



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

APPLICANT INFORMATION:	PROPERTY INFORMATION:
Lili Mundroff, brennan + company architects 803 Oella Avenue Ellicott City, MD 21043	Property Address: 3801 Old Columbia Pike Minor Alteration Case Number: MA-21-01 Property Information: Map 251, Parcel 316
OWNER INFORMATION:	HISTORIC DISTRICT INFORMATION
James and Elizabeth Stewart 3801 Old Columbia Pike Ellicott City, MD 21043	Ellicott City Historic District <input checked="" type="checkbox"/> Lawyers Hill Historic District <input type="checkbox"/>

PROPOSED WORK:

The Applicant proposes to make several alterations to previously approved plans, as a result of the Maryland Historical Trust tax credit review process.

Roof: The asphalt shingle roof was originally approved to be Certainteed Landmark Series charcoal black. The Applicant now seeks approval for Certainteed XT30-IR Colonial Gray, flat 3-tab style shingle as an in-kind replacement to match the existing roof shingle.

Dormer: The rear dormer size and associated windows have been reduced in size to address MHT comments to keep with the historic character of the house and have been reduced from 3 proposed windows in the dormer, to two.

Space/Wall reconfiguration: The space/wall reconfiguration at the rear bay addition has been revised. The amended drawings leave the existing wall as-is, with the altered door/window to act as the new cased opening between the existing living and new bay. The new door on the rear addition has been changed to a 9 light over 2 panel, to match the existing door on the rear (this has also changed to 9 light over 2 panel, and was originally approved to be replaced with a 15 light door).

Kitchen Skylight: The new kitchen skylight originally proposed has been deleted from the scope of work.

Front door: The property owner is considering changing the front door from the previously approved 9 light over 2 panel, to a solid 6 panel wood Simpson door, in the style Nantucket. The existing door is a modern replacement door and is not historic. The 6 panel Nantucket door would match the front door on the adjoining neighboring building. They are waiting to hear if MHT will approve the door.

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.G: Rehabilitation and Maintenance of Existing Buildings; Entrances

- 1) *Replace inappropriate modern doors with doors of an appropriate style. If documentary evidence of the original door is available, choose a new door similar to the original. Otherwise, use a door appropriate to the period and style of the building.*

Chapter 7: New Construction: Additions, Porches and Outbuildings


- 2) *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 ways.*

- 3) 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 void (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.

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	DocuSigned by:
1/8/2021	1/8/2021 _____ Beth Burgess, Executive Secretary Historic Preservation Commission	 2009CCB91D534A7... Date

**3801 Old Columbia Pike, 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.	

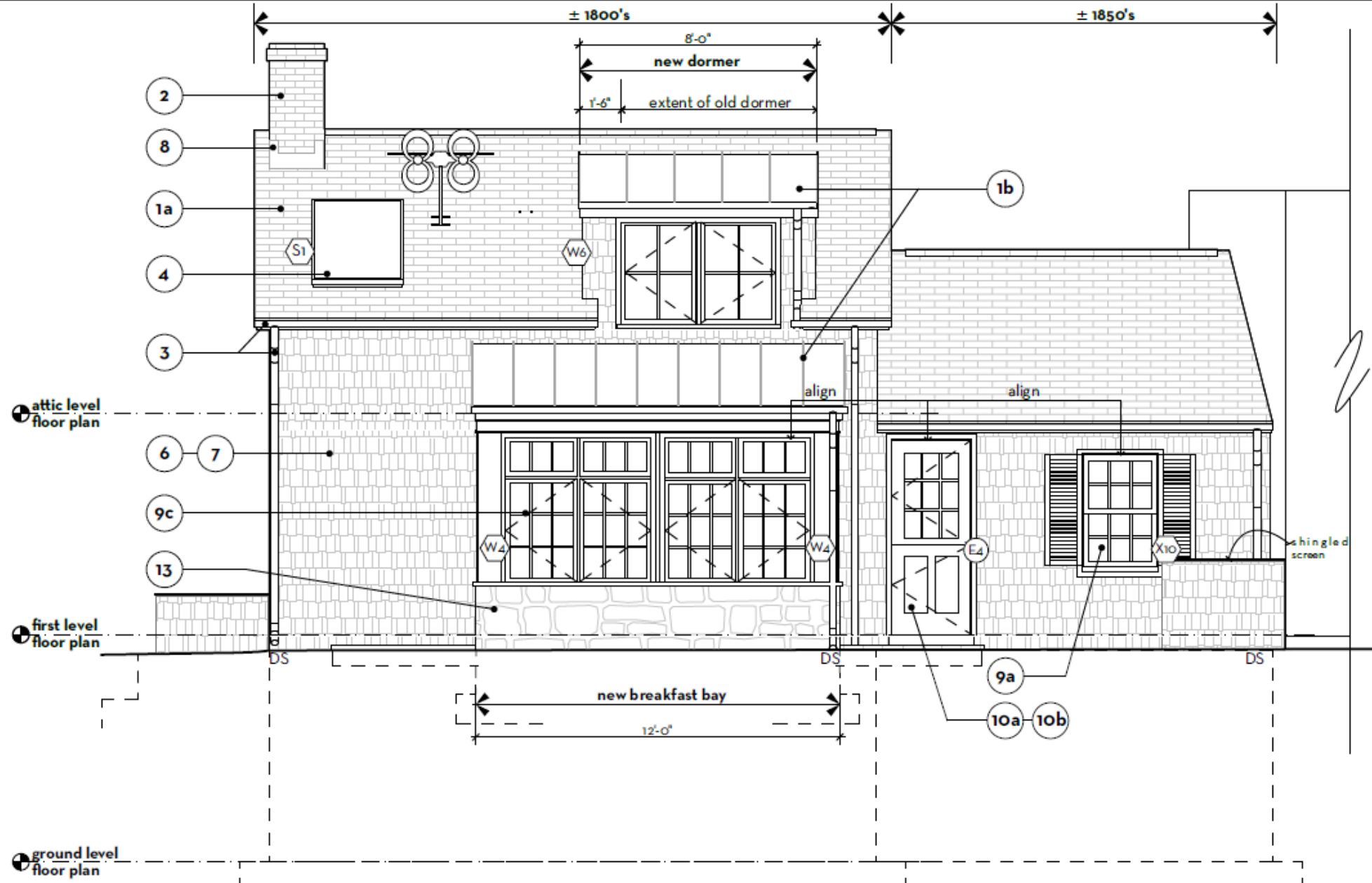
Executive Secretary Signature

 Beth Burgess, Executive Secretary Date
 Historic Preservation Commission

**IMPORTANT
APPLICANT INFORMATION**

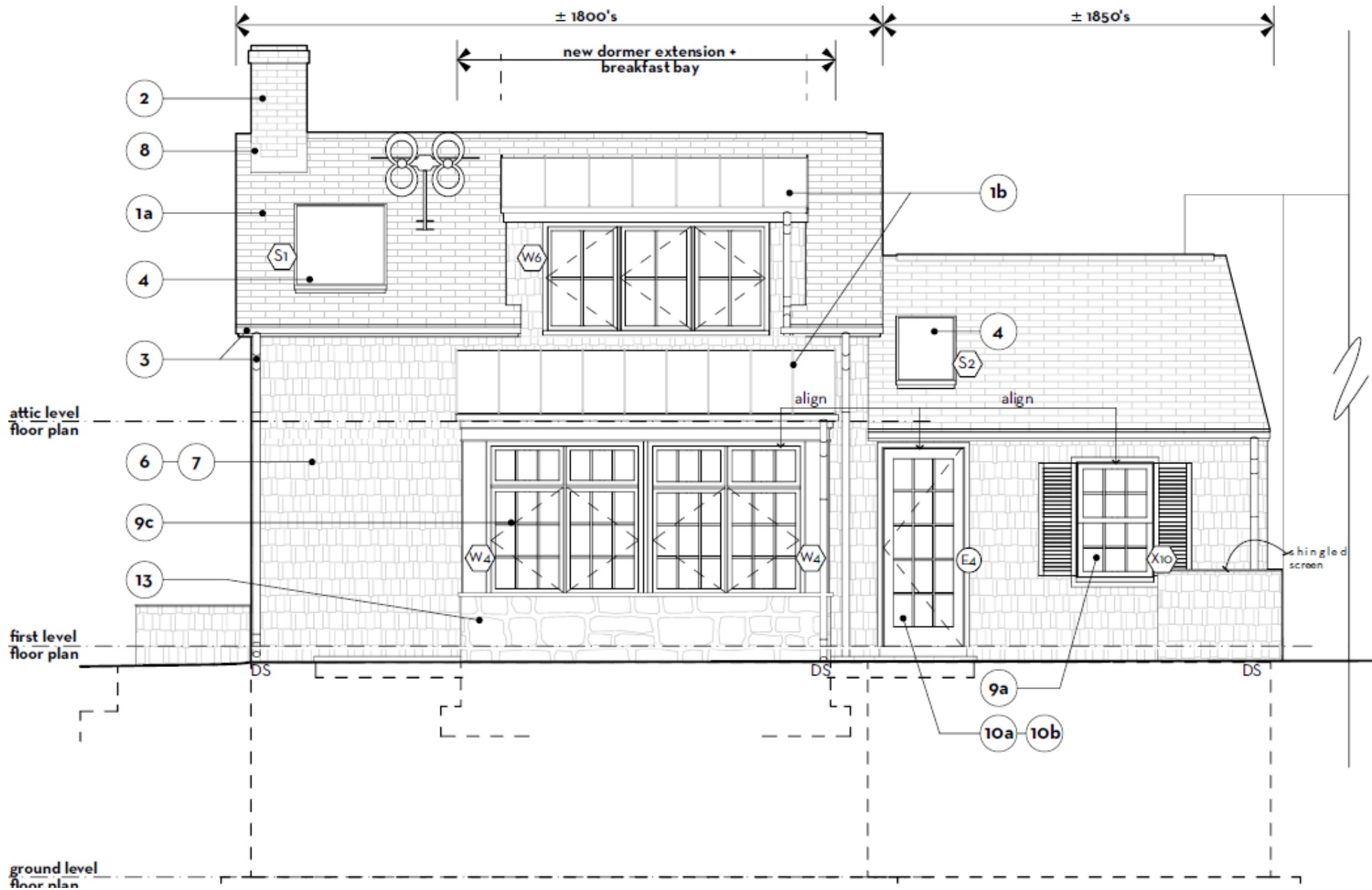
1. As the work progresses, if you find that changes to the pre-approved work are necessary, you must contact the Historic Preservation Commission Staff representative to determine if the proposed changes must be approved.
2. In order for labor to be eligible for the tax credit, the contractor must hold 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.

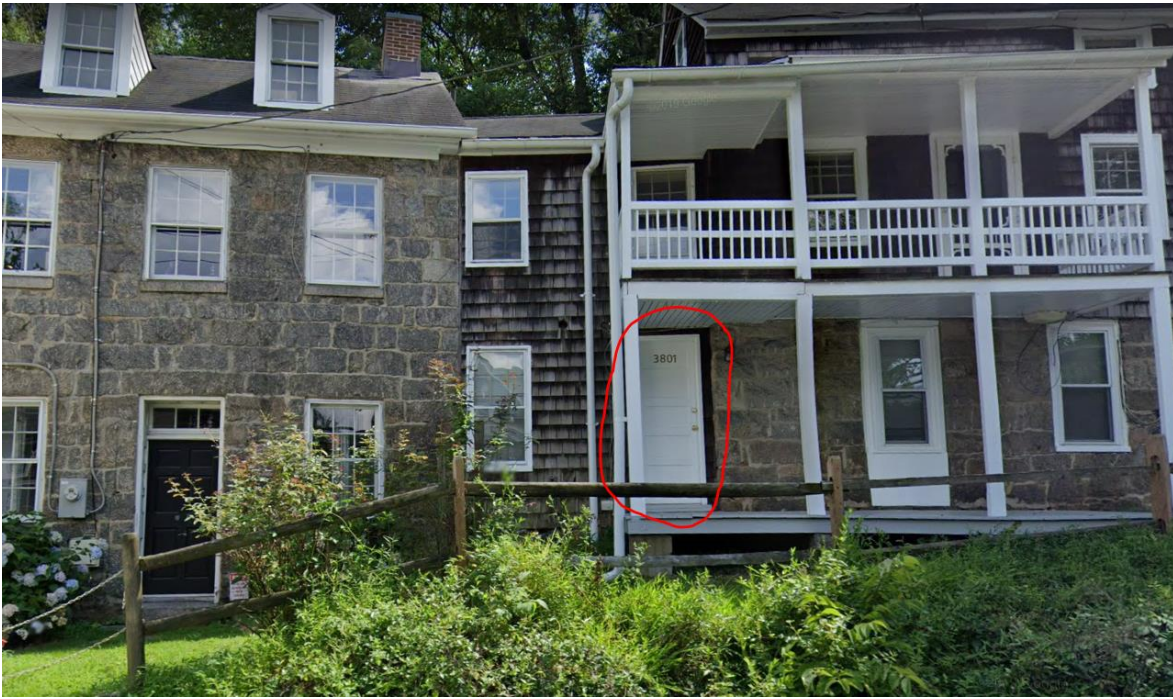


1 new rear (south) elevation
 scale: 1/4" = 1'-0"

Current proposal/alteration to adhere to MHT approval



Previously approved



Existing front door



Previously approved

77130 — NANTUCKET



SERIES: N
Collection™
TYPE: Extr
APPLICA
for a swing
track hardw
hardware, i
door or slid
other appli
home's ext

Construct
Piece Lami
and Rails w
-and-Tenor

Panels: 3/
7/16" Inner
Raised Pan
Profile: Ov
Shaker Stic

STANDA

Applicant proposes to change to this style of door, if MHT approves the change.

To:	Samantha Holmes Howard County Historic Preservation Commission 3430 Court House Drive Ellicott City MD 21043
From:	Lili Mundroff youraddress@brennanarch.com
Enclosed:	Amendment for HPC

T R A N S M I T T A L

date	22 December 2020
via:	in-person drop off
project:	3801 Old Columbia Pike - Esther Rettger's Two Part House
fax:	
pages w/ cover	

Dear Samantha,

Please see the attached HPC Amendment for 3801 Old Columbia Pike. Enclosed are (10) copies of the following documents:

- HPC Amendment Part 1 (2 pp)
- HPC Amendment Part 2 (4 pp)
- HPC Amendment Part 3 (1 pp)
- HPC Amendment Attachment A - Revision 1 (1 pp)
- MHT Application + Amendment (5 pp)
- HPC Orig. Attachment A (1 pp)
- HPC Orig. Attachment B (2 pp)
- HPC Specs Revised Roof (1 pp)
- MHT Amendment Drawings (13 dwgs)

Please call or e-mail with any questions.

Regards,

Lili Mundroff

HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

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

This document amends original approved HPC-20-54 dated August 6, 2020 application AND conforms to the approved MHT 2020 - 161 dated December 10, 2020 application.
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 - 21-01

Meeting Date:

posted online

Date Received:

RECEIVED

By Samantha Holmes at 2:33 pm, Jan 04, 2021

PROPERTY INFORMATION

Address of Subject Property: 3801 Old Columbia Pike Ellicott City MD 21043

Name of Property Owner: James Stewart II and Elizabeth Stewart

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- 305

APPLICANT INFORMATION

Name of Applicant (please only provide one name for contact purposes): Lili Mundroff brennan+company architects

Mailing address: 803 Oella Avenue Ellicott City MD 21043

Phone No. (W) 410.313.8310 (H) _____

Email: LMundroff@brennanarch.com Contact Preference: _____

BELOW FOR STAFF USE ONLY

Tax Account Number: 247968

Map 0251 Parcel 0316

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.

See Attachment A.

See Attachment A - Revision 1

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.

See Attachment B.

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.

PLEASE NOTE: For additional information, refer to Architectural Drawings, including Window and Door Schedules (Sheet A4) and General Exterior Notes (Sheet A6)

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

Existing Type: front door ground level: 5-panel interior

Proposed Type: 9-lite/2-panel exterior door + 1-full screen door

Existing Color: painted white

Proposed Color: powder blue door panel/ powder blue screen panel

Existing Material: wood

Proposed Material: wood door/ alum. screen

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.

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

Existing Type: front porch door first floor plan: 15-lite + pvc. screen door

Proposed Type: 15 lite door + 1-full screen door

Existing Color: brown door panel/ white screen panel

Proposed Color: painted white door panel/screen panel

Existing Material: wood / pvc

Proposed Material: wood door/ alum. screen

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.

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

Existing Type: (1) 9-lite/2-panel door at rear kitchen + pvc. screen door

Proposed Type: (2) 15 lite door + 1over 2 screen door at kitchen and bay

Existing Color: white door panel, white screen panel.

Proposed Color: red door panel / stained screen door

Existing Material: wood door panel/ pvc storm panel

Proposed Material: wood door panel, wood screen door

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.

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.

PLEASE NOTE: For additional information, refer to Architectural Drawings, including Window and Door Schedules (Sheet A4) and General Exterior Notes (Sheet A6)

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

Existing Material: wood sashes typ. / alum storm
(main house + hyphen typical)

Existing Color: white sash / white storm, typ.

Existing Sash Arrangement: 6over6 sash / 1over1 storm

Additional Info Included: Yes No

Is this item being repaired? Yes No

I seek tax credit pre-approval for this item.

Proposed Material: no change

Proposed Color: no change

Proposed Sash Arrangement: no change

Specs/Photos Included: Yes No

Is this item being replaced? Yes No

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.

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

Existing Material: wood sashes / alum storm.
(loc. front ground floor hyphen)

Existing Color: white sash / white storm

Existing Sash Arrangement: 9over6 sash / 1over1 storm

Additional Info Included: Yes No

Is this item being repaired? Yes No

I seek tax credit pre-approval for this item.

Proposed Material: no change

Proposed Color: no change

Proposed Sash Arrangement: new alum. storm proportion to match exist. wd. sash proportion

Specs/Photos Included: Yes No

Is this item being replaced? Yes No

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.

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

Existing Material: vinyl
(loc. front ground floor main house)

Existing Color: white sash

Existing Sash Arrangement: 1over1

Additional Info Included: Yes No

Is this item being repaired? Yes No

I seek tax credit pre-approval for this item.

Proposed Material: wood sashes / alum. storms

Proposed Color: white sashes/ white storms

Proposed Sash Arrangement: 9over6

Specs/Photos Included: Yes No

Is this item being replaced? Yes No

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.

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.

PLEASE NOTE: For additional information, refer to Architectural Drawings, including Window and Door Schedules (Sheet A4) and General Exterior Notes (Sheet A6)

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

Existing Material: stone

Proposed Material: no change

Existing Color: natural

Proposed Color: no change

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.

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

Existing Material: cedar shingles

Proposed Material: cedar shingles

Existing Color: dark brown stain

Proposed Color: dark brown stain

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.

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

Existing Material: wood log + chinking

Proposed Material: no change

Existing Color: natural dark wood/ off-white

Proposed Color: no change

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.

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

Existing Material: brick chimney

Proposed Material: no change

Existing Color: natural red

Proposed Color: no change

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.

PLEASE NOTE: For additional information, refer to Architectural Drawings, including Exterior Elevations and General Exterior Notes and Exterior Colors (Sheet A6-A7)

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

Existing Color: See Ext. Color Schedule - Sheet A7

Proposed Color: See Ext. Color Schedule - Sheet A7

Paint Chip Included: Yes No

Area(s) to be painted: See Ext. Elevations - Sheets A6-A7

Additional Info Included: Yes No

See Ext. Color Schedule - Sheet A7

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: asphalt shingle main / rubber membrane non-historic front porch extension

Proposed Material: asphalt shingle main / standing seam metal rear dormer + rear bay

Existing Color: black

Proposed Color: charcoal/black XT30-IR Colonial Gray flat 3-tab style

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: (1) set remains at hyphen rear (2-section louvered); all others are missing

Proposed Type: no change

Existing Color: white

Proposed Color: no change

Existing Material: wood

Proposed Material: no change

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:	Front Porch Restoration -	See Exterior Elevations + Exterior General Notes + Spec. Sheets.
	Exterior Light Fixtures -	See Electrical Plans + Schedules + Spec. Sheets.
	Rear Stone Wall -	See Site Plan + Exterior General Notes + Spec. Sheets.
	Structural Work -	See Structural Plans + Notes + Spec. Sheets.
	Mechanical Systems -	See Mechanical Plans + Notes + Spec. Sheets.
	Insulation -	Provide Attic Insulation at Main House + Hyphen; Provide Rigid Insul. at all new work.
	Wood Floor -	Patch + Repair to Match existing

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 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.

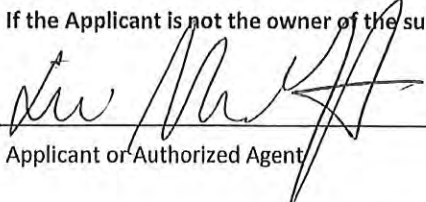

Please Note: There is a separate application for final tax credit approval. Copies of cancelled checks, receipts and paid invoices are required for final approval. Invoices should be itemized to separate repairs to the items pre-approved from those that are not eligible for the tax credit.

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 .

