H.D.C.) for changes to exterior appearance. The Historic District Commission meets monthly to review applications for such exterior changes. Copies of the existing H.D.C. powers and rules of procedures as well as the Secretary of Interior's Standards for Rehabilitation are available by calling the Department of Planning and Zoning at (410) 313-2393. Please also be advised that this Department is proposing several amendments to the County Code concerning the H.D.C. Copies of the proposed legislation will be available after October 20th.

You will have opportunities to comment on this proposal at the November 4th meeting of the Historic District Commission (7:30 p.m.) and at subsequent meetings of the Planning Board on November 10th (9:30 a.m.) and the Zoning Board.

Please do not hesitate to contact me at (410) 313-2393 if you have any questions about this proposed local historic district.

Sincerely,

  
William F. O'Brien, Chief  
Division of Comprehensive Planning  
and Zoning Administration

WFO:bsw

Testimony in support of CB-3

Cathy Hudson

Live at 6018 Old Lawyers Hill Rd

Farm at 6089 Lawyers Hill Rd both are in the Lawyers Hill Historic District

Lawyers Hill is a community of that goes back to the 1840's and has grown one house at a time. No two houses are alike, no two setbacks are the same, and the properties all have a mixture of old trees and mixed landscaping. I call it sanity hill because people will purposefully detour through the community for a little bit of sanity on their commute.

In 1994 the community petitioned the county to become an historic district as they and the county recognized its importance and need for protection. Many of the property owners since then have felt strongly enough that this is an area worth protecting for future generations by voluntarily giving up their development rights to ensure that this area will be protected from inappropriate development.

And now we are coming back to the county to ask for further protection. It seems strange that if I want to do something additional to my property that I need to have it reviewed by the Historic Preservation Commission, yet if my neighbor wants to bulldoze his property and put in a cookie cutter development that the clearing and grading of the land will not be reviewed by the Historic Preservation Commission. Yet it is the trees and the topography that is integral to the essence of my community.

This bill would allow the HPC to review both scenerios. They are the folks who have the expertise to guide how a new development could best blend into the existing district while minimizing its impact. The Planning Board's review of new developments is limited to only a few criteria and taking into account the historical context isn't one of them.

I would also ask you to amend the bill by making it clear that any plan that doesn't have an approved SDP would be subject to this requirement.

I strongly ask you to pass this bill and help to protect both historic districts.



22 January 2019

RE: Lawyers Hill Overlook

*Words from Joyce (Adcock) Oakley, sister of Ed Pollard and co-owner of the property who cannot attend this meeting because she resides in Alabama.*

Let me tell you a little about our property.

Our family has owned this property since the 1930's.

My brother Ed, my deceased brother Jerry, and I were all BORN in the majestic 3-story house that once stood on this property. We were so fortunate to grow up there, in a home that housed our grandparents; our uncle and his family; and loving parents.

Our devoted grandmother developed and planted beautiful landscaped gardens all around the house and the wrap-around porch, and would host luncheons for her friends.

She had a chicken coop down the back hill along the fence line and would sell the eggs to neighbors.

After we had grown up and moved away, our grandmother took in and nurtured a large number of foster children—some only needing a home for a night or two—others staying for years.

This was the home we loved and miss. We cherish the memories of growing up on Lawyers Hill.

We have been faithful stewards of the property by paying taxes every year—at apparently a higher rate than some of our neighbors because the land was deemed “suitable for development” because the home was gone—having been destroyed by a fire in the 1990's.

Now we want to build a small development of beautiful homes on this property—following all the guidelines of the County.

Have you seen the plans for the development? It's beautiful.

Thank you.

