



**HPC EXECUTIVE SECRETARY
EXEMPTION DETERMINATION FOR MINOR ALTERATIONS
AND TAX CREDIT PRE-APPROVAL**

APPLICANT INFORMATION: Donal Reuwer	PROPERTY INFORMATION: Property Address: 3720 Maryland Avenue, Ellicott City
HISTORIC DESIGNATION INFORMATION: Ellicott City Historic District <input checked="" type="checkbox"/> Lawyers Hill Historic District <input type="checkbox"/> Historic Sites Inventory #:	CASE NUMBER: Minor Alteration Case Number: MA-26-08

PROPOSED WORK:
The Applicant proposes to modify the previously approved paint color scheme by changing the color “Roycroft Copper” SW 2839 to “Bunglehouse Blue” SW 0048. The areas to be painted with this color include brackets, soffits, trim, window frames, storefront windows, doors and gutters and downspouts (except with downspouts will be painted the siding color to blend).

COMPLIANCE WITH GUIDELINES:
The Executive Secretary has determined that the proposed work is considered a minor alteration and is consistent with the Guidelines as referenced below.
Chapter 6: Rehabilitation and Maintenance of Existing Buildings; Colors and Painting
1) Use colors appropriate to the period and style of the building.
2) Use colors that are generally compatible with (and do not clash with) the colors used in the district, particularly on neighboring buildings. On attached buildings, use the same colors or a coordinated color scheme whenever possible. In general, use calm or subdued colors, reserving bright colors for small, important details, such as doors or trim.
Section 16.601: *Minor alterations* means the following exterior alterations, provided the alterations comply with the guidelines adopted by the Commission pursuant to section 16.607(d) of this subtitle:
(4) Painting, including changes of color;
(7) Minor changes to plans already approved by the Commission.

COMPLIANCE WITH COUNTY CODE SECTION 20.112 FOR TAX CREDIT PRE-APPROVAL:
The Executive Secretary has determined that the proposed work is eligible for historic property tax credits and is consistent with the County Code as referenced below.
1) The repair or replacement of exterior features of the structure;
2) Work that is necessary to maintain the physical integrity of the structure with regard to safety, durability, or weatherproofing;
3) Maintenance of the exterior of the structure, including routine maintenance as defined in section 16.601 of the County Code.

Date Posted to HPC Website:	Executive Secretary Signature
3/10/2026	<div style="text-align: center;"> <p>DocuSigned by:</p>  <p>2009CCB91D534A7...</p> </div> <div style="display: flex; justify-content: space-between;"> Beth Burgess, Executive Secretary Historic Preservation Commission 3/10/2026 Date </div>

3720 Maryland Avenue, Ellicott City
Minor Alteration and Tax Credit Pre-Approval Determination

AFTER 5 DAYS POSTING ON WEBSITE:

Written Objection WAS NOT Received:	Written Objection WAS Received:	Date Issued:
<input type="checkbox"/> No written objection was received and the proposed work was determined to be a minor alteration, not requiring Commission approval.	<input type="checkbox"/> Yes, a written objection was received. A Certificate of Approval is required.	

Executive Secretary Signature

Beth Burgess, Executive Secretary
 Historic Preservation Commission

Date

**IMPORTANT
APPLICANT INFORMATION**

1. As the work progresses, if you find that changes to the pre-approved work are necessary, you must contact the Historic Preservation Commission Staff representative to determine if the proposed changes must be approved.
2. In order for labor to be eligible for the tax credit, the contractor must hold an active MHIC license or other applicable license. All invoices must include the contractor's license number and a clear, itemized scope of work for each item being claimed.
3. Submit receipts and canceled checks for materials or contracts showing that the invoice has been paid. Copies of receipts are acceptable.
4. Indicate the total amount of tax credit being claimed on the application form.
5. Submit photographs showing the completed work.