	06.17.2020		June 16, 2020
Applicant or Authorized Agent	Date	Owner (if different than Applicant)	Date

	12.21.2020		Dec. 21, 2020
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21 December 2020

Ho-305 ESTHER RETTGER TWO-PART HOUSE

3801 Old Columbia Pike
Ellicott City MD 21043

ATTACHMENT A - REVISION 1

Following the HPC-20-54 Decision and Order dated 6 August, 2020, brennan+company architects assisted the homeowners James and Elizabeth Stewart in submitting the same scope of rehabilitation and new work as part of a homeowner tax credit application with the Maryland Historical Trust MHT 2020-161. for review and approval.

As part of the MHT review and comments, an Amendment was issued and approved by MHT dated 10 December, 2020. A copy of the MHT Amendment, Drawings and Approval is attached to this HPC Amendment Application.

The following are the Amendment List of Items that affect the HPC Application.

- Roof: The originally proposed Certainteed Landmark Series charcoal black asphalt shingle roof to be revised with Certainteed XT30-IR Colonial gray, flat 3-tab style shingle as an in-kind replacement. (See attached spec. sheet).
- Dormer: The rear dormer size and associated window have been reduced in size to address MHT comments to keep with the historic character of the house (see attached drawings).
- Space/Wall Re-configuration at rear bay addition have been revised. The amended drawings reflect leaving the existing wall as is, with the altered door/window to act as the new cased opening between the existing living and new bay. All exterior and interior finishes to remain and be refurbished as required.
- The new kitchen skylight originally proposed has been deleted from the scope of work (see attached drawings).

END.



Maryland Historical Trust
 Historic Revitalization Tax Credit
 HOMEOWNER CERTIFICATION APPLICATION
 PART 1 - EVALUATION OF SIGNIFICANCE

JUL 27 2020
 Revised 06/01/2019

Instructions: Fill out this form in accordance with the application instructions. No certification determination will be made until this form is complete. Please note that it is not necessary for owners of individually listed National Register properties to complete a Part 1 Application.

MHT Project Number (MHT office use only) 2020-161

1. Property Name ESTHER RETTGER'S TWO-PART HOUSE HO-305
 Street 3801 OLD COLUMBIA PIKE
 City ELLCOTT CITY Zip MD County HOWARD COUNTY

State Legislative District 9B

MHT Easement property? Yes No Unknown

Check all designations that apply:

- National Register historic district
- National Register individual listing
- Local historic district
- Local individual listing
- Pending National Register or local designation (must submit documentation justifying historic district or individual listing)

Name of Historic District (if applicable) ELLCOTT CITY

2. Nature of request (check only one box)

- Certification that the building contributes to the significance of the above-named historic district.
- Certification that the structure has been individually designated under local law and is eligible for the National Register (designation documentation required).
- Preliminary determination that the structure will be a certified historic structure pending the official National Register or local designation.

3. Project Contact (if different from applicant)

Name LILI MUNDROFF Company brennan+company architects
 Street 803 OELLA AVENUE City ELLCOTT CITY State MD
 Zip 21043 Telephone (410)313-8310 Email Address LMUNDROFF@BRENNANARCH.COM

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that the structure is not owned by the State of Maryland, a political subdivision of the State or the Federal government and that [check one box as applicable] (1) I am the fee-simple owner of the above-described property or (2) if I am not the fee-simple owner of the above-described property, the fee-simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which either is attached to this application form and incorporated herein, or has been previously submitted. I understand that intentional falsification of factual representations in this application is subject to civil penalties and imprisonment for up to 10 years pursuant to Tax General Article, §§ 13-703 and 13-1002(b), Annotated Code of Maryland.

Name JAMES STEWART II Signature [Signature] Date 7/16/2020
 Street 3801 OLD COLUMBIA PIKE City ELLCOTT CITY State MD
 Zip 21043 Telephone (202)256-6224 Email Address DJNAZZ1@HOTMAIL.COM

MHT Official Use Only

The Maryland Historical Trust has reviewed the Historic Revitalization Tax Credit Application- Part 1 for the above-named property and has determined that the property:

- Is a "certified historic structure."
- Appears to meet "certified historic structure" criteria, pending official National Register or local designation
- Is not a "certified historic structure" because it is not individually listed in the National Register or designated under local law; does not contribute to the significance of the above-named historic district; or is a structure pending National Register or local designation that does not appear to meet "certified historic structure" criteria.
- Is not adequately documented in the application and therefore cannot be reviewed.

Date 12/10/2020

[Signature]
 Maryland Historical Trust Authorized Signature

MHT comments attached



Maryland Historical Trust
Historic Revitalization Tax Credit

HOMEOWNER CERTIFICATION APPLICATION
PART 2 - DESCRIPTION OF REHABILITATION



MHT Project Number (MHT office use only) 2020-161

Instructions: Fill out this form in accordance with the application instructions. This page must bear the applicant's original signature and must be dated. The Maryland Historical Trust's certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence.

1. **Property Name** ESTHER RETTGER'S TWO-PART HOUSE HO-305
 Street 3801 OLD COLUMBIA PIKE
 City ELLICOTT CITY Zip MD County HOWARD COUNTY
 State Legislative District 9B MHT Easement property? Yes No Unknown
 Listed individually in the National Register of Historic Places or as an individual local designation; date of listing _____
 Located in a National Register or locally designated historic district; name of district ELLICOTT CITY
 Part 1 - Evaluation of Significance submitted? Date submitted 07/24/2020 Date of certification (if applicable) _____

2. **Project Data**
 Primary/secondary residence Mixed-use residential/commercial Owner-occupied residential co-op unit
 Date of building construction 1800 Floor area before / after rehabilitation 1,233 / 1,331 sq ft
 Start date (estimated) 09/01/2020 Completion date (estimated) 03/01/2021

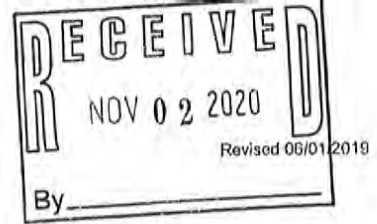
CHECK IF YOU ANTICIPATE RECEIVING ANY OF THE FOLLOWING ADDITIONAL FUNDING FOR THE PROPOSED PROJECT
 Insurance claim reimbursement funds Other local and/or state funding (i.e. grants or loans) Specify funding source _____
 *Estimated qualified rehabilitation expenditures are capped at \$250,000 and should not include additional state/local funding, insurance reimbursements or ineligible expenses including new construction, site work, appliances, etc. *Estimated Qualified Rehabilitation Expenditures 250,000

3. **Project Contact (if different from applicant)**
 Name LILI MUNDROFF Company brennan+company architects
 Street 803 OELLA AVENUE City ELLICOTT CITY State MD
 Zip 21043 Telephone (410)313-8310 Email Address LMUNDROFF@BRENNANARCH.COM

4. **Applicant**
 I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that the structure is not owned by the State of Maryland, a political subdivision of the State or the Federal government and that (check one box as applicable) (1) I am the fee-simple owner of the above-described property or (2) If I am not the fee-simple owner of the above-described property, the fee-simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which either is attached to this application form and incorporated herein, or has been previously submitted. I understand that intentional falsification of factual representations in this application is subject to civil penalties and imprisonment for up to 10 years pursuant to Tax General Article, §§ 13-703 and 13-1002(b), Annotated Code of Maryland.
 Name JAMES STEWART II Signature [Signature] Date 7/16/2020
 Street 3801 OLD COLUMBIA PIKE City ELLICOTT CITY State MD
 Zip 21043 Telephone (202)256-6224 Email Address DJNAZZ@HOTMAIL.COM

MHT Official Use Only
 The Maryland Historical Trust has reviewed the *Historic Revitalization Tax Credit Application - Part 2* for the above-named property and has determined that the proposed rehabilitation described herein:
 is consistent with the Secretary of the Interior's Standards for Rehabilitation. A final certification can be issued only after the rehabilitation work is completed as herein described and a Part 3 Application is submitted and approved.
 is consistent with the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met. A final certification can be issued only after the rehabilitation work is completed as herein described and a Part 3 Application is submitted and approved.
 is not consistent with the Secretary of the Interior's Standards for Rehabilitation and therefore certification is denied.
 is not adequately documented in the application and therefore cannot be reviewed.
 Date 12/10/2020 Maryland Historical Trust Authorized Signatory [Signature]
 MHT conditions or comments attached

Maryland Historical Trust
Historic Revitalization Tax Credit
HOMEOWNER CERTIFICATION APPLICATION
AMENDMENT FORM



MHT Project Number (MHT office use only) 2020-161

Instructions: Use this sheet to amend an application already submitted. This page must bear the applicant's original signature and must be dated.

1. Property name Stewart Residence
Property address 3801 Old Columbia Pike, Ellicott City, MD 21043

2. This form includes additional information requested by MHT for an application currently on hold.
 updates applicant or contact information.
 amends a previously submitted Part 1 Part 2 Part 3 application.

Summarize information here; continue on following page if necessary.

This amendment is in response to Part 2 Application as identified by MHT letter dated 21 September 2020.

- (2) Copies of new interior and exterior labeled photographs keyed on the floor plans and (1) new copy of Architectural Amendment Drawings are attached.

- Work Item #3: We will substitute a Certaineed XT 30-IR Colonial Gray, flat 3-lab style shingle as an in-kind replacement. See attached spec sheet.

- Work Item #6: We have identified our submitted rail design as an approved solution in the NPS Preservation Brief No.45, figure 19. We hope MHT will approve as submitted.

- Work Item #7: We have revised the design of the rear, attic dormer to reflect MHT comments. It is now 1'-6" less in width with the window configuration reduced from 3 to 2. This is the minimum width allowing for an egress casement. The new dormer continues to align with the first floor wall as the current dormer does. Its structure rests on the outside wall, and any alteration to face of dormer moving inward toward the roof would require modification to existing wall and roof structure.
(Summarized Item Response continues on next sheet)

3. Project Contact (if different from applicant)
Name Lili Mundroff Company brennan+company architects
Street 803 Oella Avenue City Ellicott City State MD
Zip 21043 Telephone 410-313-8310 Email Address LMundroff@brennanarch.com

4. Applicant
I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that the structure is not owned by the State of Maryland, a political subdivision of the State or the Federal government and that [check one or both boxes, as applicable] (1) I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which either is attached to this application form and incorporated herein, or has been previously submitted. I understand that intentional falsification of factual representations in this application is subject to civil penalties and imprisonment for up to 10 years pursuant to Tax General Article §§ 13-703 and 13-1002(b), Annotated Code of Maryland.

Name James Stewart Signature [Signature] Date 10.20.20
Organization _____
Street 3801 Old Columbia Pike City Ellicott City State MD
Zip 21043 Telephone _____ Email Address djnazz1@hotmail.com

MHT Official Use Only

The Maryland Historical Trust has reviewed this amendment to the Historic Revitalization Tax Credit Application and has determined that the amendment:

- is consistent with the Secretary of the Interior's Standards for Rehabilitation.
 is consistent with the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.
 is not consistent with the Secretary of the Interior's Standards for Rehabilitation
 updates the information on file and does not affect the certification.

Date 12/10/2020 Maryland Historical Trust Authorized Signature [Signature]

MHT conditions or comments attached

HOMEOWNER CERTIFICATION APPLICATION
AMENDMENT FORM

Property name Stewart Residence

Property address 3801 Old Columbia Pike, Ellicott City, MD 21043

Work Item response continued

- Work Item #9: See attached pre-1932 photo showing the original window in the 9/6 configuration.

Work Item #11: The rear addition (bay) design has been modified to retain the existing door and window openings. The width of the bay is unchanged as it must encompass the (2) existing openings plus 6" each side for opening casing/trim. Historic and architectural considerations were evaluated during the design process. The bay does not interfere with the smaller volume of the hyphen, nor does it extend beyond the transition between the main house volume and that of the hyphen. By setting it inward from the original east dividing wall it presents itself as a small outdoor garden volume element while still allowing the main volume of the house as well as that of the hyphen to read through. Design and historic appropriateness considerations were also given to the window lite arrangements, where the lites of the casement windows and the awnings above mimic the ratio and scale of lites in the historic house.

Work Item #16: Attached are the most recent structural drawings identifying the new wood and steel framing members.

New Kitchen skylight: The new Kitchen skylight has been removed from the project.

CONDITIONS SHEET

Heritage Preservation Certification Application

MHT Project Number: 2020-161

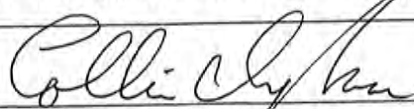
Property Name and Address 3801 Old Columbia Pike, Ellicott City, MD 21043

The rehabilitation of this property as described in the Heritage Preservation Certification Application will meet the Secretary of the Interior's *Standards for Rehabilitation* and the requirements of §5A-303(h) of the State Finance and Procurement Article of the Annotated Code of Maryland provided that the following condition(s) is/are met:

1. Repointing mortar must match the color, texture, composition, joint width, and joint profile of the existing mortar. This work must be accomplished in accordance with the guidance provided in Preservation Brief #2: Repointing Mortar Joints in Historic Masonry Buildings. Good-quality before and after photographs of the mortar joints of the brick façade and stone foundation must be submitted with the Part 3: Request for Certification of Completed Work.
2. Historic wood windows must be repaired and restored in accordance with the guidance provided in Preservation Brief #9: The Repair of Historic Wooden Windows. While selective replacement of portions of the window sash are approved with this application, any full replacement of a sash would require the submission of an Amendment form for review and approval prior to replacement. Any replacement sash must match the appearance, size, design, proportions, and profiles of the historic windows.

Please note that failure to comply with any of the above conditions may result in a denial of final certification.

12/10/2020
Date



Maryland Historical Trust Authorized Signature

HO-305 ESTHER RETTGER TWO-PART HOUSE

3801 Old Columbia Pike
Ellicott City MD 21043

ATTACHMENT A: DESCRIPTION OF PROPOSAL

3801 Old Columbia Pike is part of the Esther Rettger's Two-Part House, with the original stone structure dating back circa 1800. This west part consists of the original ground stone level and log timber with chinking first floor level and attic above. A 2-story wood-frame hyphen was constructed at a later date between the west side house and the east (now 3799) stone house. An original 2-bay 2-story wood frame porch has been modified after 1936 to include part of the hyphen, thus changing the character of the front elevation, where the main volume of the stone house comingles with that of the hyphen.

The proposed work includes the following:

- Front Porch Refurbishment and Alteration to restore it to original appearance.
- Exterior Walls and finishes refurbishment including stone repointing, timber plaster re-chinking and wood shingle refurbishment.
- Roof Replacement + gutters + downspouts.
- Rear Dormer Modification/ Expansion.
- New Rear Breakfast Bay Addition.
- Existing Window & Door Refurbishment.
- Limited Replacement of non-historic Doors and Windows.
- Site work at rear as it relates to house/site access and bay addition, historic stone wall and outbuilding foundation ruins.
- Structural Work including main house attic floor stabilization and hyphen floor and roof Stabilization, dormer modification/expansion.
- General Refurbishment (flashing, prepping + painting).
- Dormer modification/expansion.

END.

HO-305 ESTHER RETTGER TWO-PART HOUSE

3801 Old Columbia Pike
Ellicott City MD 21043

ATTACHMENT B: DESIGN GUIDELINES

The overarching goals for the proposed work include the restoration of the existing historic structures to accommodate the new family. All proposed work to follow Secretary of Interiors Standards for Treatment of Historic Properties and the Ellicott City Historic District Design Guidelines for Rehabilitation and Maintenance.

Restoration of historic architectural details details, including window and door repair, exterior wood trim features, front porch railing et al. shall follow the historic design guidelines for maintenance and repair, using hand tools and gentle methods to avoid loss of historic detail. Where features are decayed or beyond repair, new infill replacement shall match the existing in material, detail, texture, finish for compatibility with a preservation priority goal. New construction including dormer and rear bay addition shall be subsidiary to the original historic volume of the house in size and detail and not create a false history of the house.

Chap.6 - Sec.A General Guidelines for Historic Buildings

Historically or architecturally significant alterations, in this case the hyphen, shall be retained.

Chap.6 - Sec.C Masonry

Stone foundation and brick chimney shall be repaired and restored with material that match the original as closely as possible.

Chap.6 - Sec.D Wood Siding, Shingles and Logs

Existing wood shingles will be refurbished; deteriorated shingles will be replaced with wood shingles that match the original as closely as possible in width, shape and profile. Corner, trim and fascia details will be preserved.

Chap.6 - Sec.E Roofs, Dormers and Gutters

Non-historic asphalt shingle roof shall be replaced in kind with asphalt shingles to match in color, texture and size of the existing. New dormer at the rear is compatible with the architectural style of the house, preserves the balance and massing of the primary volume of the house and secondary hyphen, and follows the proportions, shape and materials of the existing house. The metal roof on the dormer and bay are compatible with the secondary, later-addition volume vocabulary.

Chap.6 - Sec.F Porches and Balconies

Existing front porch will be repaired and restored to original 2-bay front porch as part of original house.

DESIGN GUIDELINES cont.

Chap.6 - Sec.G Entrances

The original entry doors have been altered and replaced with non-historic vinyl replacement windows and interior 5-panel doors. Work proposal includes replacing the doorpanels in the functioning doorways to reflect doors of same architectural period and style.

Chap.6 - Sec.H Windows

Original wood windows will be protected; frames, sashes, sills and trim will be repaired and weatherstripping installed as required. New alum. storm/screens will be installed on exterior, with center double-hung divider aligning with the existing wood window.

Chap.6 - Sec.N Colors and Painting

Roof, siding, trim, window exterior colors to match existing. New paint colors for exterior doors are selected from Benjamin Moore historic colors and are compatible with the period, style of house and compatible with those used in the district.

Chap.7 - Sec.A Building Additions

The new dormer and bay are subordinate to the main historic house volume in size, height, scale and detail. The dormer is offset from the end walls of the house, with roof set below the main original.

Chap.9 - Sec.B Trees and Other Vegetation

Existing mature trees and shrubs to be preserved. Site access shall be coordinated to minimize impact on existing landscape.

Chap.9 - Sec.D Walls, Fences, Terraces, Walkways and Driveways

Existing site wall at rear consisting of stone shall be rebuilt and extended to allow adequate retaining.

Chap.9 - Sec.E Outdoor Lighting Fixtures

New exterior lights to match other existing historic architectural features in proportion, detail, material, color and texture.

END.



XT™ 30 IR

PRODUCTS AVAILABLE NEAR ZIP CODE:

ENTER ZIP CODE

PLEASE ENTER YOUR ZIP CODE TO VIEW PRODUCTS AVAILABLE

III YO COLONIAL SLATE

[VISUALIZE YOUR HOME](#)[GET AN ESTIMATE](#)[OVERVIEW](#)[TECHNICAL INFO](#)[INSTALLATION](#)[WARRANTY](#)[FIND A PRO](#)

When it comes to weathering the elements, XT 30 IR offers a level of impact resistance that leads the strip shingle class that provides a level of protection that's far from every day. This easy-to-install shingle is built on an extra-strength fiberglass base, and coated with high-grade mineral granules embedded in protective, water-resistant asphalt.

- Durable, beautifully color-blended line of shingles.
- Manufactured with self-sealing adhesive strips.

Due to variation in computer monitors and printers, the color samples seen on your computer screen may not exactly match the corresponding color. To verify actual product color, ask to see the actual product, available through a CertainTeed contractor or distributor.