*Joyce (Adcock) Oakley*





Lawyers Hill Rd









Lawyers Hill Overlook Way

SPEED LIMIT  
20













**HOWARD COUNTY COUNCIL  
AFFIDAVIT OF AUTHORIZATION  
TO TESTIFY ON BEHALF OF AN ORGANIZATION**

I, Susan Garber, have been duly authorized by  
*(name of individual)*

the Savage Community Association Board of Directors to deliver testimony to the  
*(name of nonprofit organization or government board, commission, or task force)*

County Council regarding CB-3-2019 to express the organization's  
*(bill or resolution number)*

support for / ~~opposition to~~ / ~~request to amend~~ this legislation.  
*(Please circle one.)*

Printed Name: Susan Garber

Signature: *Susan Garber*

Date: January 22, 2019

Organization: Savage Community Association

Organization Address: Savage, MD 20763

Savage, MD 20763

Number of Members: 225

Name of Chair/President: Ed Montgomery

*This form can be submitted electronically via email to [councilmail@howardcountymd.gov](mailto:councilmail@howardcountymd.gov) no later than 5pm the day of the Public Hearing or delivered in person the night of the Public Hearing before testifying.*



HOWARD COUNTY COUNCIL  
AFFIDAVIT OF AUTHORIZATION  
TO TESTIFY ON BEHALF OF AN ORGANIZATION

I, Carolyn Parsa, have been duly authorized by  
(name of individual)

Howard County Sierra Club to deliver testimony to the  
(name of nonprofit organization or government board, commission, or task force)

County Council regarding CB 3 & CB 4 to express the organization's  
(bill or resolution number)

support for opposition to / request to amend this legislation.  
(Please circle one.)

Printed Name: Carolyn Parsa

Signature: [Handwritten Signature]

Date: 1-22-19

Organization: Howard County Sierra Club

Organization Address: \_\_\_\_\_

Number of Members: 1,200

Name of Chair/President: Carolyn Parsa

*This form can be submitted electronically via email to [councilmail@howardcountymd.gov](mailto:councilmail@howardcountymd.gov) no later than 5pm the day of the Public Hearing or delivered in person the night of the Public Hearing before testifying.*



**HOWARD COUNTY COUNCIL  
AFFIDAVIT OF AUTHORIZATION  
TO TESTIFY ON BEHALF OF AN ORGANIZATION**

I, Angelica Bailey, have been duly authorized by  
*(name of individual)*

Maryland Building Industry Association to deliver testimony to the  
*(name of nonprofit organization or government board, commission, or task force)*

County Council regarding CB3-2019 to express the organization's  
*(bill or resolution number)*

support for / opposition to / request to amend this legislation.  
*(Please circle one.)*

Printed Name: Angelica Bailey

Signature: 

Date: January 20, 2019

Organization: Maryland Building Industry Association

Organization Address: Fulton, MD 20759

Fulton, MD 20759

Number of Members: 1

Name of Chair/President: Lori Graf, CEO

*This form can be submitted electronically via email to [councilmail@howardcountymd.gov](mailto:councilmail@howardcountymd.gov) no later than 5pm the day of the Public Hearing or delivered in person the night of the Public Hearing before testifying.*



January 22, 2019

**Re: OPPOSITION TO CB3 – Removing certain exceptions for a certificate of approval for new development in a historic district**

Dear Chairwoman Mercer Rigby and Members of the Howard County Council:

The Howard County Chapter of the Maryland Building Industry Association (MBIA) writes in opposition to Council Bill 3 removing certain exceptions for a certificate of approval for new development in a historic district, essentially giving the Historic Preservation Commission the authority to stop any project in a historic district. The MBIA asserts that this would significantly and unnecessarily expand the Historic Preservation Commission's authority while creating inefficiency in the approval process.

Under the current law, a certificate of approval from the Historic Preservation Commission (HPC) is required before construction of any structure, construction of parking areas, or installation of exterior signs can begin in any historic district. If the HPC issues the certificate, the Department of Inspections, Licenses and Permits (DILP) can issue a permit for the work to begin. However, a certificate is not needed for ancillary construction like public streets and sidewalks, use-in-common driveways, storm drains and drainage swales, stormwater management facilities, utility lines, tree clearing or removal, or forest conservation plantings in a historic district. CB3 proposes to remove this exemption, requiring the HPC to issue a certificate of approval for basic work that does not substantively alter the integrity of a historic structure.

The alteration or removal of historic buildings is important, and the HPC should have a voice during such review. However, the exemption at issue does not relate to the buildings themselves; this exemption speaks to minor and necessary changes in historic districts like stormwater management facilities and the construction of public sidewalks. The HPC was designed to make recommendations, not conclusive decisions; granting it the authority to stop the approval process at the very end and send a developer back to the beginning for a non-substantive alteration is tremendous authority for a citizens' advisory board. Such a result is costly, unreasonable and disproportionate.