When the work has been completed, submit the Final Tax Credit Application form and your application will be scheduled for the next available Commission meeting for which it meets the application deadline. A dollar amount of tax credit will be approved based on the receipts, checks, contracts, and documentation submitted. The final approval will then be forwarded to Howard County Department of Finance.

HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

GENERAL APPLICATION FOR CERTIFICATE OF APPROVAL AND TAX CREDIT PRE-APPROVAL

SUBMIT 10 COPIES of this application package, including all supporting materials required on page 2 of this application to Howard County Department of Planning and Zoning and **EMAIL a completed PDF version** to preservation@howardcountymd.gov. Applications must be received no later than 5:00 pm 22 days prior to the meeting. Applications can be submitted via mail, but may result in missing the deadline. Applications are not accepted via email or fax. A drop off bin is located in the lobby of the George Howard Building at 3430 Court House Drive, Ellicott City, MD 21043.

Meeting Information

The Historic Preservation Commission (HPC) meets at 7:00 pm generally on the first Thursday of each month at 3430 Court House Dr., Ellicott City, MD. Please contact us regarding emergency applications.

Questions

Please contact DPZ Resource Conservation Staff at 410-313-2350 or preservation@howardcountymd.gov.

FOR STAFF USE ONLY

Application #:

HPC -

MA - **26-08****Meeting Date:****posted online****Date Received:****RECEIVED**

By Samantha Holmes at 8:41 am, Mar 10, 2026

PROPERTY INFORMATION

Address of Subject Property: 3720 Maryland AvenueName of Property Owner: Waverly Investors / MIT VenturesHistoric District (please check): Ellicott City Local Historic District Lawyers Hill Local Historic DistrictIs this property listed on the Howard County Historic Sites Inventory? Y N #HO- _____

APPLICANT INFORMATION

Name of Applicant (please only provide one name for contact purposes): Donald Reuwer

Mailing address: _____

Phone No. (W) _____ (H) _____

Email: _____ Contact Preference: _____

BELOW FOR STAFF USE ONLY

Tax Account Number: _____

Map _____ Parcel _____

Part 1: General Application for Certificate of Approval

ALL APPLICATIONS MUST INCLUDE: The information required in this checklist must be provided or the application will be incomplete and may be rejected for consideration by the Commission. Please check each box below to confirm you have provided this information.

- Labeled, color photographs of existing property conditions, printed on 8.5x11 paper, no more than two images per page. Do not submit individual 4x6 photographs.
- A detailed description of the proposed work (include below or provide on a separate sheet of paper if more space is needed— do not add proposed work into the Guidelines justification section).
- Product specification sheets/photographs of product that clearly shows materials, colors, and dimensions.
- Plot plan of property, site plans, or elevations (as applicable to proposal; but required for any new construction).
- For major alterations: elevation drawings of proposed structure indicating dimensions, design, height, color, and materials. Product spec sheets are required for all new elements.
- A completed Part 2 of this application (page 3-4). Application may be rejected if not complete. If Part 2 is not suitable for your project, please type up a detailed explanation on a separate piece of paper.
- A completed Part 3 of this application (page 5) if you seek tax credits for any work.
- A completed Part 4 of this application (page 5). If the owner is not the applicant, the owner's signature is also required.
- I have read the Ellicott City or Lawyers Hill Design Guidelines and find my proposal complies with the recommendations in the Guidelines, as indicated below.

DESCRIPTION OF PROPOSAL: If more room is required, please provide write up on a separate sheet of paper to best organize proposed work. Continue to Part 2 (page 3-5) to complete required checklists.

Modification of approved paint colors

Changing window Frames/trim from "Royalists Copper" SW 2839
to "Bunghouse Blue" SW 0048

DESIGN GUIDELINES: Consult the Ellicott City or Lawyers Hill Design Guidelines on the Howard County website at <https://www.howardcountymd.gov/Departments/Planning-and-Zoning/Conservation-and-Preservation/Historic> and provide a brief description of how the proposal meets the recommendations of the Guidelines, including the applicable chapter and section. Please type up on a separate sheet of paper if more space is needed.