PRODUCT OVERVIEW

- [Impact Resistant Shingles Brochure - West](#)
- [Roofing Products Guide - Southeast/South Atlantic/Mid-Atlantic](#)
- [Roofing Products Guide - South Central](#)
- [Impact Resistant Shingles Brochure - non-West](#) [\(More Info\)](#)

TECHNICAL SPECS

- [Data Sheet - XT30 IR](#)
- [3-Part Spec - XT30 IR](#)
- [SDS - Asphalt Shingle - AR](#)
- [Miami-Dade NOA - XT30 IR](#) [\(More Info\)](#)

INSTALLATION

- [XT30IR Installation Instructions](#) [\(More Info\)](#)

WARRANTY

- [Asphalt Shingle Limited Warranty](#)
- [SureStart Warranty Brochure](#) [\(More Info\)](#)

 [Sweets ProductTAG](#)
TECHNICAL INFORMATION

- Impact resistant: UL 2218 Class 4 rating
- Fiberglass-based construction
- UL Class A fire resistance
- UL certified to meet ASTM D3462

SPECS

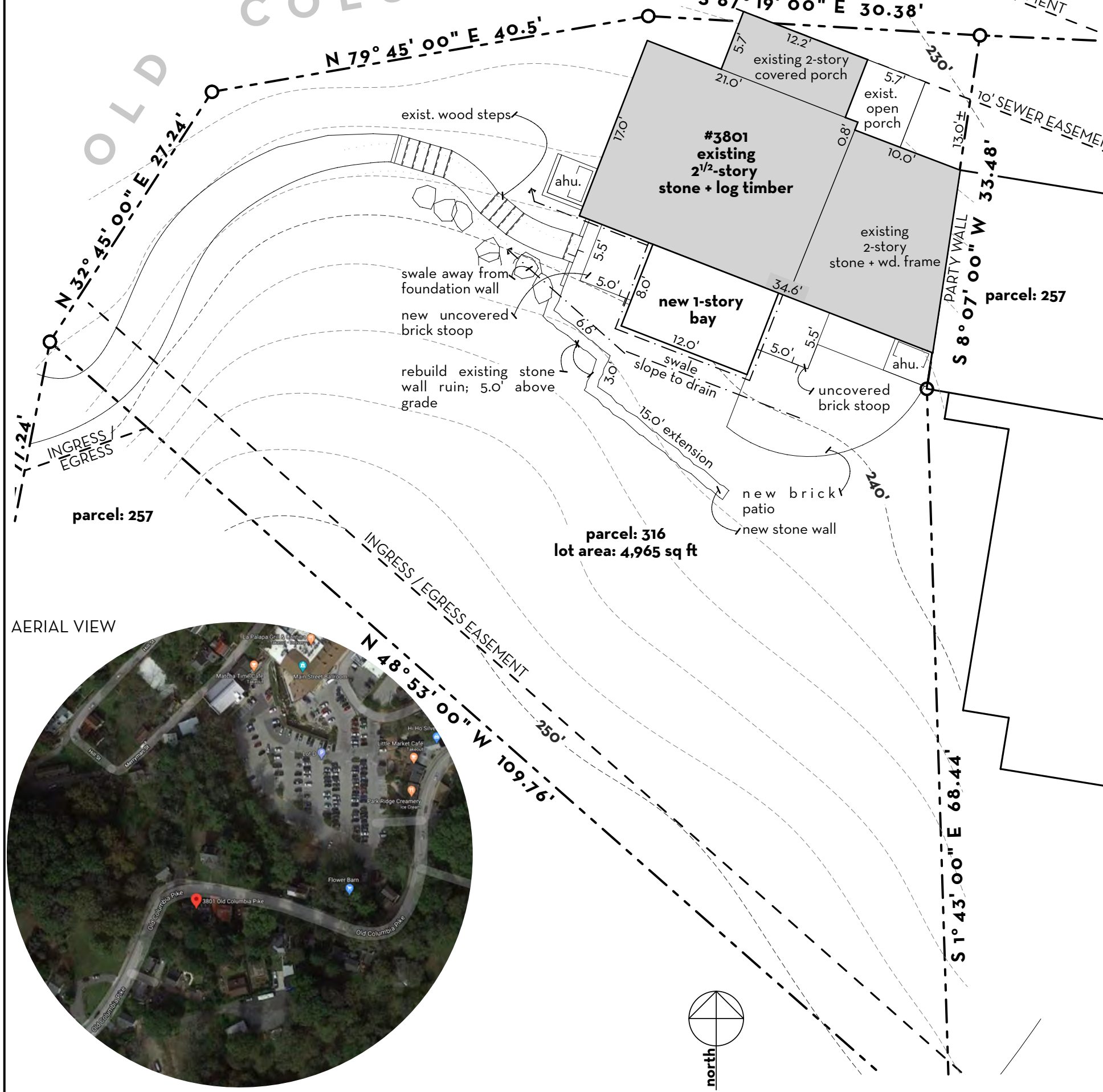
- [Data Sheet - XT30 IR](#)
- [3-Part Spec - XT30 IR](#)
- [SDS - Asphalt Shingle - AR](#)

SITE PLAN

scale: 1" = 10'

LOCATION DRAWING based on
LIBER 6/22 FOLIO 177
MD1912.4876 01.03.2020
EXACTA MD SURVEYORS LB21535

HOWARD COUNTY INTERACTIVE MAP
data.howardcountymd.gov



Source: Google Maps, 05/18/20 not to scale

SITE NOTES

- It is the owner's intention to preserve the natural vegetation and land features of the site to the greatest extent possible. Remove the minimum amount of existing vegetation possible for new construction.
- The Owner and Architect will approve the site layout prior to digging the footings.
- Topsoil and large boulders will be stockpiled for future use by the Owner, stockpiling area to be determined by Owner.
- All trees designated for removal from the building site area to be marked for review by the Owner or Architect.
- All stumps will be removed and disposed of off site in order to prevent insect infestation.
- The Owner and Architect will determine which trees are to be transplanted or maintained during construction. The Contractor will provide the price for this service which is not included in this contract.
- The construction area and access to the construction area will be as small an area as is reasonable to facilitate construction of the home. This area is to be clearly demarcated and roped off to prevent any destruction of natural terrain outside the area by construction vehicles.
- Water must have positive drainage away from the building at all points along its perimeter in a direction of least impact on site and surrounding buildings.
- All downspouts will have splash blocks or rain barrels and an adequate drainage path away from the building OR tied into a below grade drain tile that is piped to daylight and screened.
- Do not treat soil with manufactured chemical treatments.
- Treat sand surfaces under floors and brick or stone walkways with diatomaceous soil.
- Use a barrier cloth under exterior walkways to prevent weed overgrowth.

ENERGY NOTES

- Permanent Certification shall be completed and posted on or in the electric distribution panel by the builder. It shall list the predominant R-values of insulation installed for ceiling/roof, walls, foundation (slab, basement wall, crawlspace wall and/or floor) and ducts outside of conditioned spaces; U-factors for fenestration and the solar heat gain coefficient of fenestration, and the results from any required duct system and building envelope air leakage testing done on the building. Certificate shall list the types and efficiencies of heating, cooling and service water heating equipment. All gas-fired unvented room heaters, electric furnaces, or baseboard electric heaters shall be listed but the efficiency is not required to be listed.
- The building thermal envelope shall be constructed to limit air leakage in accordance with the requirements of sections R402.4.1 through R402.4.4 of the IRC 2018. The building or dwelling unit shall be tested and verified as having an air leakage rate of not exceeding 3 air changes per hour. Testing shall be conducted with a blower door at a pressure of 50 pascals. Testing shall be conducted by an approved third party testing agency (BPI Certification required) and the signed written report shall be submitted to the Code Official prior to the Building Final. Ordering the blower door test is the responsibility of the Contractor.
- At least one programmable thermostat shall be provided for each separate heating and cooling system.
- Building framing cavities shall not be used as ducts or plenums.
- Mechanical system piping capable of carrying fluids above 105 degree or below 55 degree shall be insulated to a minimum of R-3.
- Insulation for hot water pipe must meet the requirements of R403.4.2 and Table R403.4.2 of the IRC 2018 (prescriptive).
- The building shall be provided with ventilation that meets the requirements of the IRC 2018, or with approved means of ventilation. Outdoor air intakes and exhaust shall have automatic or gravity dampers that close when the ventilation system is not operating. See R403.5.1 of IRC 2018 for fan efficacy and exception. The whole house mechanical ventilation system shall provide outdoor air at a continuous rate of not less than that determined in accordance with Table M1507.3.3(1).
- Heating and cooling equipment shall be sized in accordance with ACCA Manual S based on building loads calculated in accordance with ACCA Manual J or other approved heating and cooling calculation methodologies.
- A minimum of 75 percent of the lamps in permanently installed lighting fixtures shall be high-efficacy lamps or a minimum of 75 percent of the permanently installed lighting fixtures shall contain only high efficacy lamps.

ABBREVIATIONS

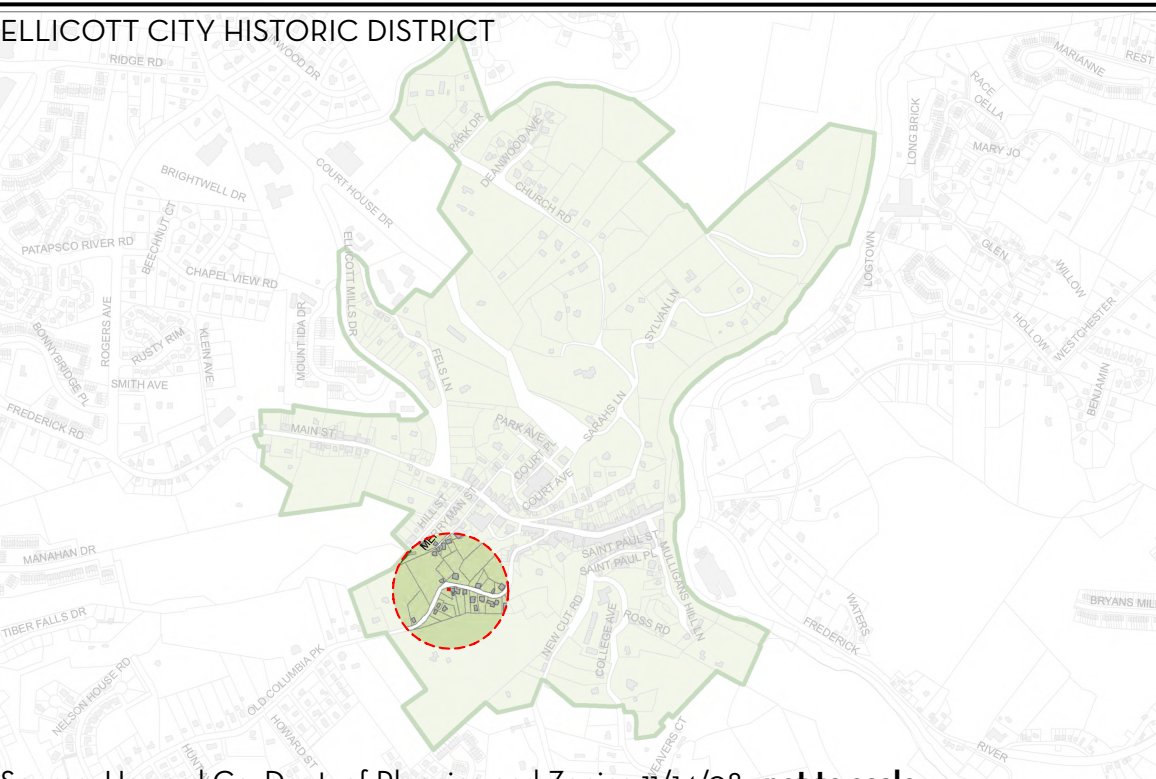
A.F.F.	ABOVE FINISH FLOOR
ADJ.	ADJUSTABLE
ARCH	ARCHITECT(URAL)
BLK./BLK.	BLOCKING
C.L.	CENTER LINE
CLG.	CEILING
CONT.	CONTINUOUS
CONST.	CONSTRUCTION
DIM.	DIMENSION
EA.	EACH
ELEC.	ELECTRIC(AL)
EQ.	EQUAL
EXIST.	EXISTING
EXT.	EXTERIOR
FIN.	FINISH
GYPBD	GYPSUM WALL BOARD
INSUL	INSULATION
INST.	INSTALLATION
MAX	MAXIMUM
MIN	MINIMUM
MFR.	MANUFACTURER
MTD.	MOUNTED
MTL.	METAL
NEC.	NECESSARY
NO.	NUMBER
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.P.C.I.	OWNER PROVIDED CONTRACTOR INSTALL
PR.	PAIR
PTD.	PAINTED
PT.	PRESSURE TREATED
REQ.	REQUIRED
RM.	ROOM
SMACNA	SHEET METAL + AIR CONDITIONING NATIONAL ASSOCIATION
SQ.	SQUARE
STD.	STANDARD
STND.	STANDARD
STRUCT.	STRUCTURAL
TYP	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD
W/	WITH
WD.	WOOD

GENERAL NOTES

- Any inconsistencies found between drawings and existing conditions or between the drawings themselves shall be reported to the Architect. Do not perform any work affected in any manner by the inconsistencies until the Architect has clarified the information. Any work done will be solely at the Contractor's risk and expense. The Architect will resolve the inconsistencies in a timely matter.
- All work shall be done in a workmanlike manner and in conformance with product manufacturer's installation instructions and guarantee requirements. Work shall be completed to the satisfaction of the owner.
- All work shall be done in accordance with applicable state and local codes and regulations.
- Do not scale drawings to determine dimensions.
- Foundation to comply with Howard Co. radon gas mitigation requirements. Contractor to provide an approved seal at all penetrations into existing foundation and vents at new crawl space foundation.
- Provide minimum R-21 at exterior walls and R-49 at ceilings, or greater as shown on drawings.
- All new dimensions are to the rough face of framing and centerline dimensions are to finish unless noted otherwise.
- Dimensions and notes for a given condition are typical for all similar conditions unless otherwise noted.
- Drawings at larger scale shall take precedence over drawings at smaller scale, except for any inconsistencies that may be found in the drawings.
- Existing walls, columns, piers, etc. are shown shaded on the plans.
- Contractor to protect all landscaping, paving and other site conditions from damage.
- Contractor to provide specified copper flashing at all window heads, horizontal window stops, window sills, the bottom of all cavity walls and at all other locations recommended by SMACNA.
- Contractor to provide proper flashing at all roof penetrations as recommended by SMACNA.
- Contractor to flash and insulate all through wall penetrations in order to meet air leakage results as required by IRC 2018.
- Contractor shall arrange for the proper discontinuance and/or relocation of all public utilities when required, including sewer, water, gas, electric and telephone lines.
- All dimensions of existing construction shall be field verified before ordering material or beginning work.
- Contractor to complete all work in accordance with the drawings. At the end of the job, Contractor to clean all finished surfaces and leave job in an orderly and neat fashion, capable of being used for its intended purpose. One-year warranty shall begin at substantial completion of the work, as determined by the Architect. Provide all keys, equipment operating instructions, record drawings, etc. to Owner.
- Smoking on property only in areas designated by Owner.

HISTORIC PRESERVATION

Contributing Property in Ellicott City Historic District
- Howard County Local Historic District est. 1974
- National Register District est. 1978
Approved by HPC (Ho. Co.) on 07.09.2020



Source: Howard Co. Dept. of Planning and Zoning 11/14/08. not to scale

CODE INFO

Design Intent to meet:
International Residential Code 2018
COMAR 05.02.07

ZONING INFO

HOUSE LOCATION
MAP 0251 GRID 0004 PARCEL 0316
NEIGHBORHOOD 2010112.14
3801 OLD COLUMBIA PIKE
ELLICOTT CITY, MD 21043

ZONING INFO:
Howard County
Zoned: R-VH Residential Village Housing
Front Setback:
Side Setback:
Rear Setback:
Building Height: 34'
Lot Coverage 60% - 2979sf

SYMBOLS

①	DOOR #
Ⓐ	WINDOW #
Ⓛ	PLUMBING FIXTURE #
Ⓜ	APPLIANCE #
1 4 (A1) 2 3	INTERIOR ELEVATION #
Dwg. # Sheet #	BUILDING SECTION
=====	NEW WALL
=====	EXISTING WALL

DRAWING LIST

A0	site plan + notes
A1	existing floor plans
A2	existing floor plans
A3	existing elevations
A4	new floor plans + schedules
A5	new floor + roof plans + schedules
A6	new exterior elevations + general notes
A7	new exterior elevations + colors
A8	new 3D views
A9	building section
S1	structural details + notes
S2	structural plans
E1	electrical plans

brennan+company
ARCHITECTS
baltimore
washington
410.313.8370
803 oella avenue- ellcott city, maryland 21043

project:
ESTHER RETTGER'S TWO-PART HOUSE
STEWART RESIDENCE
3801 OLD COLUMBIA PIKE
ELLICOTT CITY, MD 21043

phase	date
MD	05.19.2020
SD REV	06.05.2020
HPC Submission	06.17.2020
MHT Submission	07.24.2020
MHT Amendment	10.20.2020

drawing:
site plan + notes

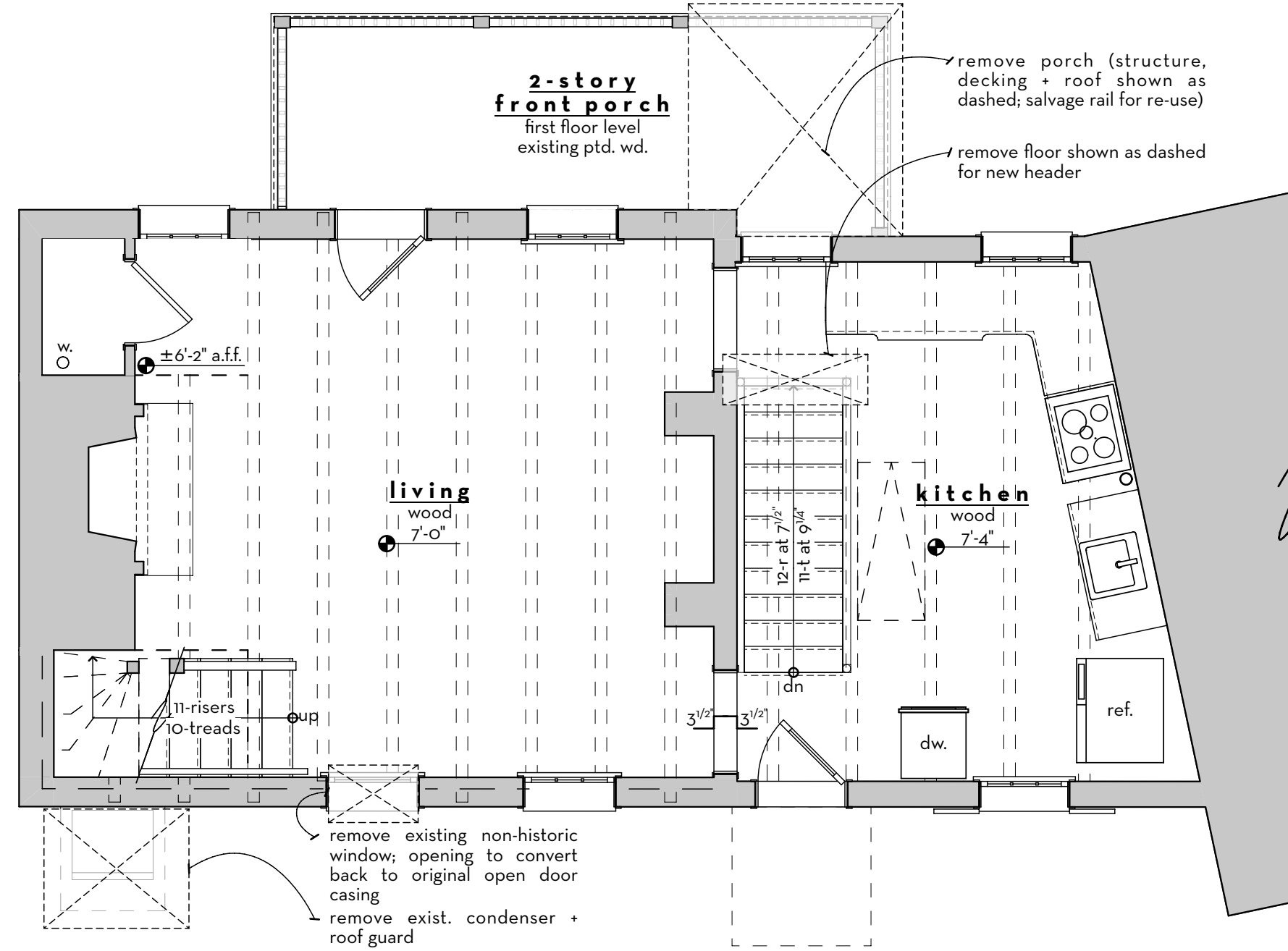
sheet no:

A0

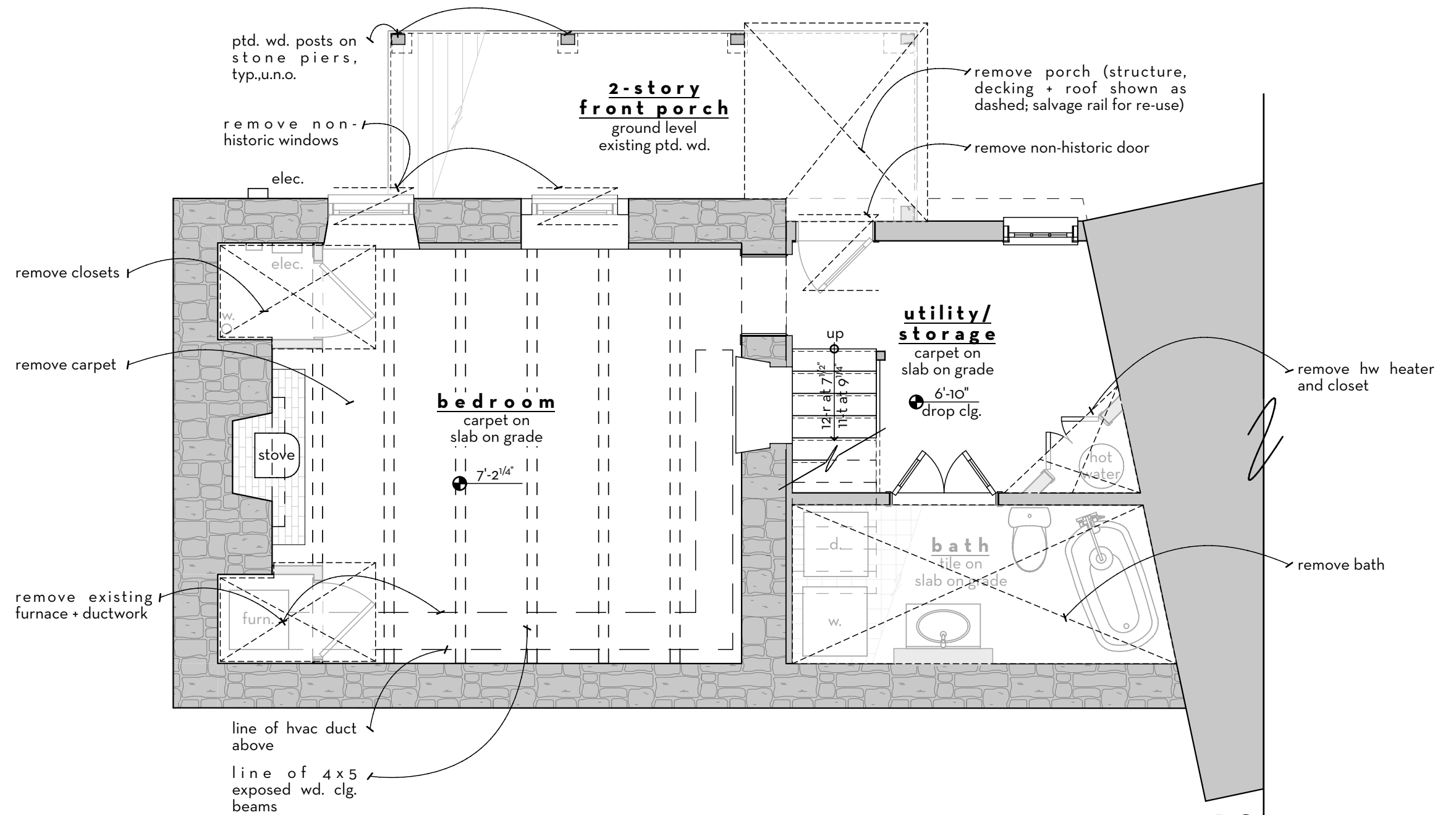
I:\Volumes\Brennan\01\PROJECTS\01residential\stewart 2020\2.project drawings\2.working drawings\stewart.mht amendment set.pln 10/20/20 6:03 PM © Brennan+Company Architects

DEMOLITION NOTES

1. All exterior masonry or frame walls shown as dashed, in whole or portion, to be demolished to extents noted on new drawings.
2. All interior frame walls shown as dashed, in whole or portion, to be demolished to extents noted on new drawings.
3. Salvage all existing framing, evaluate condition and reuse in new construction for blocking or framing.
4. Provide required structural support prior to demolition work at critical locations.
5. All excavated earth to be retained on site in location determined by owner.
6. Provide erosion control methods and materials as required by local code.
7. Owner to remove and relocate shrubs that they wish to reuse.
8. Remove all debris from demolition from site on a regular basis and dispose of according to local requirements. Sort and recycle waste.
9. All items specified in Contract Documents for salvage, reuse and storage shall be kept on site and protected from damage. Donate salvaged unused materials to low-income housing projects, theater groups, etc., or recycle waste materials. Sort, salvage and store masonry and stone, miscellaneous metals, flooring, wood studs, all trim and stair parts for reuse.
10. Provide proper temporary waterproofing and security following exterior wall/roof demolition work.
11. Existing plumbing hookups to be shut off at each immediate location prior to demolition work at each location.
12. Remove all miscellaneous protrusions in walls, floors, ceilings, windows and doors including, but not limited to nails, hooks wires, doorbells, etc.
13. Remove all existing appliance hookups and electrical fixtures as necessary.
14. Minimize job site waste.



1 existing first floor plan
scale: 1/4" = 1'-0"



2 existing ground floor plan
scale: 1/4" = 1'-0"

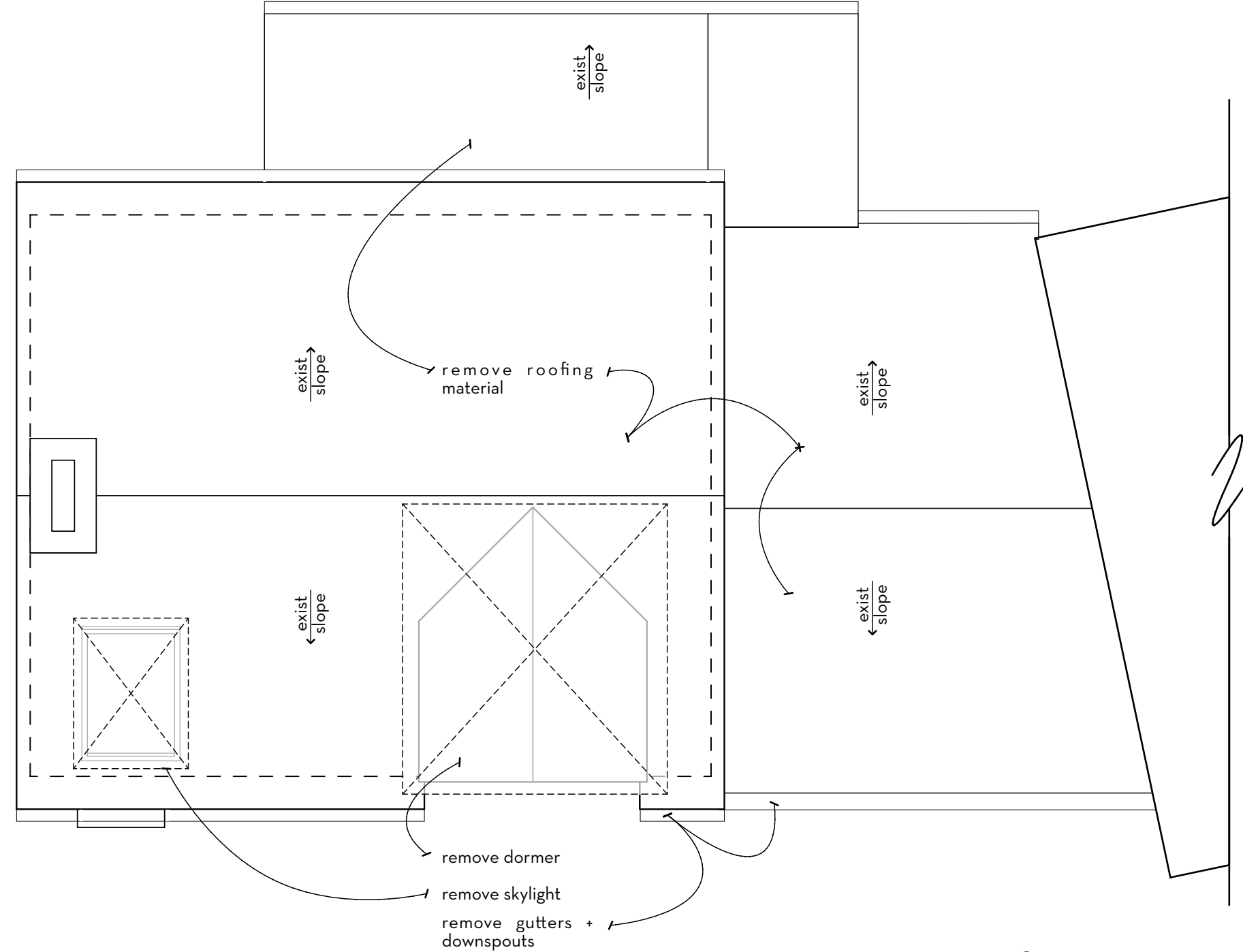
phase	date
MD	05.19.2020
SD REV	06.05.2020
HPC Submission	06.17.2020
MHT Submission	07.24.2020
MHT Amendment	10.20.2020

drawing:
existing floor plans

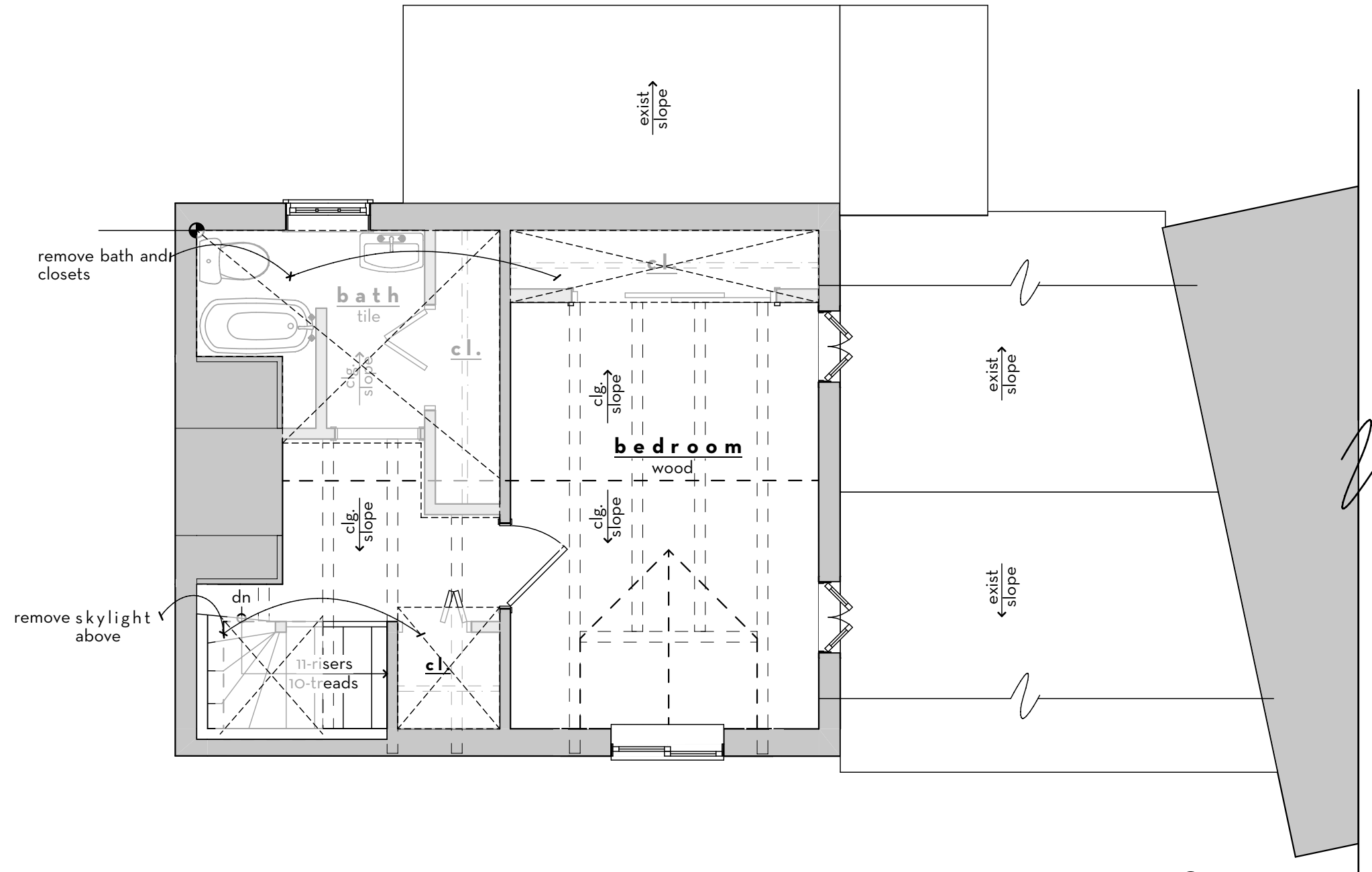


sheet no:

A1



1 existing roof plan
scale: 1/4" = 1'-0"



2 existing attic floor plan
scale: 1/4" = 1'-0"

phase	date
MD	05.19.2020
SD REV	06.05.2020
HPC	06.17.2020
Submission	
MHT	07.24.2020
Submission	
MHT	10.20.2020
Amendment	

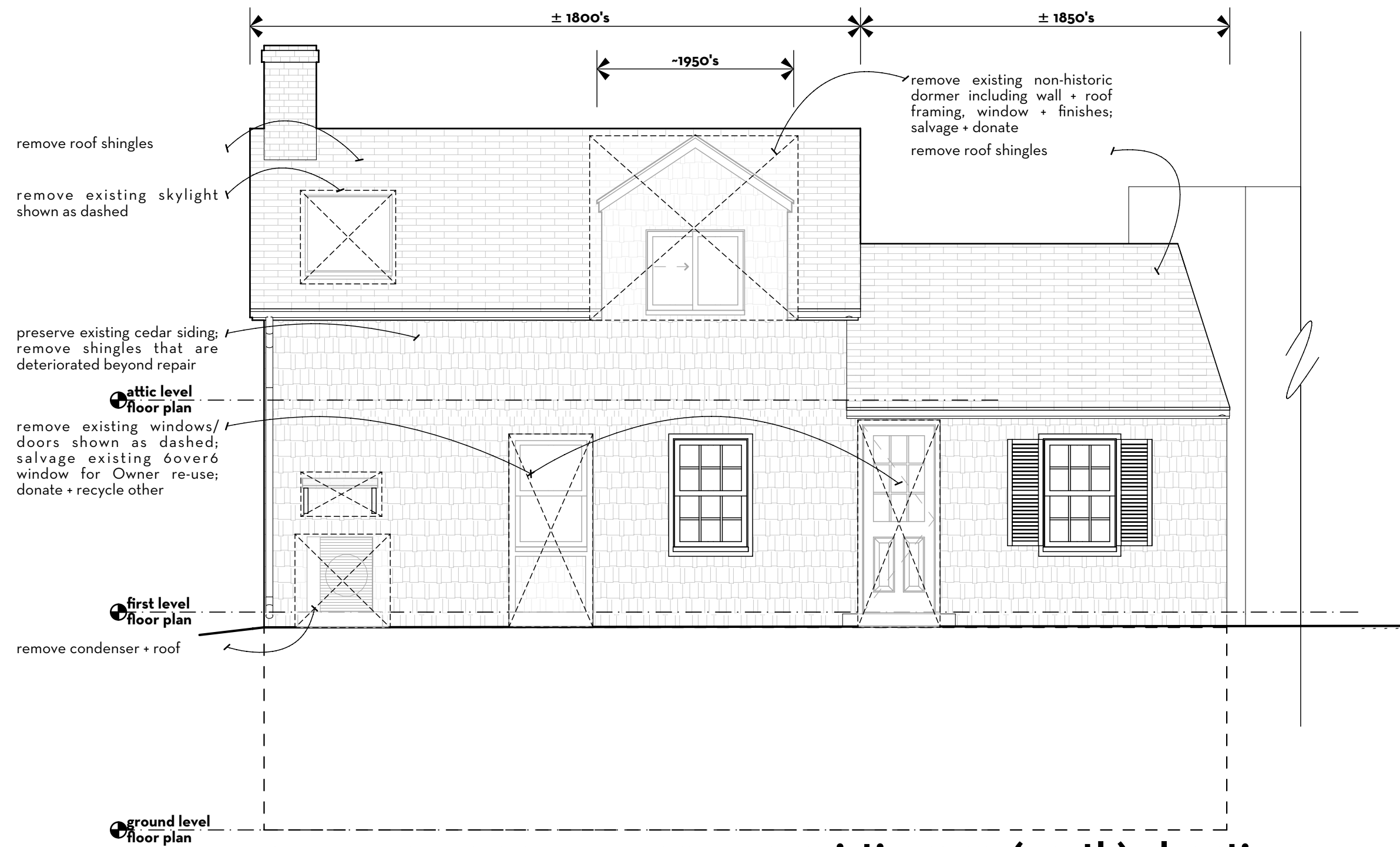
drawing:
existing floor plans



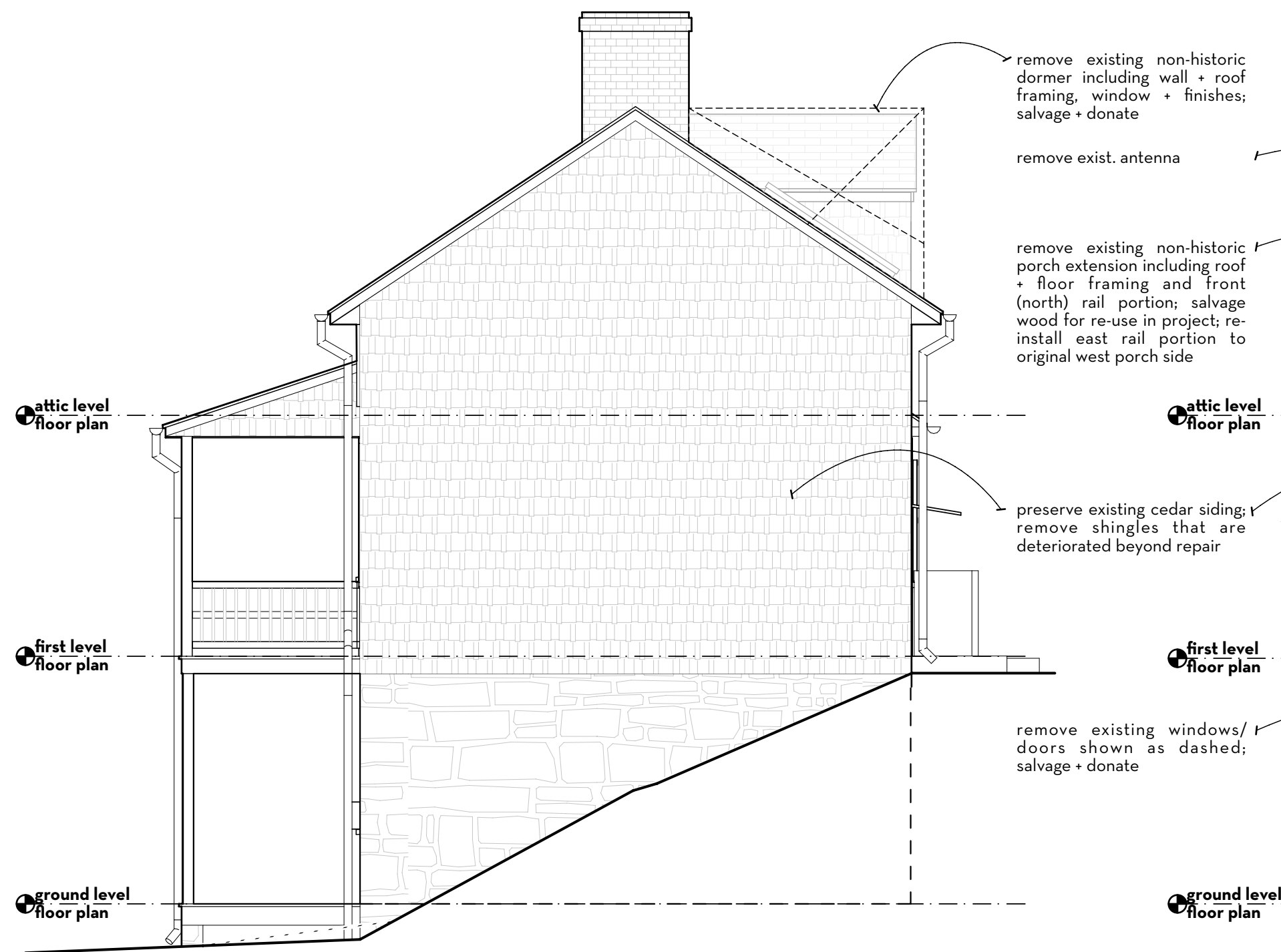
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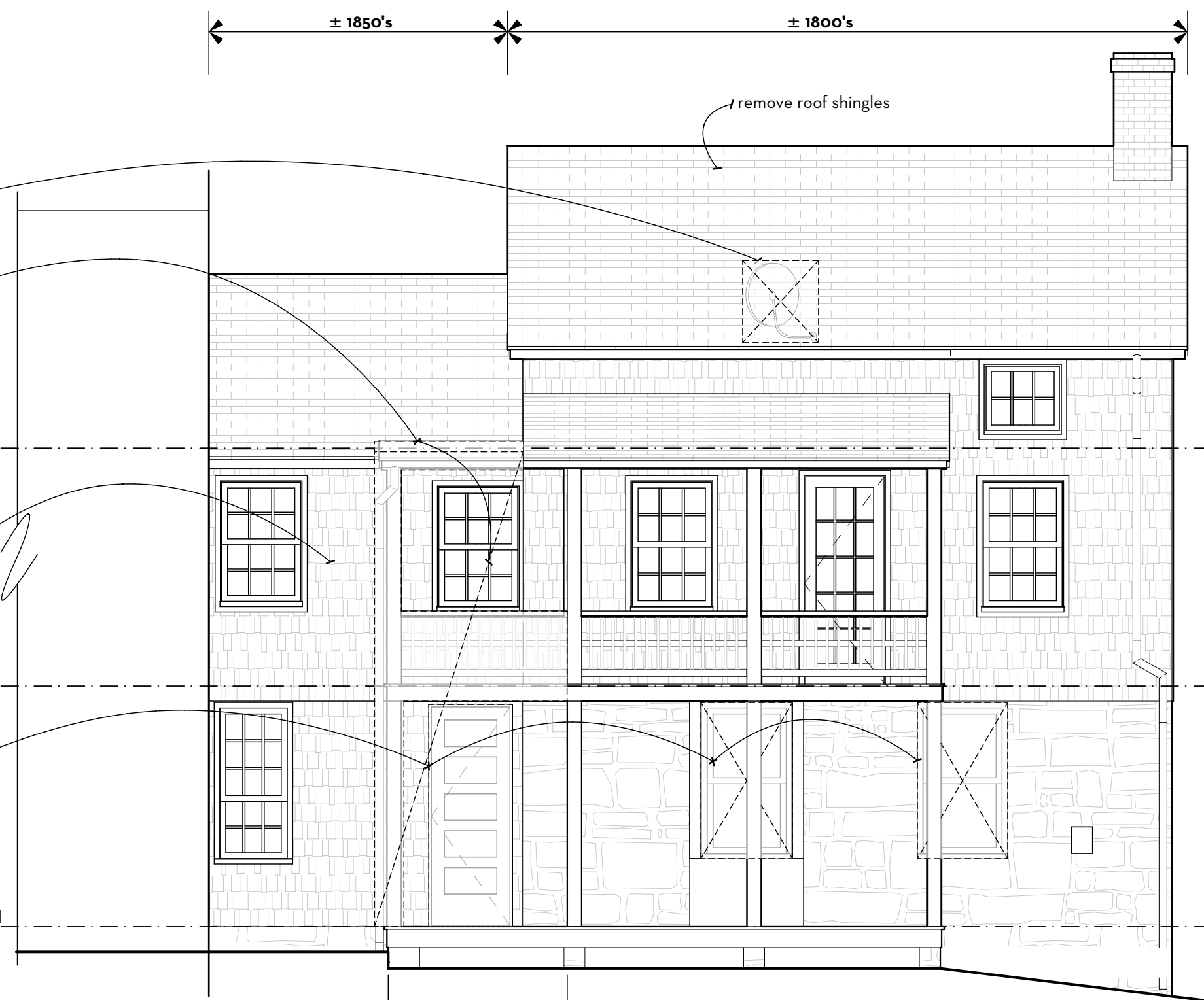
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1 existing rear (south) elevation
scale: 1/4" = 1'-0"



