



HOWARD COUNTY HISTORIC PRESERVATION COMMISSION
ELlicott City Historic District ■ LAWYERS HILL Historic District
 3430 Court House Drive ■ Ellicott City, Maryland 21043

Administered by the Department of Planning and Zoning

www.howardcountymd.gov
 410-313-2350
 FAX 410-313-3467
 TDD 410-313-2323

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

APPLICANT INFORMATION:	PROPERTY INFORMATION:
Blair Kennard 8390 Park Drive Ellicott City, MD 21043	Property Address: 8390 Park Drive, Ellicott City
	Minor Alteration Case Number: MA-20-28
	Property Information: Map 25, Parcel 306
OWNER INFORMATION:	HISTORIC DISTRICT INFORMATION
Blair Kennard 8390 Park Drive Ellicott City, MD 21043	Ellicott City Historic District <input checked="" type="checkbox"/>
	Lawyers Hill Historic District <input type="checkbox"/>

PROPOSED WORK:
<p>The Applicant proposes to replace the roof on the house, paint the metal roof to match the existing color (brick red) and replace four skylights on the modern addition with new Velux skylights and flashing kits. The roof replacement will consist of: install new base sheet to gutter edges, overlay wood with synthetic underlayer membrane, install new drip edge at all eave/rake edges. Install Certainteed Landmark Pro roof shingles, install low profile ridge vent and cap shingles, repair and replace any defective wood as necessary to provide a solid substrate.</p> <p>There is approximately 2200 square feet of total roofing. After reviewing documentation provided by Staff on the size of the original house, the contractor has determined the roofing on the historic portion of the structure consists of approximately 824 square feet (as a result of the pitch of the roof). The current roof is gray shingles and the new shingles will be Max Def Colonial Slate, also a gray color. The portion of the metal roof that is original is that directly in front of the house, which is approximately 248 square feet.</p> <p>The applicant seeks tax credit pre-approval for the roof replacement, only that portion consisting of the historic house is eligible, the modern addition it not eligible. The historic portion of the metal roof that is to be painted is also eligible for tax credits, approximately 248 square feet.</p>

COMPLIANCE WITH GUIDELINES:
<p>The Executive Secretary has determined that the proposed work is considered a minor alteration and is consistent with the Guidelines as referenced below.</p> <p>Chapter 6.E: Rehabilitation and Maintenance of Existing Buildings; Roofs, Dormers and Gutters</p> <ol style="list-style-type: none"> 1) Replace historic roofing material with asphalt shingles or other modern materials only is historically accurate materials cannot reasonably be used. Use asphalt shingles that are flat, uniform in color and texture and of a neutral color. 2) Retain and repair historic roofing material. If necessary, replace small areas of roofing using material matching the original in size, shape, color and texture. <p>The roof is currently asphalt and will be replaced with a similar product. Likewise, the skylights already exist on the modern portion of the building and are just being replaced with new units.</p>

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
6/26/2020	<p>DocuSigned by: <i>Beth Burgess</i> 6/26/2020 2009CGB04D534A7...</p> <hr/> <p>Beth Burgess, Executive Secretary Date Historic Preservation Commission</p>

**8390 Park Drive, Ellicott City
Minor Alteration Determination**

AFTER 5 DAYS POSTING ON WEBSITE:

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

Executive Secretary Signature

Beth Burgess, Executive Secretary Date
Historic Preservation Commission

**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 pages 2-5 of this application to Howard County Department of Planning and Zoning. Applications must be received no later than 5:00 pm 22 days prior to the meeting. Applications can be submitted via mail, but may result in missing the deadline. Applications are not accepted via email or fax.

Address: 3430 Court House Drive, Ellicott City, MD 21043

Meeting Information

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

Questions

Please contact Samantha Holmes, Historic Preservation Planner at 410-313-4428 or sholmes@howardcountymd.gov.

FOR STAFF USE ONLY

Application #:

HPC -

MA - 20-28

Meeting Date:

posted online

Date Received:

RECEIVED

By Samantha Holmes at 10:23 am, Jun 15, 2020

PROPERTY INFORMATION

Address of Subject Property: 8390 Park Drive Ellicott City MD 21043

Name of Property Owner: Blair Kennard

Historic District (please check): Ellicott City Local Historic District Lawyers Hill Local Historic District

Is this property listed on the Howard County Historic Sites Inventory? Y N #HO- _____

APPLICANT INFORMATION

Name of Applicant (please only provide one name for contact purposes): Blair Kennard

Mailing address: 8390 Park Drive Ellicott City MD 21043

Phone No. (W) _____ (H) 410.660.9401

Email: blairkennard@gmail.com Contact Preference: email

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.

Replace roof, paint metal roof, replace sky lights.
Install new base sheet to gutter edges, overlay wood with synthetic underlayer membrane, install new drip edge at all eave/rake edges, Install Certainteed Landmark Pro roof shingles, Install low profile ridge vent and cap shingles, repair/replace any defective wood as necessary to provide a solid substrate. Approximately 2200 sq.ft of roofing.
The portion of original roof structure is approx 992 sq ft.