Furthermore, requiring HPC to provide a certificate for small alterations is redundant and does not further the HPC's purpose of protecting historic structures in Howard County. The Department of Planning and Zoning (DPZ) already considers the historic impact of a request during the approval process and provides opportunities for both experts and the public to provide feedback. The HPC participates in these steps, and assists in reviewing development plans several times throughout the approval process. The HPC therefore has ample opportunities to make recommendations at earlier stages. A third bite at the apple, which comes at the end of the approval process, is redundant and slows the process by adding more steps and more potentially-appealable decisions.

The MBIA urges you to vote against the removal of the exemption to the Historic Preservation Commission's certificate requirements.

Thank you for your attention to this vital issue and your continued support of the local home building industry. If you have any questions about these comments and would like to discuss MBIA's position further, please do not hesitate to contact me at [abailey@marylandbuilders.org](mailto:abailey@marylandbuilders.org) or (202) 815-4445.

Best regards,



Angelica Bailey, Esq., Vice President of Government Affairs

Cc: Councilman David Yungmann  
Councilman Opel Jones  
Councilmember Elizabeth Walsh  
Councilmember Deb Jung  
County Executive Calvin Ball  
Sameer Sidh, Chief of Staff to the County Executive  
Valdis Lazdins, Director of Planning  
James Irvin, Director of Public Works

# HOUSING MATTERS IN MARYLAND

## Real Estate Drives the Maryland Economy

The estimated one-year economic impacts of building 3,875 single-family and 3,693 multifamily homes in Maryland

**\$1.7 BILLION**

Income for Maryland residents

**\$371.1 MILLION**

Taxes and other revenue for the state and local governments in the state



**23,902**

Jobs

The additional, annually recurring impacts of building 3,875 single-family and 3,693 multifamily homes in Maryland

**\$419.9 MILLION**

Income for Maryland residents

**\$105.7 MILLION**

Taxes and other revenue for the state and local governments in the state



**5,951**

Jobs

## Jobs and Wages



Maryland's real estate industry, which encompasses the activities of real estate professionals, legal service providers and relevant construction segments, directly supported over **260,000 jobs** in Maryland in 2016. Compensation averaged roughly **\$80,600 per year** (including benefits).



**Real estate-related employment increased by 11%** between 2012 and 2014, while overall employment grew by 3.7% during that same period.

## Taxes and Revenues



The industry supports an estimated **\$1.12 billion** in annual State individual income tax collections and **\$675.3 million** in local tax collection. Real estate taxes accounted for **58% of local government general fund revenues** in 2016.



Real estate services contributed **\$62.8 billion** in value added to Maryland gross state product in 2016.

## Housing Shortage



The current supply of available homes in the area is approximately 1.205 million housing units. Based on current models, there is demand for 1.231 million units. According to Metrostudy, **Baltimore is under-built by an estimated 26,000 units.** According to a Council of Governments report, **the Washington DC region is expected to be under-built by 115,000 units by 2045.**

Sources: The Economic Impact of Home Building in Maryland Study, NAHB November 2014 and the Role of Real Estate in Maryland's Economy 2017



MBIA is a not-for-profit trade organization representing the interests of over 1,100 member firms and more than 100,000 employees, including home builders, remodelers, developers and professional and service providers in the Maryland Counties of Anne Arundel, Baltimore, Calvert, Carroll, Cecil, Charles, Frederick, Harford, Howard, Montgomery, Prince George's and St. Mary's as well as Baltimore City, the Eastern Shore, Western Maryland and Washington, DC.

Find out more about us at [marylandbuilders.org](http://marylandbuilders.org) or call 301-776-6242.





# HELPING THOSE IN NEED

The Maryland Building Industry Association is focused on giving back to our communities through its charity, the Home Builders Care Foundation. By utilizing the skills and resources of building industry members on shelter-related construction and service projects, we work to help local communities meet the challenges of sheltering and caring for vulnerable families and individuals.