2 existing side (west) elevation
scale: 1/4" = 1'-0"



3 existing front (north) elevation
scale: 1/4" = 1'-0"

phase	date
MD	05.19.2020
SD REV	06.05.2020
HPC Submission	06.17.2020
MHT Submission	07.24.2020
MHT Amendment	10.20.2020



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window schedule

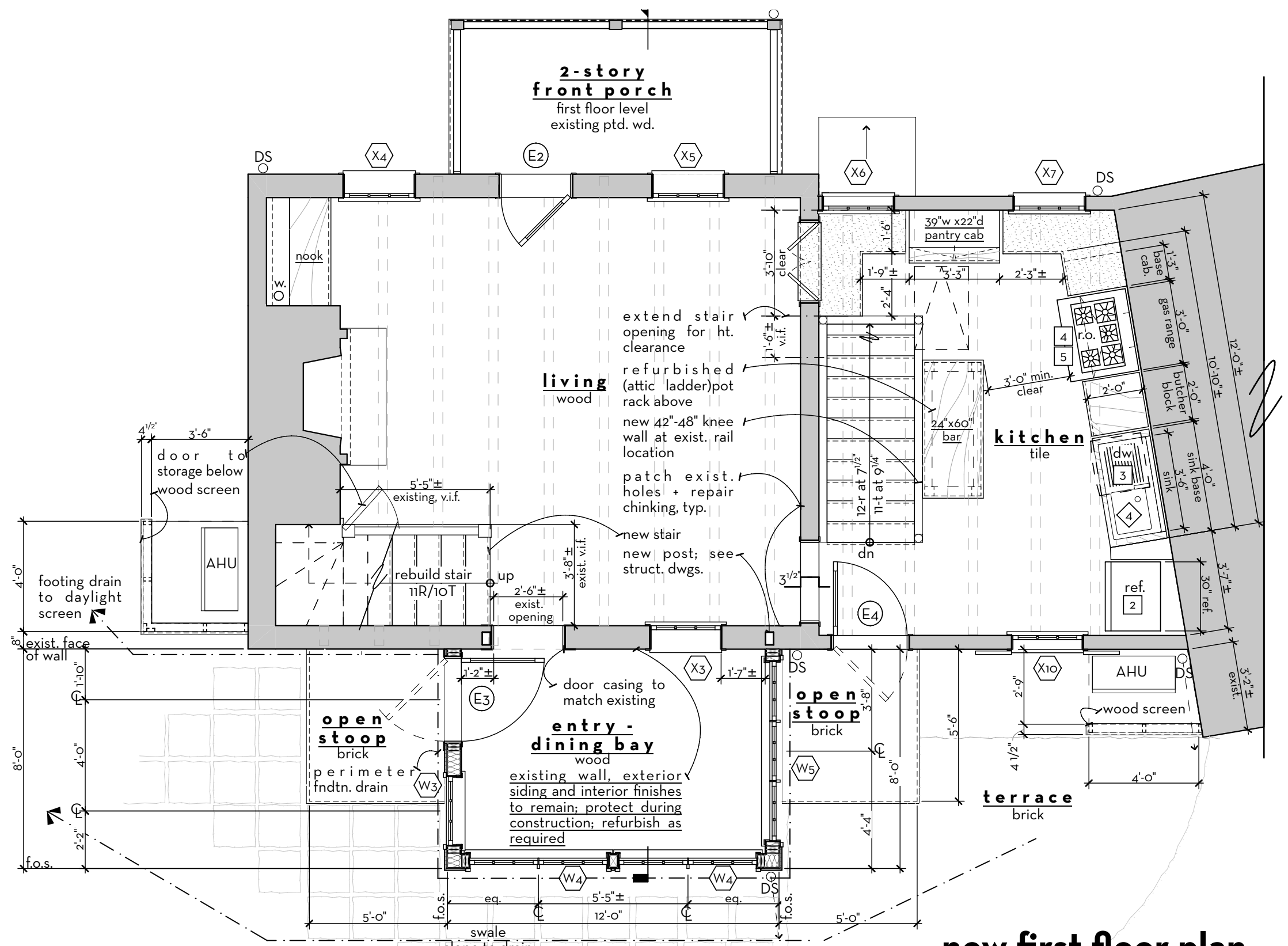
* G.C. to refer to general exterior notes on sheet A6 for all window refurbishment.
 ** G.C. to verify all existing field dimensions prior to order.

ID	QTY.	MANUFACTURER	MATERIAL	MODEL	** FRAME SIZE **		LITES	REMARKS
					WIDTH	HEIGHT		
S1	1	Velux Skylight Replacement	alum clad ext./wood int.	fixed	---	---	1	deck mounted
W1	1	Marvin double hung replacement	wood	WUDH2426	2'-7"	5'-0"	9/6	
W2	1	Marvin double hung replacement	wood	WUDH2426	2'-7"	5'-0"	9/6	
W3	1	Marvin casement	wood	WUCA3060E	2'-6"	5'-1 1/2"	12	
W4	2	Marvin double french casement	wood	double mulled WUCA3060E	5'-0"	5'-1 1/2"	12	
W5	1	Marvin triple mulled casement	wood	triple mulled WUCA3060E	6'-6"	5'-1 1/2"	12	
W6	1	Marvin double mulled casement	wood	double mulled WUCA3044E	5'-4"	3'-8"	4	
X2	1	Existing			2'-2 1/2"	5'-0"		
X3	1	Existing			2'-6 3/4"	4'-0"		
X4	1	Existing			2'-7"	4'-2"		
X5	1	Existing			2'-7"	4'-2"		
X6	1	Existing			2'-7"	4'-0"		
X7	1	Existing			2'-7"	4'-0"		
X10	1	Existing			2'-6 3/4"	4'-0"		
X11	1	Existing			2'-7"	2'-4"		
X12	1	Existing			2'-2"	2'-6"		
X13	1	Existing			2'-2"	2'-6"		
Z	1				2'-7"	5'-0"		

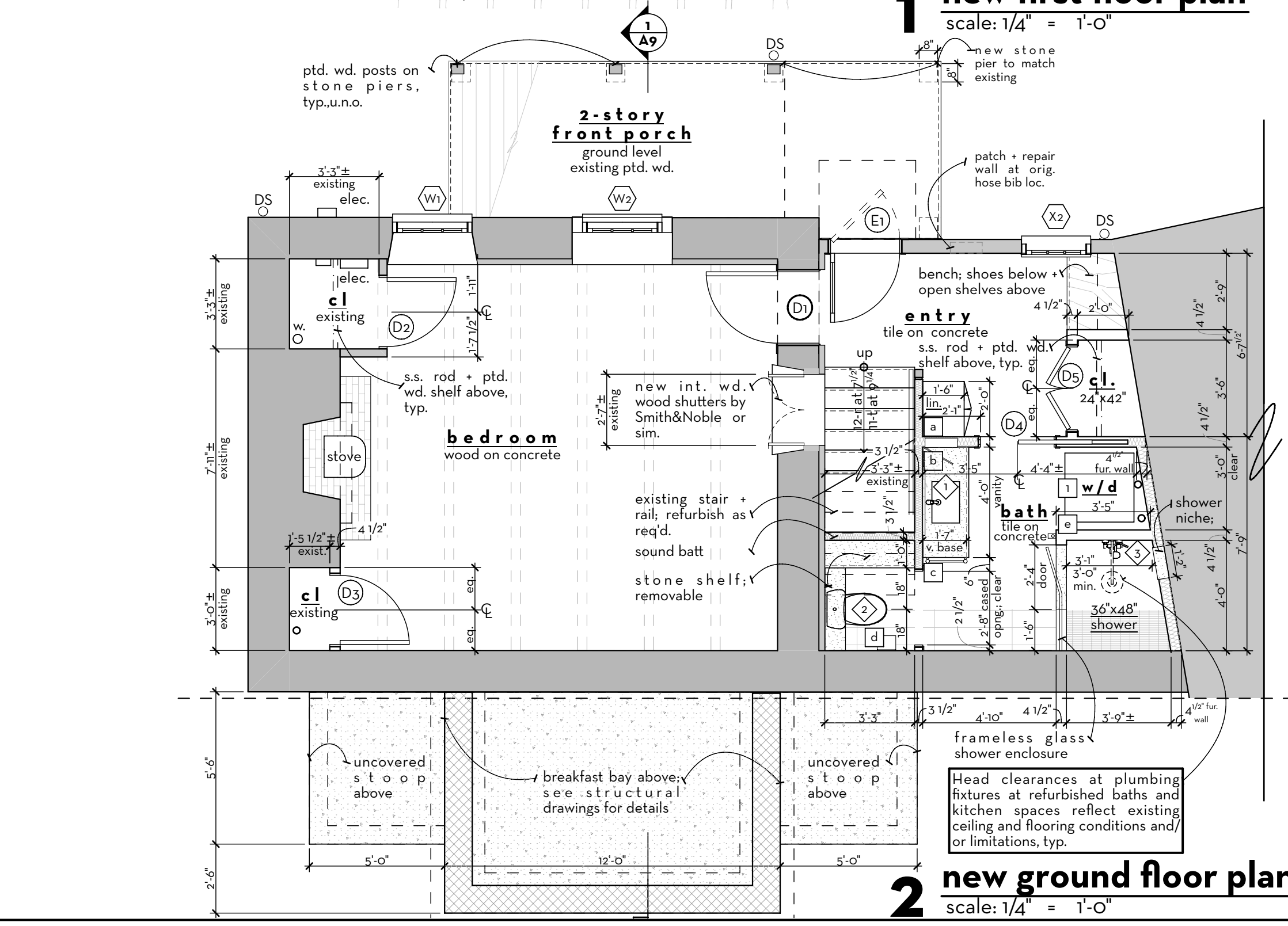
door schedule

* G.C. to refer to general exterior notes on sheet A6 for all door refurbishment.
 ** G.C. to verify all existing field dimensions prior to order.

NO.	LOCATION	MANUF/MODEL	** DOOR SIZE **	LITE/PANEL	HARDWARE	MATERIAL	REMARKS
E1	Ext. ground level	Simpson wood french door	2'-6"-6'-8"	9-lite/2-panel	orb. Baldwin or eq.	wood	include new alum. storm/screen door
E2	Ext. first floor living	Simpson wood french door	2'-6"-6'-8"	15-lite	"	wood	include new alum. storm/screen door
E3	Ext. first floor bay	Simpson wood dutch door	3'-0"-6'-8"	9-lite/2-panel	"	wood	custom wd. storm/screen door
E4	Ext. first floor kitchen	Simpson wood dutch door	2'-8"-6'-8"	9-lite/2-panel	"	wood	custom wd. storm/screen door
D1	ground bedroom	Simpson	2'-7"-6'-8"	2-panel	orb. Baldwin or eq.	wood	shaker profile
D2	ground bdrm. closet	Rustica	2'-6"-6'-8"	full slab batten	"	wood	"
D3	ground bdrm. closet	Rustica	2'-6"-6'-8"	full slab batten	"	wood	"
D4	ground bath	Simpson pocket	2'-8"-6'-8"	2-lite satin etched	"	wood	"
D5	ground entry closet	Simpson pair	3'-0"-6'-8"	(2) 1-panel	"	wood	"
D6	attic bath	Simpson pocket	2'-8"-6'-8"	2-lite satin etched	"	wood	"
D7	attic bedroom	Simpson	2'-6"-6'-8"	2-panel	"	wood	"
D8	attic bdrm. closet	pair	3'-0"-6'-8"	(2) 1-panel	"	wood	"



1 new first floor plan
 scale: 1/4" = 1'-0"



2 new ground floor plan
 scale: 1/4" = 1'-0"

phase	date
MD	05.19.2020
SD REV	06.05.2020
HPC	06.17.2020
Submission	
MHT	07.24.2020
Submission	
MHT	10.20.2020
Amendment	

drawing:
 new floor plans + schedules



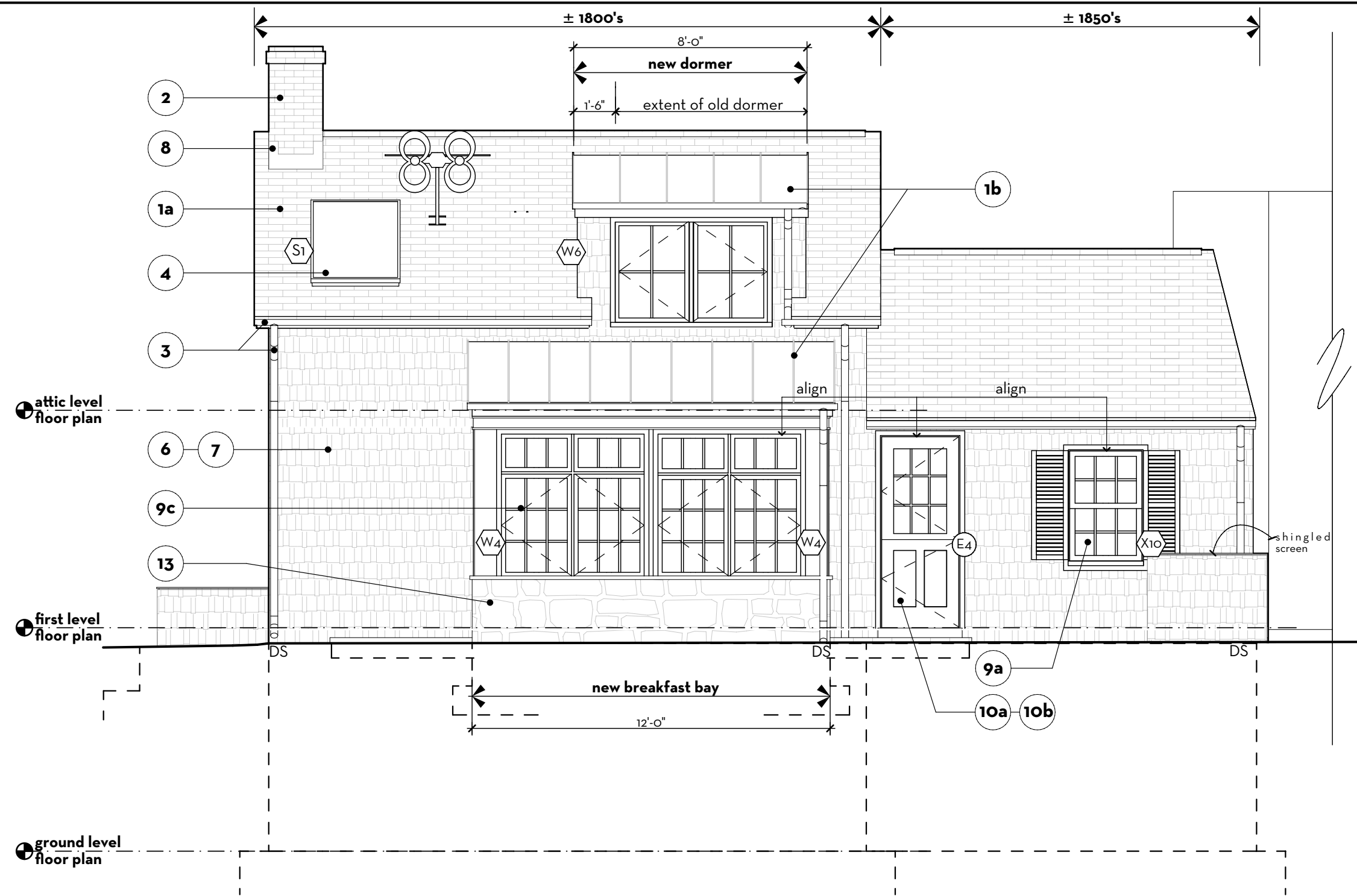
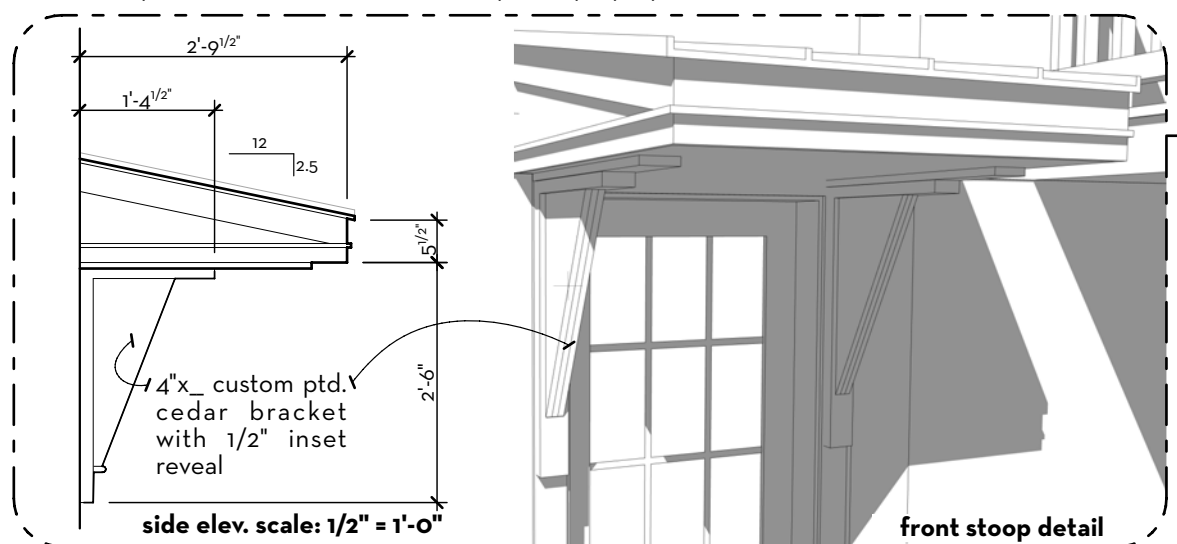
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A4