Part 2: General Application for Certificate of Approval Checklist

TYPE OF ALTERATION: Please check the appropriate box for the proposed work and fill in required blanks. Specs sheets and photos must be provided or the application may be considered incomplete and rejected for consideration by the Commission.

You may create your own document if it better explains the project, be sure to include details such as materials and colors for all existing/previously existing and proposed features.

DOORS AND STORMS DOORS: Refer to page 35 of the Ellicott City Guidelines and pages 26-29 of the Lawyers Hill Guidelines.

Existing Type: _____

Proposed Type: _____

Existing Color: _____

Proposed Color: _____

Existing Material: _____

Proposed Material: _____

Additional Info Included: Yes No

Specs/Photos Included: Yes No

Is this item being repaired? Yes No

Is this item being replaced? Yes No

I seek tax credit pre-approval for this item.

For any proposed door replacement—the spec sheets must show the actual panel and window arrangement of new doors. Photos of existing doors should indicate the location on the house of any door proposed to be replaced.

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

Existing Material: _____

Proposed Material: _____

Existing Color: _____

Proposed Color: _____

Existing Sash Arrangement: _____

Proposed Sash Arrangement: _____

Additional Info Included: Yes No

Specs/Photos Included: Yes No

Is this item being repaired? Yes No

Is this item being replaced? Yes No

I seek tax credit pre-approval for this item.

For any proposed window replacement—the spec sheets must show the actual sash arrangement of the new windows. Photos of existing windows should indicate the location on the house of any window proposed to be replaced.

WALLS/SIDING: Refer to pages 25-30 of the Ellicott City Guidelines and pages 21-24 of the Lawyers Hill Guidelines.

Existing Material: _____

Proposed Material: _____

Existing Color: _____

Proposed Color: _____

Additional Info Included: Yes No

Specs/Photos Included: Yes No

Is this item being repaired? Yes No

Is this item being replaced? Yes No

I seek tax credit pre-approval for this item.

Part 2: General Application for Certificate of Approval Checklist

TYPE OF ALTERATION: Please check the appropriate box for the proposed work and fill in required blanks. You may create your own document if it better explains the project, be sure to include details such as materials and colors for all existing/previously existing and proposed features.

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

Existing Color: "Roycroft Copper" SW 2839

Proposed Color: "Bungalow Blue" SW 0048

Paint Chip Included: Yes No

Area(s) to be painted: Brackets/Soffit/Trim/Gutters

Additional Info Included: Yes No

Window trim - downspouts to match siding if in the middle of the siding

I seek tax credit pre-approval for this item.

ROOF: Refer to page 31 of the Ellicott City Guidelines and page 26 of the Lawyers Hill Guidelines.

Existing Material: _____

Proposed Material: _____

Existing Color: _____

Proposed Color: _____

Additional Info Included: Yes No

Specs/Photos Included: Yes No

Is this item being repaired? Yes No

Is this item being replaced? Yes No

I seek tax credit pre-approval for this item.

SHUTTERS: Refer to page 42 of the Ellicott City Guidelines and page 28 of the Lawyers Hill Guidelines.

Existing Type: _____

Proposed Type: _____

Existing Color: _____

Proposed Color: _____

Existing Material: _____

Proposed Material: _____

Additional Info Included: Yes No

Specs/Photos Included: Yes No

Is this item being repaired? Yes No

Is this item being replaced? Yes No

I seek tax credit pre-approval for this item.

OTHER (such as lighting, railings, other repairs, tree removal, demolition, etc. Please explain in detail): Refer to applicable Guidelines. For signs please use separate Sign Application. For New Construction use separate New Construction Application. Please attach additional pages as necessary or write up separate document.

Description: _____

Specs/Photos Included: Yes No

Additional Info Included: Yes No

Is this item being repaired? Yes No

Is this item being replaced? Yes No

I seek tax credit pre-approval for this item.