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.

Per Guidelines Chapter 6 E "Roofs, Dormers, and Gutters":
the current roof is asphalt shingle. We will replace with like shingles in neutral gray, Specifically Landmark Pro Colonial State - see enclosed brochure.

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: unknown (brick color) Proposed Color: Roycroft copper Rd SW 2839

Paint Chip Included: Yes No

Area(s) to be painted: Metal Porch

Additional Info Included: Yes No see photo roof

I seek tax credit pre-approval for this item. (historic home portion)

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

Existing Material: Asphalt Shingle Proposed Material: Asphalt Shingle Certainted Landmark

Existing Color: Neutral Gray Proposed Color: Colonial Slate PRO

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. (historic home portion)

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: Replace existing skylights on modern part of home. Velux fixed skylight is a match. Size and shape will be unchanged

Specs/Photos Included: Yes No

Additional Info Included: Yes No See existing skylight.

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 credits for the following preservation and restoration work:

- A structure listed on (or eligible for inclusion in) the Howard County Historic Sites Inventory and is designated by the Commission as historically significant.
- An existing principal structure or historic outbuilding located within a local historic district in Howard County, which is determined by the Commission to be of historic 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 and Gravesites Inventory under Section 16.1303 of the County Code.

Please Note: There is a separate application for final tax credit approval. Copies of cancelled checks, receipts and paid invoices are required for final approval. Invoices should be itemized to separate repairs to the items pre-approved from those that are not eligible for the tax credit.

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):

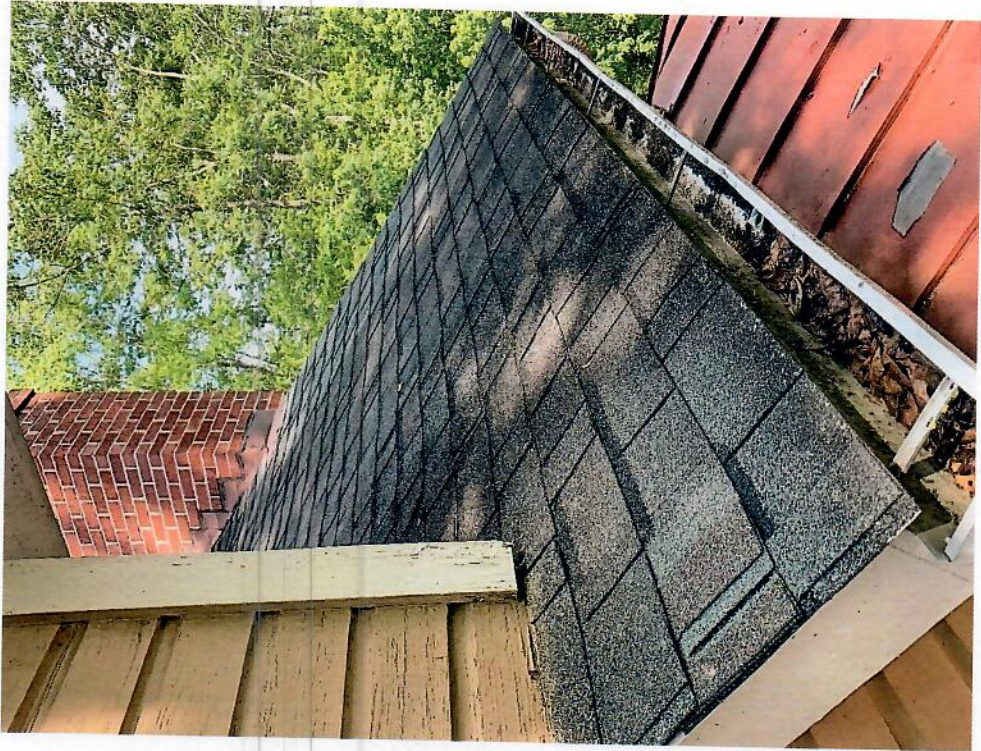
If the Applicant is not the owner of the subject property, the owner's signature authorizing the proposed work is required .

Blair Kennard 6/5/20
Applicant or Authorized Agent Date

Owner (if different than Applicant) Date



Photo of home is 6 years ago. Due to elevation, it is difficult to get a current shot of full house with roof.



Photos of roof taken from front balcony – 6/6/20

Introducing More Value

Landmark® Pro is designed specifically for the professional roofing contractor that takes pride in providing more to their customer.

Landmark® Pro improves upon the CertainTeed Landmark shingle, a leading consumer publication's "Best Buy" for the past five years.

We started by adding more weathering asphalt to the industry's toughest fiberglass mat to provide more protection. Then we incorporated our Maximum Definition color blend technology to give the product more vibrancy on the roof. Included is the proven performance of our NailTrak™ feature, enabling faster installation.