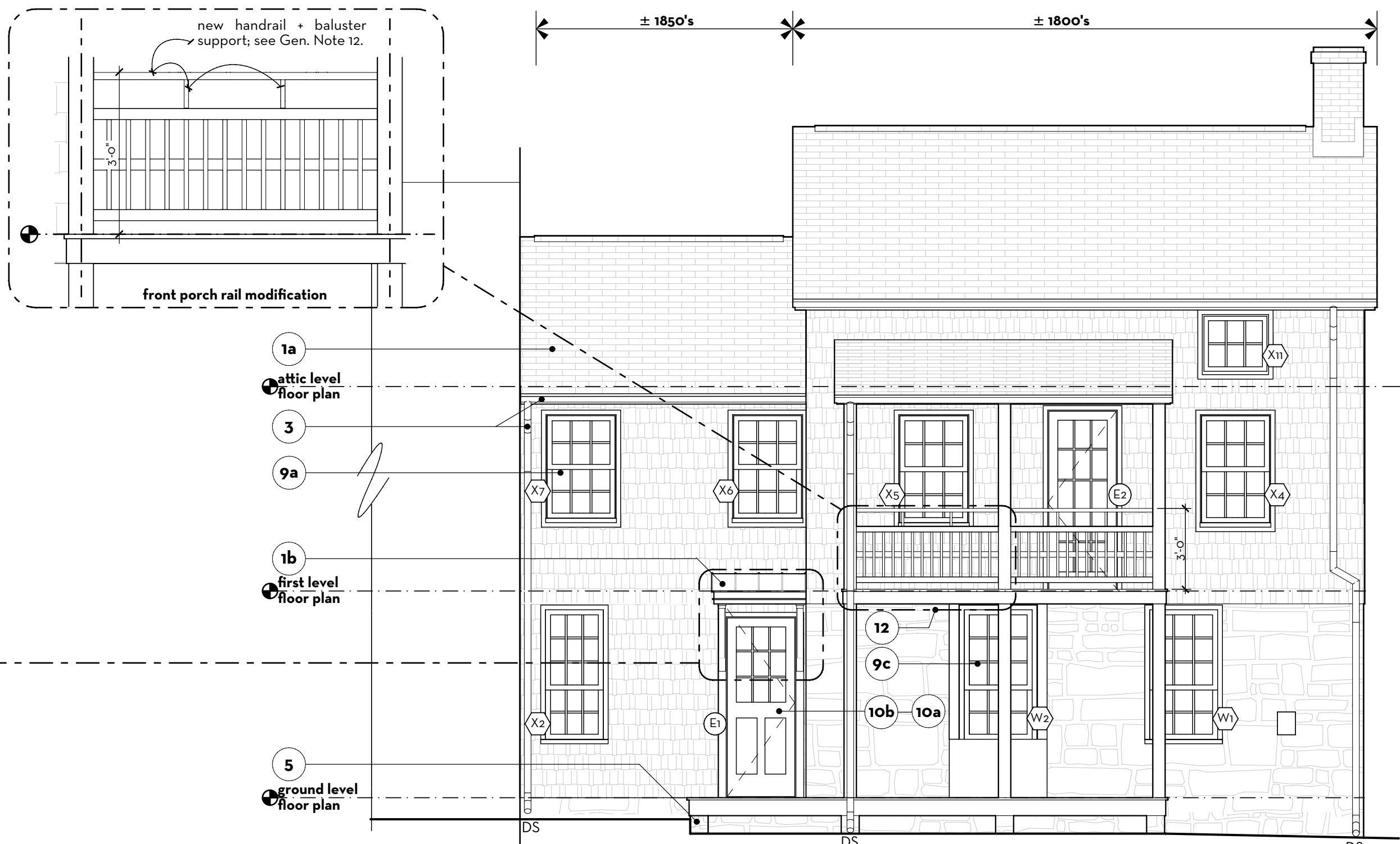
Head clearances at plumbing fixtures at refurbished baths and kitchen spaces reflect existing ceiling and flooring conditions and/or limitations, typ.

general exterior notes

- 1a** ROOF (shingle) Replace existing non-historic asphalt shingle roof with 30-year Certaineed Residential Roofing XT 30LR in colonial slate color; tab size and alignment to match existing. Include continuous roof ridge vent. Refer to *NPS Technical Brief 4 Roofing for Historic Buildings*.
- 1b** ROOF (metal) Install new Double Lock 1" standing seam metal roof by Riverside Sheet Metal; color 'UNDAR' Midnight Bronze; 18" wide panels.
- 2** CHIMNEY Repoint + repair existing brick chimney as required. Remove loose mortar + infill new mortar to match existing in material consistency, color and tooling. Refer to *NPS Technical Brief 2 Repointing Mortar Joints in Historic Masonry Buildings*.
- 3** GUTTERS + DOWNSPOUTS Repair existing 1/2 round aluminum gutters + round downspouts as required; install new gutters + downspouts to match existing as indicated on the roof plan and elevations; size appropriately. Provide pre-cast concrete splash blocks to all above grade downspouts. Refer to *NPS Technical Brief 4 Roofing for Historic Buildings*.
- 4** SKYLIGHT Provide new skylights as shown; see window schedule for sizes + details.
- 5** STONE WALLS Repair existing stone walls as required. Remove loose mortar + infill new mortar to match existing in material consistency, color and tooling. Reconstruct front porch NE pier to match existing. Refer to *NPS Technical Brief 2 Repointing Mortar Joints in Historic Masonry Buildings*.
- 6** LOG WALLS Stabilize + repair existing log members as required. Where small areas of wood are decayed, epoxy consolidation techniques and repair can be utilized following decay removal. For larger areas where wood splicing is required, newly installed splices shall be seasoned wood, carved and match existing in species, pattern and wood grain direction. Chinking repair to follow structural stabilization and daubing analysis for material composition to match existing daubing. Refer to *NPS Technical Brief 26 The Preservation and Repair of Historic Log Buildings*.
- 7** WOOD SIDING Protect existing cedar shingles during construction. Clean, repair and replace as required using manual, non-abrasive methods. Any infill replacement shingles should match existing in wood species, coursing, thickness and exposure. Stain to match existing.
- 8** FLASHING Replace + provide new (as required) step copper flashing at chimney and all roof/wall transitions to match existing. Inspect existing valleys and ridges and provide copper flashing including all window headers and sills as required. Refer to *NPS Technical Brief 4 Roofing for Historic Buildings*.
- 9a** WINDOWS (existing) Remove existing aluminum storms; refurbish, cover + store onsite for re-installation. Protect existing double hung wood windows during repair work. Refurbish, prep + paint all window sashes. Broken glazing to be replaced with clear glass to match original. Where wood is deteriorated, epoxy patching compound should be used to build up decayed wood. If trim is deteriorated beyond repair, new trim to match existing should be laced into areas needing replacement. New weatherstripping, weights, chains and locks should be installed as required to make windows fully functional. Sash lock finish to match original. Upon repair completion, window sashes, trim + re-installed storm windows to be prepped + painted to match wood fascia and trim. See Window Schedule for details + sizes. Refer to *NPS Technical Brief 9 The Repair of Historic Wooden Windows*.
- 9b** WINDOWS (replacement) Existing (2) non-historic fiberglass windows at the front (1 over 1 double-hung) to be replaced with 9 over 6 wood windows to match historic original windows. New wood double-hung units to fit within existing window opening size; new muntin width, profile, trim + sill. See Window Schedule for details + sizes.
- 9c** WINDOWS (new) New casement windows to have a similar width/height lite ratio to existing double-hung units. New wood casements to match existing muntin width, profile, trim + sill. See Window Schedule for details + sizes.
- 10a** EXT. DOORS Remove existing non-historic front and rear exterior doors. Replace with new solid wood doors. New door muntin size + profile to match historic profile. Provide new weatherstripping + hardware by Baldwin or approved equal in oil rubbed bronze finish. See Door Schedule for details + sizes.
- 10b** EXT. SCREEN DOORS Install new storm/screen door panels as noted on door schedule. New powder coated alum. storm/screen combo door panel by Marvin or eq., painted to match exterior trim. New solid wood storm/screen door panel by Marvin or eq., stained.
- 11** WOOD TRIM Existing wood trim including rake, fascia board, window and door trim to be refurbished by hand tools. Where missing, provide new grade A, no knots, western red cedar to match existing trim in dimension, profile, texture and detail. Backprime, prep + paint. Refer to *NPS Technical Brief 9 The Repair of Historic Wooden Windows*.
- 12** FRONT PORCH rail Remove non-historic north-east extension of porch railing; salvage removed unit segment for reinstall on east side of porch. Refurbish all rail as required using hand tools. Where wood is deteriorated, epoxy patching compound should be used to build up decayed wood. Secure existing bottom rail, rail posts and top rail with s.s. countersunk screws to existing wood posts; fill, prep and paint. Add new 1 3/4" x 1 5/8" W-5203 cedar handrail by Brunswell Lumber and Millwork at 36" a.f.f. to meet railing requirements. Secure new handrail to existing wood posts as shown; prep. + paint. Refer to *NPS Technical Brief 45 Preserving Historic Wooden Porches*.
- posts Protect existing wood posts during construction; refurbish using hand tools. Prep + paint. Refer to Note 11 Wood Trim above.
- decking Protect existing wood decking during construction. Refurbish + replace in kind any boards deteriorated beyond repair. New boards to match existing in size, thickness, wood species, grain orientation and profile; re-use of salvaged decking boards from removed eastern portion of porch is preferred. Prep. + paint.
- ceiling Protect existing t&g ceiling during construction. Refurbish + replace in kind any ceiling deteriorated beyond repair. New boards to match existing in size, thickness, wood species, grain orientation and profile; re-use of salvaged ceiling from removed eastern portion of porch is preferred. Prep. + paint.
- 13** REAR BAY base New 4" stone veneer on cmu block base from reclaimed granite onsite or equal; size, coursing, layout pattern, mortar color, texture and tooling to be compatible with existing stone wall; new work to be consistent with the historic stone wall.
- trim Provide new grade A, no knots, western red cedar trim. fascia + gutterboard to match existing trim in dimension, profile, texture and detail. Backprime, prep + paint.



1 new rear (south) elevation
scale: 1/4" = 1'-0"



2 new front (north) elevation
scale: 1/4" = 1'-0"




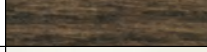


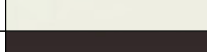
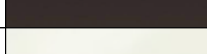
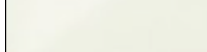

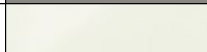

phase	date
MD	05.19.2020
SD REV	06.05.2020
HPC	06.17.2020
Submission	
MHT	07.24.2020
Submission	
MHT	10.20.2020
Amendment	

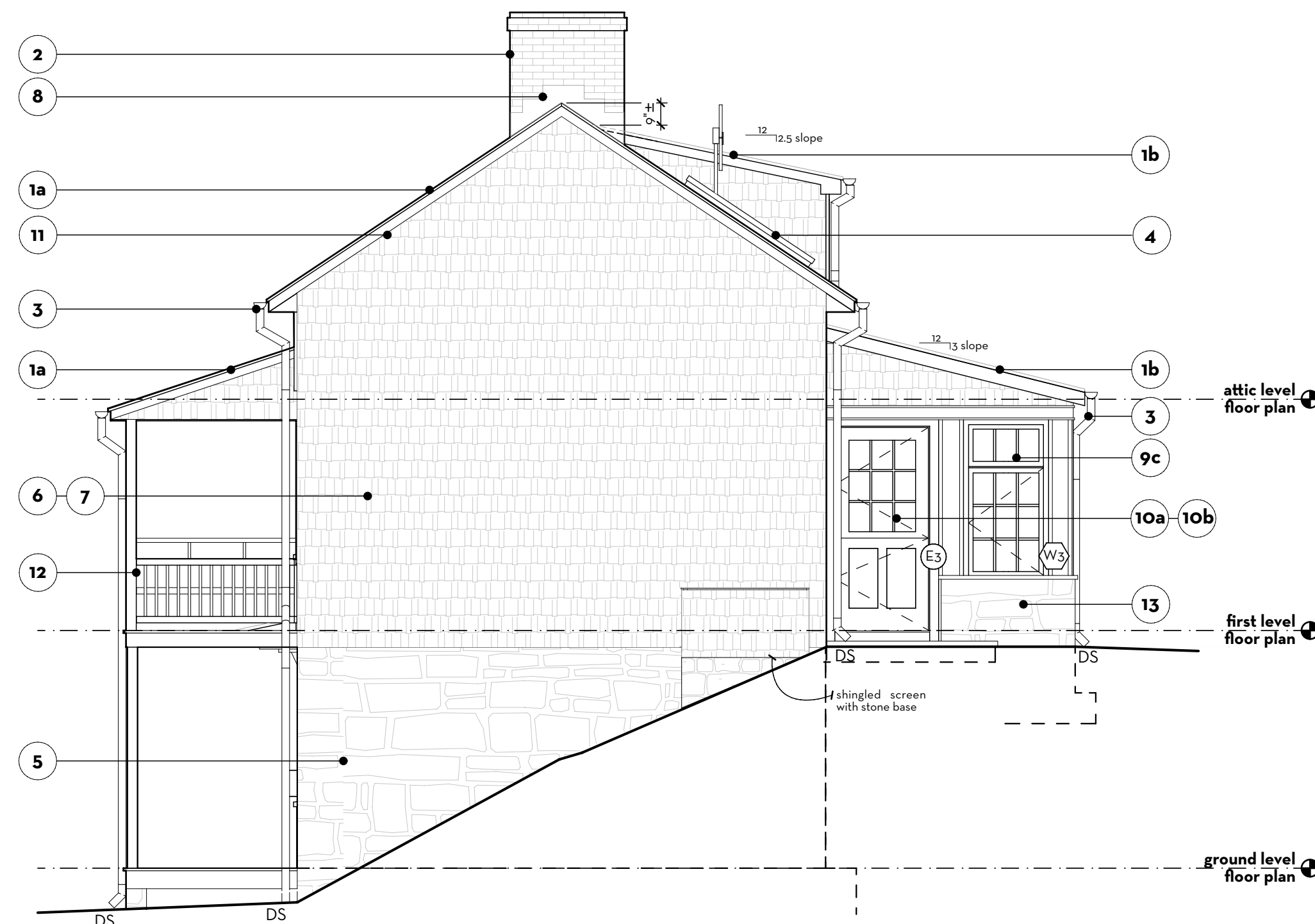
drawing:
new exterior elevations +
general notes

sheet no:

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exterior colors

element	notes	brand	code + name	
01 Front Door		Sherwin Williams	SW2863 Powder Blue	
02 Front Storm/Screen Panel		Sherwin Williams	SW2863 Powder Blue	
03 Rear Doors		Benjamin Moore	HC-181 Heritage Red	
04 Rear Storm/Screen Panels		Minwax	2716 Dark Walnut + Helmsman Clear Coat	
05 Gutters+Downspouts		match existing	historic bright white	
06 Windows		match existing	historic bright white	
07 Window Storms		match existing	historic bright white	
08 Door/Window Hardware			oil rubbed bronze	
09 Woodwork	incl. all trim, fascia, gutterboard, posts, rail + bay	match existing	historic bright white	
10 Porch Decking		Sherwin Williams	SW0077 Classic French Gray	
11 Porch Ceiling		match existing	historic bright white	
12 Cedar Siding		Minwax	1086 Onyx	



1 new side (west) elevation
scale: 1/4" = 1'-0"

phase	date
MD	05.19.2020
SD REV	06.05.2020
HPC Submission	06.17.2020
MHT Submission	07.24.2020
MHT Amendment	10.20.2020

drawing:
new exterior elevations + colors



sheet no:

A7



1 rear views
not to scale



2 front views
not to scale

SCHEMATIC 3D VIEWS | SEE 2D DRAWINGS FOR FINAL INTENT

project: **ESTHER RETTGER'S TWO-PART HOUSE**
STEWART RESIDENCE
3801 OLD COLUMBIA PIKE
ELLCOTT CITY, MD 21043

phase	date
MD	05.19.2020
SD REV	06.05.2020
HPC	06.17.2020
Submission	
MHT	07.24.2020
Submission	
MHT	10.20.2020
Amendment	

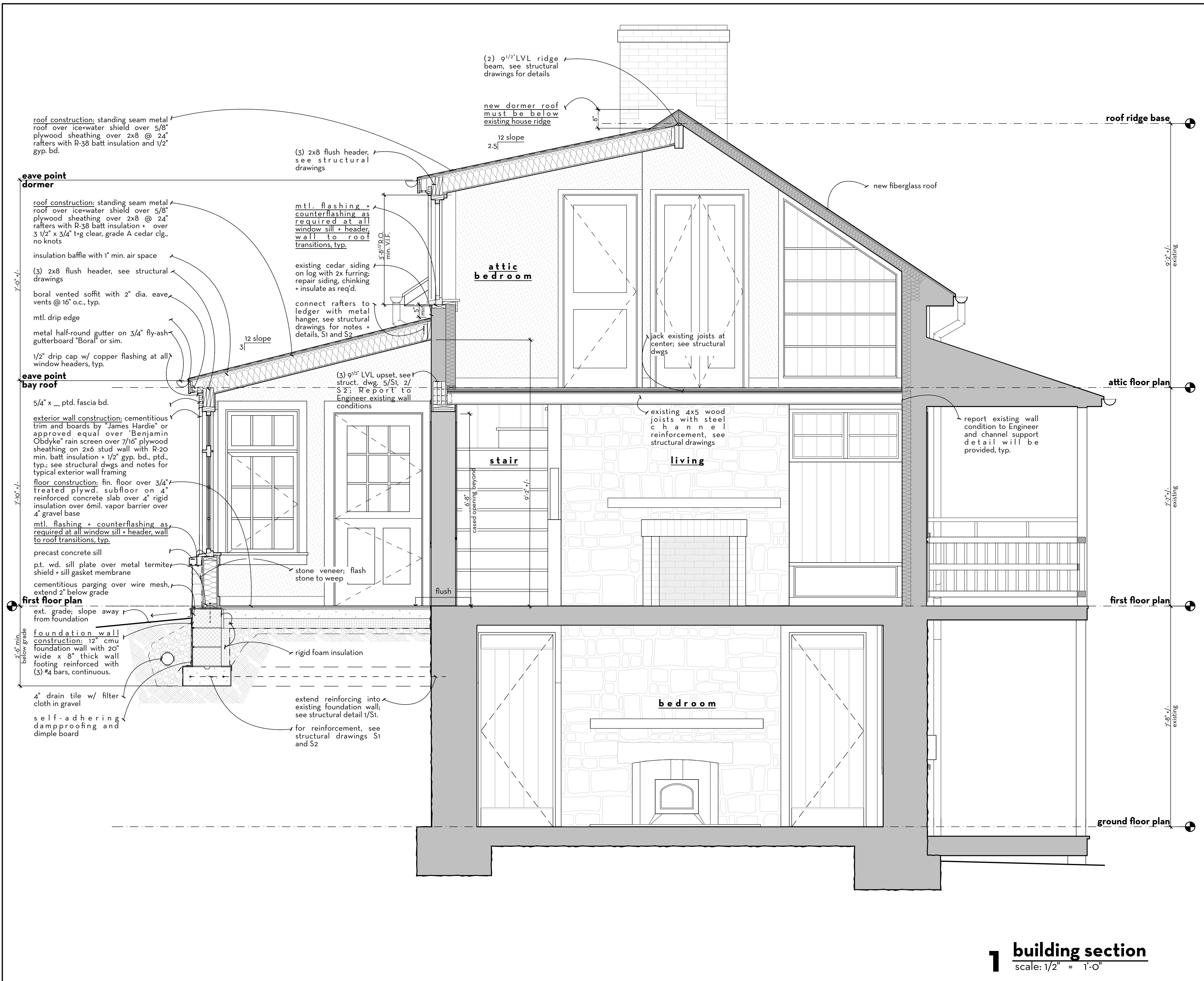
drawing:
new 3D views



sheet no:

A8

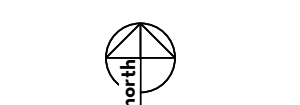
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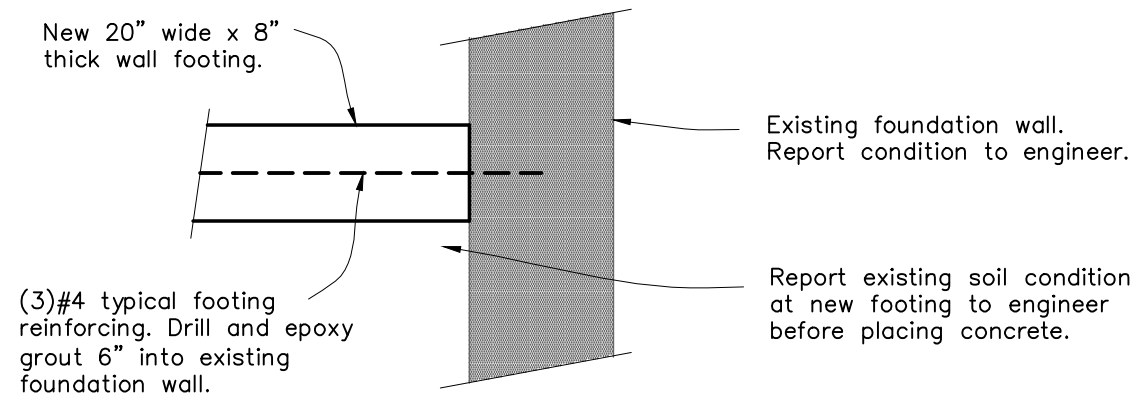
project: **ESTHER RETTGER'S TWO-PART HOUSE**
STEWART RESIDENCE
3801 OLD COLUMBIA PIKE
ELLCOTT CITY, MD 21043

phase	date
MD	05.19.2020
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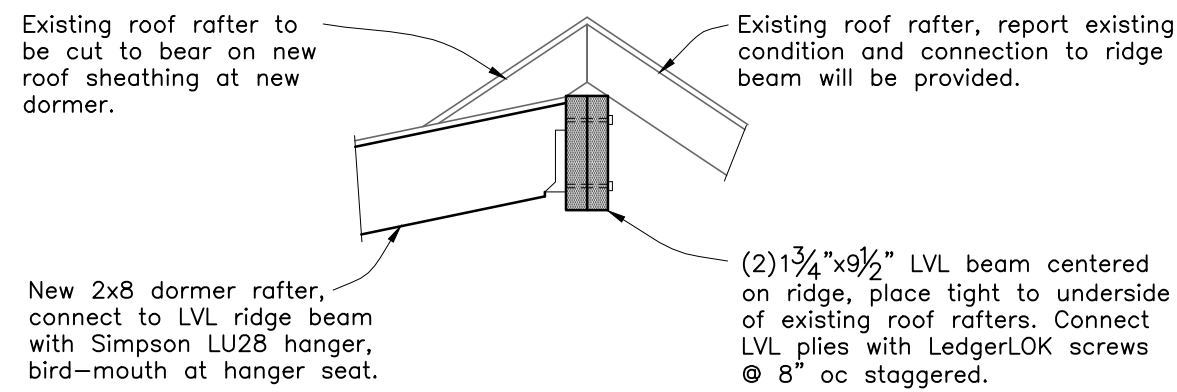
drawing:
building section