IN THE PAST **4** YEARS ALONE THE HOME BUILDERS CARE FOUNDATION HAS

- 54** Community service projects and activities undertaken
- 4563** Men, women and children in crisis, who were provided help
- 406** Shelter units maintained by donated construction expertise
- 111** New housing units created
- 900** Children who received toys and gift cards during the holiday seasons
- 1000** Nutritional care packs prepared for the homeless with crisis contact resources
- 6500** Items of professional clothing donated to low-income job seekers for job interviews
- 2M** Program service dollars directly invested in projects to build shelter and support local communities

Please let us know if you are aware of a project that would be a good fit for the Home Builders Care Foundation.

[pkane@hbcf.org](mailto:pkane@hbcf.org)  
301-776-6242

We've done so much since our founding in 1984 and we can do even more together. Please visit [marylandbuilders.org](http://marylandbuilders.org) or [hbcf.org](http://hbcf.org) to donate and get involved







HOWARD COUNTY COUNCIL  
AFFIDAVIT OF AUTHORIZATION  
TO TESTIFY ON BEHALF OF AN ORGANIZATION

I, Howard Johnson, have been duly authorized by  
*(name of individual)*

Howard County Citizens Association to deliver testimony to the  
*(name of nonprofit organization or government board, commission, or task force)*

County Council regarding CB3-2019 and CB4-2019 to express the organization's  
*(bill or resolution number)*

support for  opposition to / request to amend this legislation.  
*(Please circle one.)*

Printed Name: Howard L Johnson

Signature: Howard L Johnson

Date: 1/22/2019

Organization: Howard County Citizens Association

Organization Address: Ellicott City MD 21041

Ellicott City MD 21041

Number of Members: 490

Name of Chair/President: Stu Kohn

*This form can be submitted electronically via email to [councilmail@howardcountymd.gov](mailto:councilmail@howardcountymd.gov) no later than 5pm the day of the Public Hearing or delivered in person the night of the Public Hearing before testifying.*



## Howard County Citizens Association

*Since 1961...*

*The Voice Of The People of Howard County*

Date: 22 January 2019

Subject: Council Bill 3 -2019 Removal of the exclusion of the New Development section from the Historic Preservation Commission COA requirement.

Good evening Council chair and members. Tonight, I am testifying on behalf of the Howard County Citizens Association, HCCA in favor of CB3-2019.

HCCA finds this bill to remove the exclusion of Certificate of Approval (COA) for proposed new development and subdivisions in county established historic and preservation districts a very positive step in the right direction to secure the historic districts.

The Historic Preservation Commission, HPC currently can only provide comment and explanation to the parties presenting a new development or subdivision plan before them. Comments presented by the HPC can be considered by these parties and by the Planning Board as a subdivision plan moves through the process to completion. Unfortunately there is no teeth to the recommendations or consequences if the recommendations or comments are not followed. A COA is the tool the HPC needs to have influence over such plans.

With the exclusion of the "New Development " clause **removed** from section 16.603 of the code the HPC will have the appropriate oversight of new development, requested changes to streets, storm water management, trees, and forest management. This is important because an historic district is not only buildings, but also the environment which has been created and part of the charter of that district.

Recent development plans in historic districts have threatened these areas with tract type housing to maximize the dollar per foot. These are the Districts where the land under foot has been preserved by others for years to carve out a place where the planned development and urbanization of Howard County cannot and should be allowed because it might make cents. We simply request our decision makers to make sense.

The Historic Preservation Commission is the County gate keeper for historic properties. We must give the HPC the tools to properly perform their jobs for the benefit of preservation at its finest. CB3 is definitely a major step forward. The HCCA requests the Council pass CB3-2019 to amend the code to further safeguard land and properties which should be preserved to protect our County.

Howard Johnson  
HCCA Board of Directors



HOWARD COUNTY COUNCIL  
AFFIDAVIT OF AUTHORIZATION  
TO TESTIFY ON BEHALF OF AN ORGANIZATION

I, Lisa Markovitz, have been duly authorized by  
(name of individual)

The People's Voice to deliver testimony to the  
(name of nonprofit organization or government board, commission, or task force)

County Council regarding CB3-2019 to express the organization's  
(bill or resolution number)

support for opposition to / request to amend this legislation.  
(Please circle one.)