Landmark Pro offers the industry's strongest warranty. Protecting your reputation and safeguarding homeowners from manufacturing and aesthetic defects.

LANDMARK PRO STANDARD WARRANTY

- Lifetime Limited Warranty
- 10-years of SureStart™ protection
- 15-year 110 MPH wind warranty (Upgrade to 130 MPH available. CertainTeed starter and CertainTeed hip and ridge required.)
- 15-year StreakFighter® algae resistance warranty **STREAKFighter®**

Add it all up and what you get is the opportunity to offer a lot of additional value for the money... and today that means more than ever.

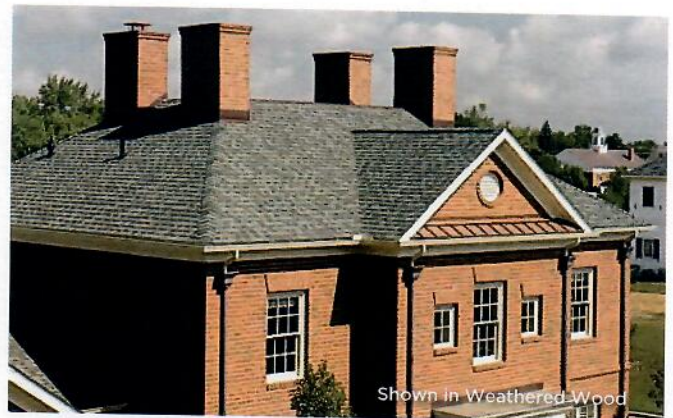
LANDMARK® PRO



Landmark Pro specifications:

- Premium Max Def color palette
- NailTrak for faster installation
- Lifetime limited warranty
- 15-year algae resistance
- 10-year SureStart protection includes:
 - Materials, labor, tear off and disposal cost
- 15-year 110 MPH wind warranty with upgrade to 130 MPH available

LANDMARK®



Landmark specifications:

- Traditional color palette
- NailTrak for faster installation
- Lifetime limited warranty
- 10-year algae resistance
- 10-year SureStart protection includes:
 - Materials and labor costs
- 15-year 110 MPH wind warranty with upgrade to 130 MPH available

LANDMARK® PRO COLOR PALETTE



Max Def Atlantic Blue



Max Def Burnt Sienna



Max Def Charcoal Black



Max Def Cobblestone Gray



Max Def Colonial Slate



Max Def Driftwood



Max Def Georgetown Gray



Max Def Heather Blend



Max Def Moiré Black



Max Def Pewterwood



Max Def Resawn Shake



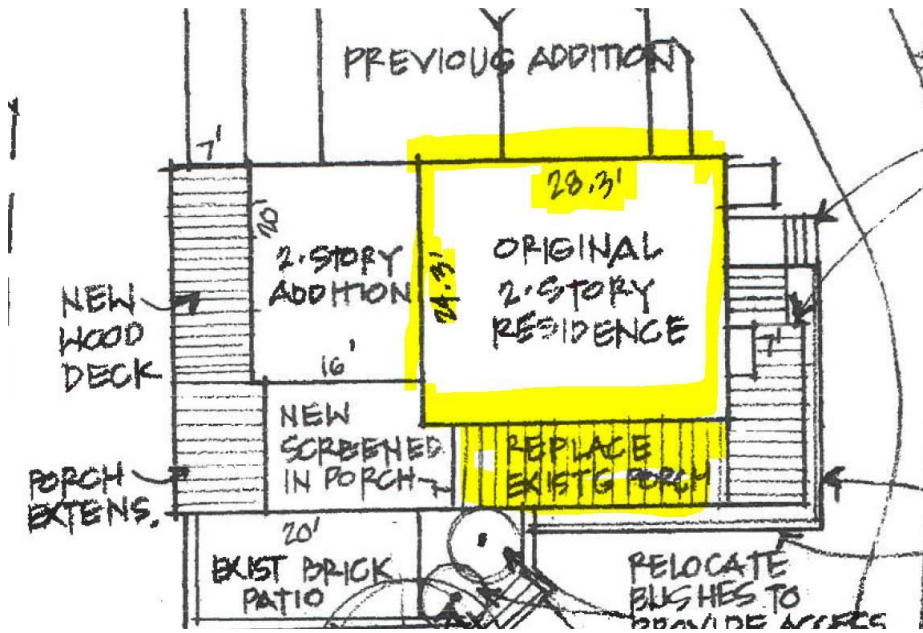
Max Def Weathered Wood



Max Def Shenandoah

Max Def Colors

Look deeper. With Max Def, a new dimension is added to shingles with a richer mixture of surface granules. You get a brighter, more vibrant, more dramatic appearance and depth of color. And the natural beauty of your roof shines through.



View from entrance driveway



8390 Park Drive, Ellicott City: Roof Project