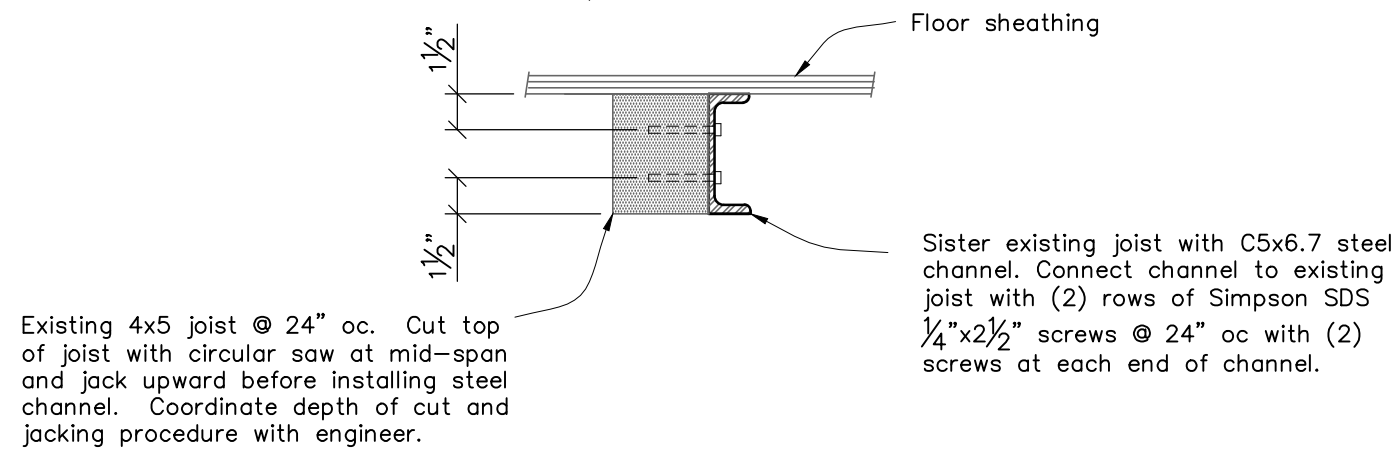
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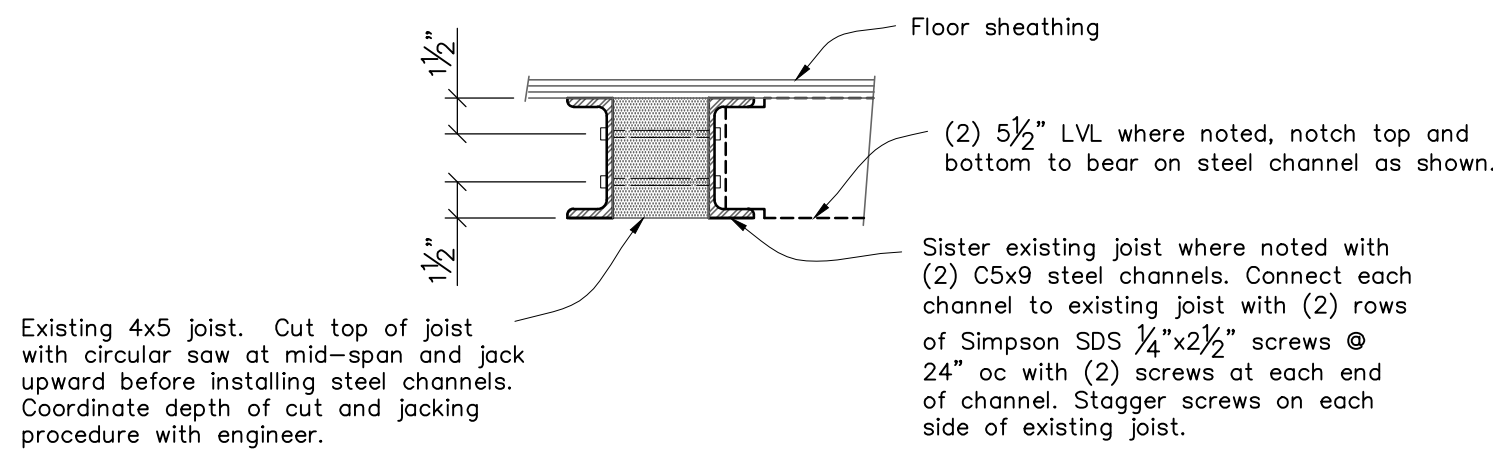
1 New footing at existing foundation wall
Scale: $\frac{3}{4}''=1'-0''$



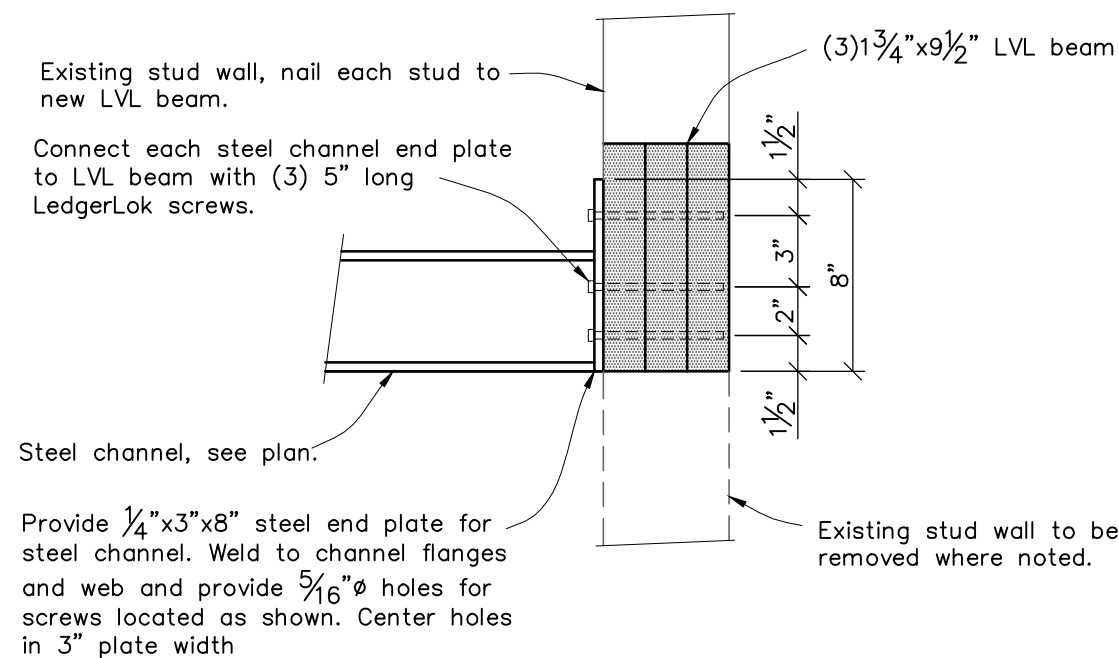
2 Ridge beam connection detail
Scale: $\frac{3}{4}''=1'-0''$



3 Typical attic floor joist reinforcement
Scale: $1\frac{1}{2}''=1'-0''$



4 Attic floor joist reinforcement at stair
Scale: $1\frac{1}{2}''=1'-0''$



5 Channel connection detail
Scale: $1\frac{1}{2}''=1'-0''$

General Structural Notes:

1. General
 - 1.1. All construction shall conform with the provisions of the 2018 International Residential Code for one and two family dwellings.
 - 1.2. Design live loads:

Floors	40 psf
Sleeping areas	30 psf
Ground Snow Load, Pg	40 psf
Ultimate wind speed (3 second gust)	115 mph
Seismic design category	B
Seismic site class	D
 - 1.3. The contractor shall provide all shoring and bracing as required to support the existing structure. The contractor shall examine the existing structure to determine the extent of necessary shoring and bracing. The capacity and method used for shoring and bracing shall be the responsibility of the contractor.
2. Foundations
 - 2.1. Footings are designed for an allowable soil bearing capacity of 2000 psf. Contractor to verify that the existing soil conditions meet or exceed this bearing capacity. Footings shall bear on natural undisturbed soil, 1'-0" below original grade. The bottom of exterior footings shall be a minimum of 2'-6" below finished grade.
3. Cast in place concrete
 - 3.1. All concrete shall be (f'c=3,000 psi) stone aggregate concrete at 28 days. All concrete exposed to the weather shall be air entrained.
 - 3.2. Slabs on ground shall be 4" thick concrete reinforced with 6"x6" W1.4xW1.4 WWF over 6 mil polyethylene vapor barrier and 4" washed gravel unless otherwise noted.
4. Reinforcing steel
 - 4.1. All reinforcing shall be high strength new billet steel conforming to ASTM designation A615, grade 60. All reinforcing shall be detailed, fabricated, and placed in accordance with the ACI'S "manual of standard practice for detailing concrete structures" (ACI 315).
 - 4.2. All splices in reinforcing shall be 24". Bend horizontal reinforcing 1'-0" around all corners or provide 4'-0" long corner bars to match horizontal reinforcing.
 - 4.3. Provide 4" concrete protection for reinforcing unless noted otherwise.
5. Masonry
 - 5.1. All masonry construction and materials used therein (concrete masonry, clay masonry, mortar, grout and steel reinforcement) shall conform to "Building Code Requirements For Masonry Structures" (TMS 402/ACI 530/ASCE 5) and "Specifications For Masonry Structures" (TMS 602/ACI 530.1/ASCE 6) in all respects.
 - 5.2. CMU bearing walls shall consist of standard hollow units conforming to ASTM C90 with f'm=1500 psi (specified compressive strength). Where solid units are required, provide units conforming to ASTM C 145.
 - 5.3. All mortar shall conform to the requirements for proportions, mixing, strength and application for portland cement/lime type "S" mortar as described in ACI 530.
 - 5.4. All grout fill in masonry walls shall conform to ASTM C 476. Slump range 8-11". Place grout in 5'-0" maximum pour heights and consolidate by mechanical vibration.
 - 5.5. Provide 8" depth of 100% solid masonry below all joist or slab bearing lines. Provide 16" high x 16" long 100% solid masonry below all lintels and beams unless noted otherwise.
 - 5.6. All masonry walls shall be reinforced with no. 9 gage ladder type galvanized horizontal joint reinforcement spaced vertically at 16" o.c. u.n.o. Lap all joint reinforcement 6" minimum. Provide corner and tee pieces at all intersections.
 - 5.7. Grout all collar joints (vertical joint between veneer and CMU) 100% solid. Provide solid block or fill wall solid with grout directly below all changes in wall thickness or construction as required to provide continuous bearing for all face shells of block.
 - 5.8. Support and fasten vertical bar reinforcement to prevent movement when grout is installed. Lap all vertical reinforcing 48 bar diameters minimum.
6. Structural Steel
 - 6.1. All angles, channels and plates shall be ASTM A36. All anchor rods shall be ASTM F1554 grade 36. All steel shall be detailed, fabricated, and erected in accordance with the AISC 360-10 manual, specification and code of standard practice.
 - 6.2. All welded connections shall be done with E70XX electrodes. Shop and field welds shall be made by approved certified welders and shall conform to the American Welding Society code for buildings AWS D1.1. Welds shall develop the full strength of materials being welded unless otherwise noted.
7. Wood
 - 7.1. Structural solid wood rafters, joists, beams and studs shall be Spruce Pine Fir No.2 surfaced dry at a maximum of 19 % moisture content. All lumber exposed to weather shall be pressure treated Southern Pine No.2 All fabrication, erection, other procedures, and minimum unit stresses shall conform to the current "National Design Specification for Wood Construction".
 - 7.2. All laminated veneer lumber (LVL) shall have the following minimum properties: Fb=2600psi, Fv=285psi, E=2,000,000psi, Fc=2510psi(parallel), Fc=750psi(perpendicular). All LVL's shall have a 1 3/4" minimum thickness.
 - 7.3. All multiple members 10" or less in depth shall have each member nailed with 2 rows of 16d nails spaced at 12" o.c. Members deeper than 10" shall have 3 rows of 16d nails spaced at 12" o.c.
 - 7.4. All nails are to be common wire nails. Nailing of all framing shall be as specified in the contract documents but in no case shall be less than the recommended nailing schedule contained in the 2018 International Residential Code. All multiple stud posts are to be nailed together with 12d nails @ 6" o.c. staggered.
 - 7.5. Provide blocking spaced at 24" o.c. in first joist, rafter or truss spaces when framing is parallel to exterior wall. Provide one row of bridging between all floor and roof joists for each 8'-0" of span. Provide solid blocking or a continuous band joist at the bearing of joists and rafters on wood plates.
 - 7.6. Provide the following jamb studs at all bearing wall openings unless noted otherwise:

0'-0" - 3'-4" opening	1 jack stud, 1 king stud
3'-5" - 6'-0" opening	2 jack studs, 1 king stud
6'-1" - 9'-0" opening	2 jack studs, 2 king studs

 Provide double studs at all corners and beneath all girder trusses and wood beams unless noted otherwise on plans. Wood beams, girder trusses and headers shall bear the full depth of posts and jack studs.
 - 7.7. All exterior stud walls and interior stud bearing walls shall have studs spaced at 16" o.c. maximum and shall have solid bridging at mid height of all studs unless noted otherwise.
 - 7.8. All posts (multiple studs or solid post) supporting beams, wall headers or girder trusses, shall be blocked solid for the full length and width of posts at all intersections with floors as required to provide continuous support to top of foundation walls or beams. Posts shown on upper levels floors shall also be installed on the lower levels in line with the post above down to foundation walls or beams.
 - 7.9. All fasteners used with pressure treated lumber are to be hot dip galvanized, stainless steel or 1.85 oz. of zinc per square foot of surface (G185).
 - 7.10. All flush wood connections shall have metal hangers. The supplier shall design all hangers for actual loads. Install all hangers in strict conformance to the manufactures instructions. Fill all nail or screw holes using the specified nails and screws only.
 - 7.11. Plywood, OSB and gypsum board sheathing panels shall be a minimum of 4'x8' sheets. Install roof and floor sheathing perpendicular to framing members with end joints of adjacent courses of sheathing not occurring over the same support. Sheathing shall be securely fastened 3/8" from the edge, not less than 6" on center at all edges, and not less than 12" on center for all intermediate supports. Framing members or blocking shall be provided at all sheathing edges for walls and ceilings. Use 8d nails for 7/16" and 1/2" wood sheathing, 10d nails for 3/4" sheathing and #6 x 1 1/4" long screws for gypsum board sheathing. Floor sheathing shall also be glued to floor joists in accordance to APA specification AFG-01.
 - 7.12. Wall sheathing shall be 7/16" APA rated sheathing, 24/16 span rating, exposure 1. Roof sheathing shall be 1/2" APA rated sheathing, 32/16 span rating, exposure 1. Floor sheathing shall be 3/4" APA rated sheathing, 48/24 span rating, exposure 1, tongue and groove.

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 14452, Expiration Date: May 31, 2019.

Sweeney Engineering, PC Structural Engineers (410)719-7446	Project: Stewart Residence 3801 Old Columbia Pike Ellicott City, MD 21043	Title: Details and notes	Sheet#: 1 of 1 Date: Aug 16, 2020 Job#: 20120
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phase	date
MD	05.19.2020
SD REV	06.05.2020
HPC	06.17.2020
Submission	
MHT	07.24.2020
Submission	
MHT	10.20.2020
Amendment	

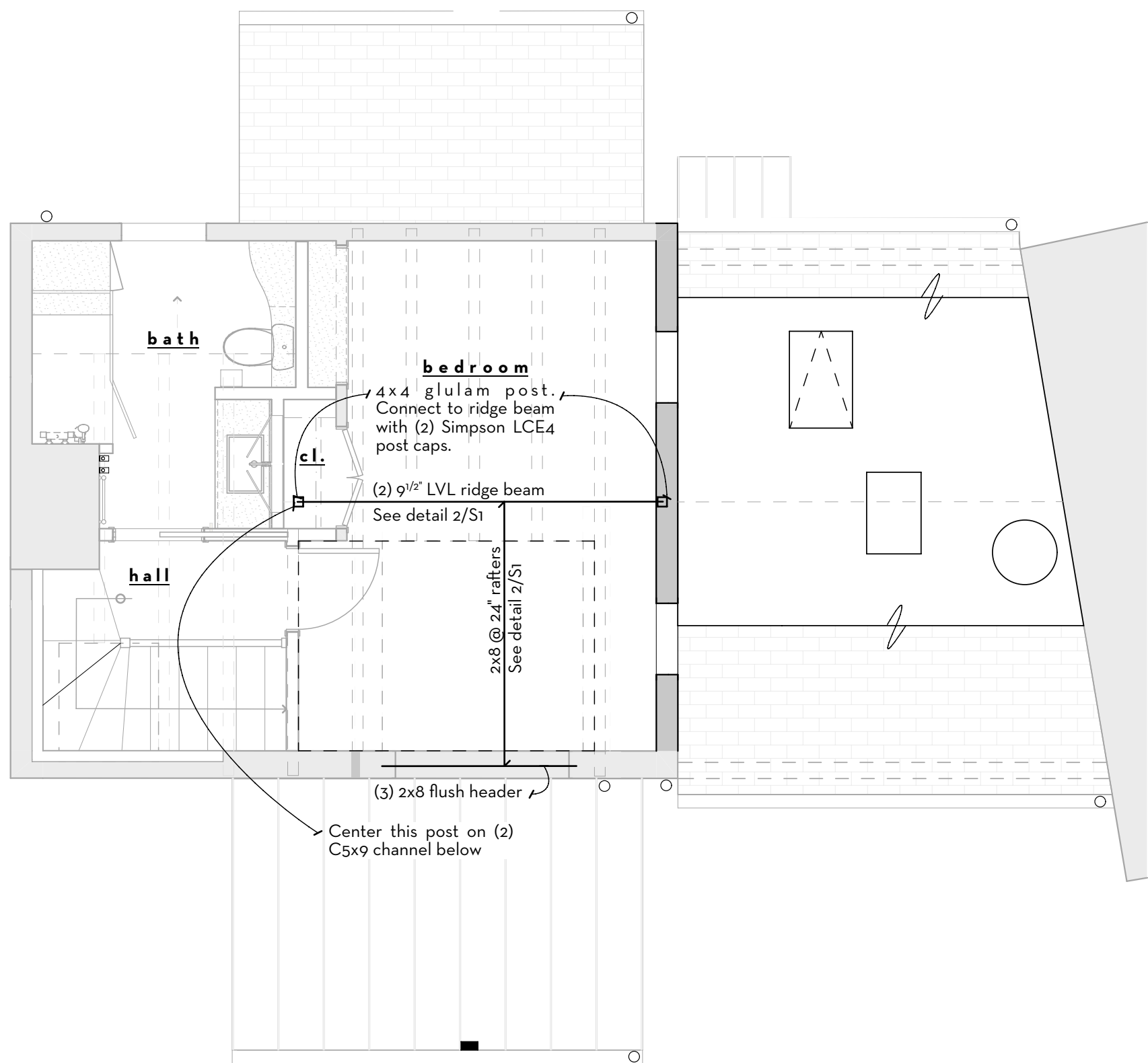
drawing:
structural details + notes



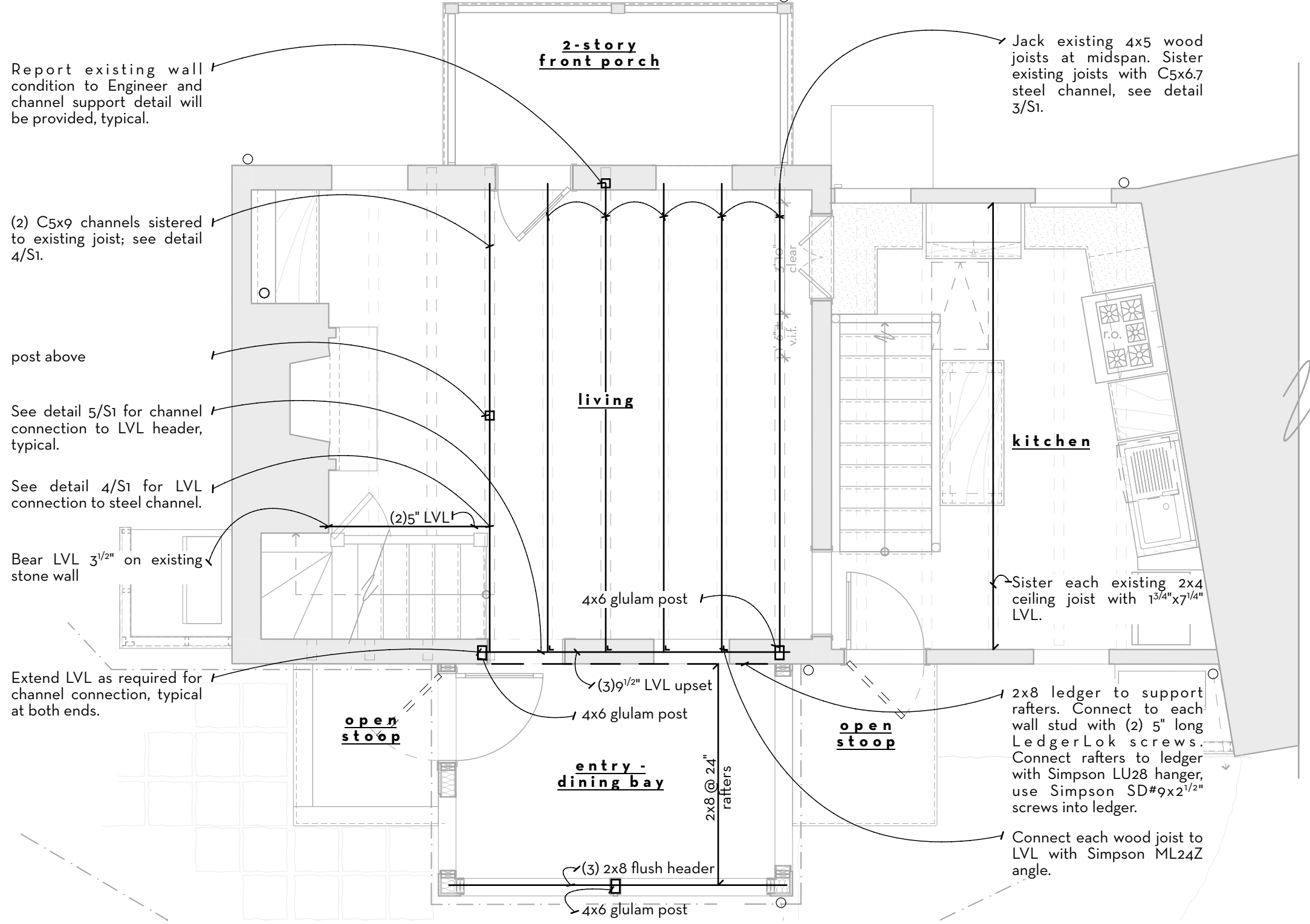
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S1

