



## Howard County Citizens Association

*Since 1961...*

*The Voice Of The People of Howard County*

Date: December 6, 2018

Subject: HCCA testimony to the Historic Preservation Commission Regarding Lawyers Hill Overlook

The Howard County Citizens Association, HCCA is in full support of the concerns raised by the Lawyers Hill Historic District and the residents in and surrounding the District related to the proposed Lawyers Hill Overlook development.

The proposal of 17 units on about 8.5 acres of land is 60% the density of the 28 existing homes in the historic district and the tract type of housing presented by the developer does not fit in this area. Aside from being in the Historic District the property is between two established historic homes with one being on the national register.

R-ED may be the Zoning of record. The Historic District overlay should take precedence when considering the style and size of homes and lots in the area. Per the Lawyers Hill Historic Preservation guidelines all new developed homes in the district should be comparable and compatible in size and type of architecture of established homes in the district. This proposal in no way meets this criterion.

A row of closely spaced cookie cutter single-family homes with front facing garages is not acceptable in a district where the homes have lot sizes large enough to support detached garages to the side or behind the homes. The residents ask that the Historic Preservation Commission use the established guidelines as their rule when making decisions on any facet of the proposed development. This is yet another sensitive area of Howard County of historic prominence under pressure for development. HCCA ask that members of this commission take in all that the residents have to say tonight to preserve the Lawyers Hill Historic District. This bears repeating: Per the Lawyers Hill Historic Preservation guidelines all new developed homes in the district should be comparable and compatible in size and type of architecture of ESTABLISHED homes in the district. Please enforce this, thank you.

Sincerely,

Howard Johnson, Board of Directors HCCA / Stu Kohn, President, HCCA