Printed Name: Lisa Markovitz

Signature: [Handwritten Signature]

Date: 1/22/19

Organization: The People's Voice

Organization Address: 3205 B Corporate Court  
Cc. Ellicott City MD 21042

Number of Members: 2492

Name of Chair/President: Lisa Markovitz

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Lisa Markovitz for The People's Voice Ellicott City MD

January 21, 2019

CB 3 -2018 – Support

The layer of oversight provided by The Historic Preservation Commission regarding development activity in our historic areas, should only be limited very carefully, such as with regard to activity needed for safety and recovery from natural disasters, or preparations therefore, with flood remediation work, so as not to delay needed projects; however, having exemptions that lessen protection of our natural environment and character of these protected districts are wise to limit. We are in favor of furthering those protections by eliminating exemptions, especially tree clearing and removal, which we see way too much of, everywhere, and in the watershed and flooding areas.

I have often seen projects where developers were allowed to choose between abiding by historical or environmental requirements. Recently, at a quasi-judicial Planning Board hearing I was asked which would I prefer, historical or environmental protection? I say we should not have to choose.

Thank you.



HOWARD COUNTY COUNCIL  
AFFIDAVIT OF AUTHORIZATION  
TO TESTIFY ON BEHALF OF AN ORGANIZATION

I, ROBERT A. "DROW" ROTH, have been duly authorized by  
(name of individual)

THE HOWARD COUNTY HISTORIC PRESERVATION COMMISSION to deliver testimony to the  
(name of nonprofit organization or government board, commission, or task force)

County Council regarding CG-3 2019 to express the organization's  
(bill or resolution number)

support for / opposition to / request to amend this legislation.  
(Please circle one.)

Printed Name: ROBERT ROTH

Signature: [Handwritten Signature]

Date: 22 JAN 2019

Organization: HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

Organization Address: 3430 COURT HOUSE DRIVE

ELLCOTT CITY, MD 21043

Number of Members: 5

Name of Chair/President: ALLAN SHAO

This form can be submitted electronically via email to [councilmail@howardcountymd.gov](mailto:councilmail@howardcountymd.gov) no later than 5pm the day of the Public Hearing or delivered in person the night of the Public Hearing before testifying.

Testimony in support of CB-3

Drew Roth, on behalf of the Howard County Historic Preservation Commission

The Historic Preservation Commission strongly supports CB-3.

Under the current Howard County code, new subdivisions are held to a different standard than other structures located in a historic district.

In general, the construction, exterior modification, or demolition of structures, appurtenances, and environmental settings must follow the guidelines for that district. Such changes require a Certificate of Approval by the Historic Preservation Commission.

However, for new subdivisions with an approved subdivision plan or grading plan, no COA from the HPC is required for tree clearing, new roads or shared use driveways, stormwater management structures, or required landscaping. Subdivision plans are approved by the Planning Board. The Planning Board has no requirement to follow the historic district guidelines. Nor does the Planning Board have expertise in historic preservation.

Under the code as it exists, over time, our historic districts will become a patchwork of modern subdivisions intermingled with historic properties. The integrity of the historic district will be irretrievably lost. This is a basis for losing the National Register Historic District designation.

CB3 simply removes the exception for new subdivisions, so that all construction in a historic district follows the guidelines, with consistent and uniform application of historic district guidelines by the Historic Preservation Commission. This will ensure the long term protection of the full environmental setting and historical context of our districts.

In the Ellicott City Historic District, we have an entire town and surrounding residential areas largely as they have been for one hundred years and longer. A visitor to Ellicott City can experience what day to day life would have been like one hundred years ago.

The Lawyers Hill Historic District still provides the experience of serene summer homes from the 19th century, with diverse architecture that continues in the environmental setting and context from bygone days. Residents and visitors can still enjoy the escape from the dense and crowded city that the original inhabitants created 150 years ago. Lawyers Hill is a step back in time.

Historic districts are rare and precious. They are what make Howard County special and unique. They are what visitors find attractive and memorable. They create the sense of place that make Howard County a desirable place to live and to conduct business. Historic districts attract investment. Historic districts create an emotional bond between residents and their community.

The Historic Preservation Commission works with property owners to maintain the integrity of



the historic districts. A new subdivision that is not developed in accordance with the guidelines can completely undo that work in a single massive stroke.

Please pass this bill to make our historic districts secure, safe, and protected. Our history is valuable, and the environmental setting and context preserved in our historic districts are irreplaceable.

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