Part 3: Historic Property Tax Credits

Historic Property Tax Credits 20.112 and 20.113 Eligibility Requirements

Please check the appropriate box:

In accordance with Sections 16.606, 20.112 and 20.113 of the Howard County Code, I request the pre-approval of eligible work to qualify for property tax credit and/or a tax assessment cap for the preservation and restoration work detailed herein.

I seek tax credit pre-approval for the following program:

20.112 Tax Credit (25% tax credit)
Minimum expenses must total \$500.00
This is the most common credit.

20.113 Tax Credit (Assessment tax credit)
Minimum expenses must total \$5,000.00
It is rare for this credit to apply, please consult with Staff.

My structure qualifies under the following criteria:

- A structure listed on (or pending addition to) the Howard County Historic Sites Inventory.
- An existing principal structure located within a local historic district that the Commission determines to be of historical or architectural significance or to be architecturally compatible with the historic structures in the district.
- A landscape feature located within a local historic district or listed on the Historic Sites Inventory, which is determined by the Commission to be of historic or architectural significance.
- A cemetery, at least 50 years old, not operated as a business, which is listed on the Howard County Cemetery Inventory under section 16.1303 of the County Code.

Part 4: Authorizing Signature to Submit Application:

I hereby certify by the below signatures(s) that the information supplied herewith is correct and complete and authorizes such periodic on-site inspections by the Department of Planning and Zoning and its agents as may be necessary to review this application and any petitions filed in connection herewith and to enforce the Historic District Guidelines and other applicable laws. This right-of-entry shall continue until all administrative appeals pertaining to the property have been exhausted. I have read and understand the above terms regarding the Historic Property Tax Credit Programs.

SIGNATURE(S):

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

	<u>3/9/26</u>		
Applicant or Authorized Agent	Date	Owner (if different than Applicant)	Date



Proposed Sherwin William Bunglehouse Blue, SW0048, next to new windows and unpainted Boral siding



Work in progress. Proposed Sherwin William Bunglehouse Blue, SW0048, next to new windows and unpainted Boral siding. Other test colors next to windows, including original proposed red trim color. Gray siding not yet replaced, but similar in color to new siding color.

- 3) **Paint** – Repaint the building using a new color scheme. The existing building is a gray/blue color with muted red trim (trim, window frames, storefront windows, gutters and downspouts) and white window sashes/muntins. The Applicant proposed a similar color palette from the Sherwin-Williams America’s Heritage line which is:
- a. **Siding** – Currently gray; Paint all siding Sherwin-Williams Roycroft Pewter, SW 2848.
 - b. **Board and Batten** – Existing cinder block is gray; paint board and batten Sherwin-Williams Weathered Shingle, SW 2841.

Colors originally proposed and approved in HPC-25-33

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- c. **Double hung windows** – Currently red frames with white sashes/muntins. Paint both sashes and muntins of the window a dark tan, Sherwin-Williams Weathered Shingle, SW 2841.
 - d. **Window frames** – Currently red frames. Paint frames Williams Roycroft Copper Red, SW 2839.
 - e. **Storefront windows** – Currently red. Paint Sherwin-Williams Roycroft Copper Red, SW 2839.
 - f. **Doors** – Currently red. Paint Sherwin-Williams Roycroft Copper Red, SW 2839
 - g. **Brackets and Soffits** – Currently red. Paint Sherwin-Williams Roycroft Copper Red, SW 2839.
 - h. **Trim, brackets, and horizontal gutters** – Currently red. Paint Sherwin-Williams Roycroft Copper Red, SW 2839.
 - i. **Downspouts**– Currently red. Applicant requests the downspouts be painted Roycroft Copper Red unless the downspout is randomly in the middle of the siding and then the downspout should be painted the Roycroft Pewter to blend with the boral siding or the Weathered Shingle to blend with the board and batten.