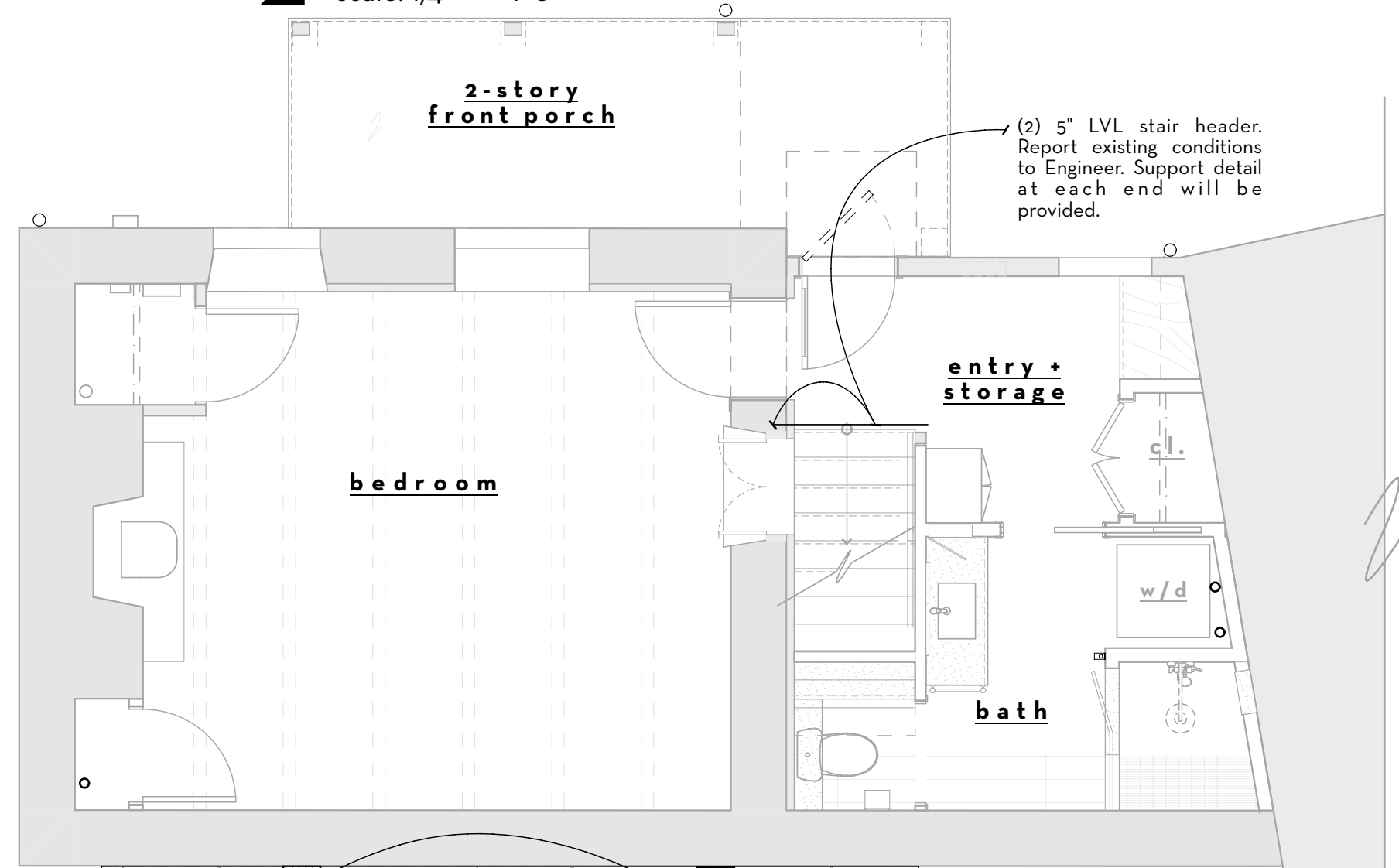
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1 attic floor with roof framing plan
scale: 1/4" = 1'-0"



2 first floor with attic framing plan
scale: 1/4" = 1'-0"



3 ground floor with first floor framing plan
scale: 1/4" = 1'-0"

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HPC	06.17.2020
Submission	
MHT	07.24.2020
Submission	
MHT	10.20.2020
Amendment	

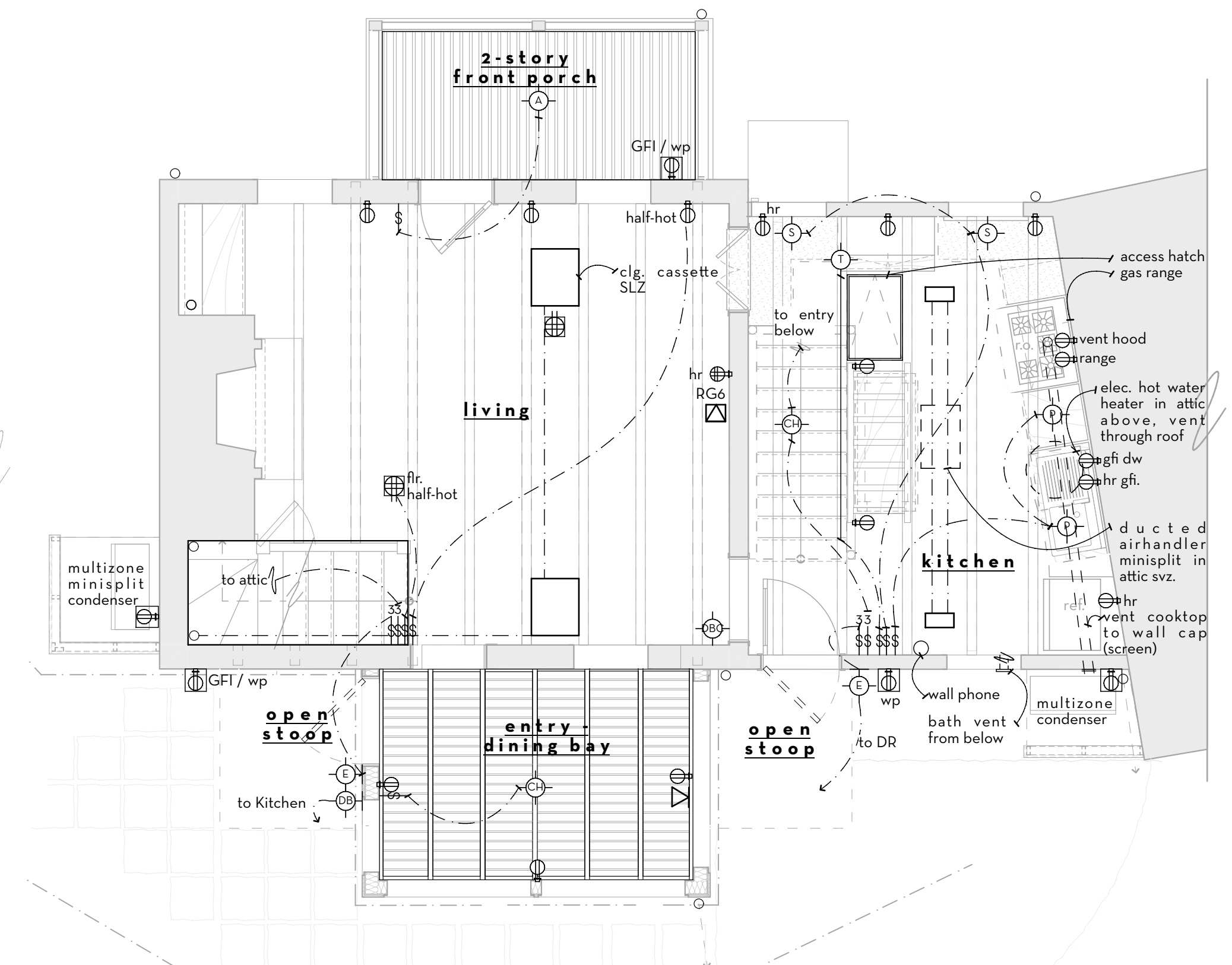
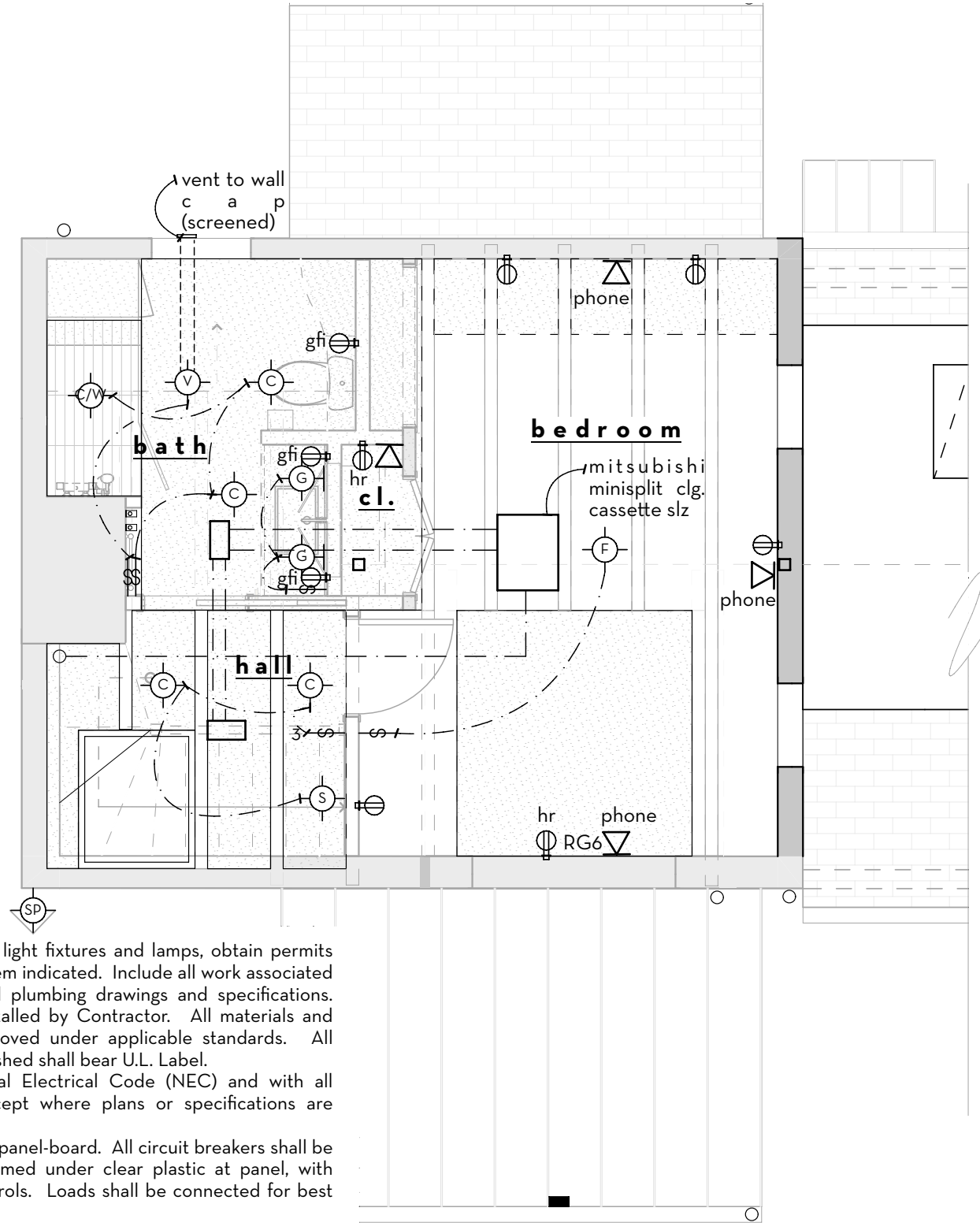
drawing:
structural plans



sheet no:

S2

/Volumes/Brennan/01.PROJECTS/residential/stewart 2020/2.project drawings/2.working drawings/stewart mht amendment set.pln 10/20/20 6:08 PM © Brennan+Company Architects



ELECTRICAL NOTES

- Provide all labor, materials, equipment devices, including light fixtures and lamps, obtain permits and pay all fees necessary for the complete electrical system indicated. Include all work associated with equipment shown on architectural, mechanical and plumbing drawings and specifications. Equipment noted to be supplied by Owner shall be installed by Contractor. All materials and equipment shall be new, of first class quality and approved under applicable standards. All materials of types for which U.L. Labeling service is established shall bear U.L. Label.
- All works to comply with latest edition of the National Electrical Code (NEC) and with all applicable local codes, ordinances and regulations, except where plans or specifications are stricter.
- Provide all breakers as required to complete each electric panel-board. All circuit breakers shall be full module size. A neatly typed schedule shall be framed under clear plastic at panel, with approved legend identifying each circuit and what it controls. Loads shall be connected for best phase balance.
- Safety switches shall be provided where required by code whether shown or not. Use general duty type such as manufactured by General Electric, Westinghouse or Square D.
- All receptacle outlets shall be 20A, 125V, grounding type. Provide ground fault circuit interrupter receptacles in areas as required by code and indicated on the drawings.
- All wiring shall be routed in a concealed manner.
- Smoke detectors to be ionization type manufactured by Pyrotechnics or BRK. All smoke detectors to be hard wired with battery operated and located as required by code.
- Contractor shall be responsible for all power, control, temperature control and interlock wiring complete. Install all such wiring as indicated on approved equipment manufacturer's wiring diagrams for the operations indicated.
- Interior wiring to be BX cable, EMT conduit where required by code. All exterior conduit including underground conduit shall be Schedule 40 piping as restricted by the NEC.
- Refer to architectural drawings for locations of switches, light fixtures and specialty outlets. All switches to be mounted at 48" A.F.F., unless otherwise noted. All outlets to be mounted at 12" A.F.F., unless otherwise noted. Standard outlets are not shown on architectural drawings; electrical subcontractor to provide required outlets to meet code.
- General Contractor to inspect existing electrical service and notify Owner if it needs upgrading. Coordinate work with electrical utility for additions to service as shown. Pay all costs involved with power company work or requirements.
- Upon completion of work adjust all equipment and test all systems in accordance with NEC, and at direction of Owner. Provide Owner with final electrical inspection certificate.
- Finish of device plates to be metal chosen by architect and color of wiring device shall be white.
- All wiring shall be with copper conductors full rated for load served. Minimum wire size shall be #12 AWG, except for lighting circuits which may be #14 AWG. Circuits shall be connected with loads not to exceed 60% of breaker trip rating.
- Provide telephone, cable and internet connections where requested by Owner.

1 attic floor elec. plan

scale: 1/4" = 1'-0"

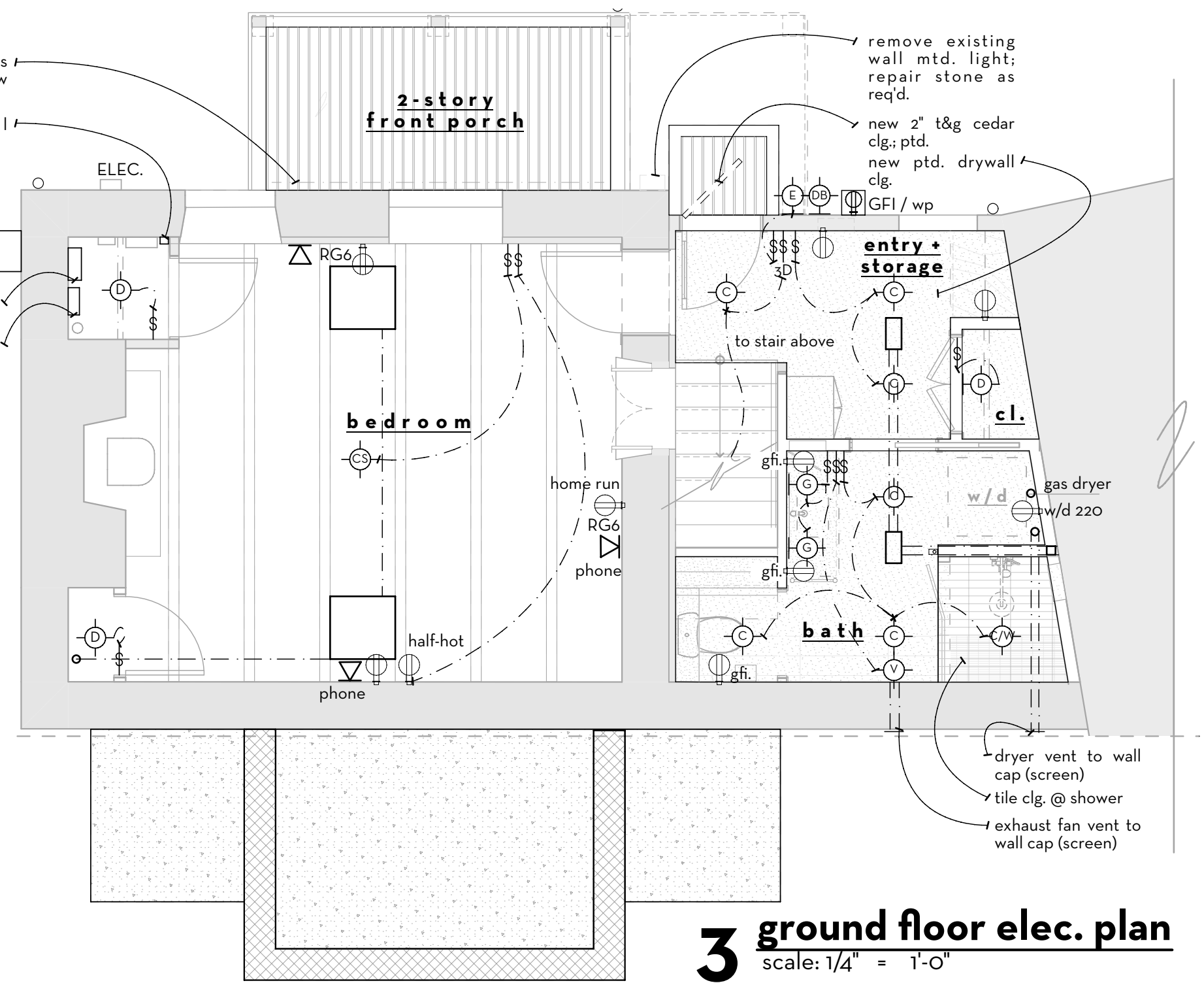
electrical symbols

- double outlet
- quad outlet
- floor outlet
- CAT6
- cable chase
- switch

- existing phone lines to be removed; new lines to run inside
- new doorbell transformer
- new FIOS box location
- new smart panel
- new security panel

electric fixture schedule

no.	qty.	item	manufacturer	model	lens/trim/reflector	lumens/temp.	remarks
A	1	ext. surf. mounted	Z-Lite 555F 10" one light outdr. flush mt.			2700K	black finish w/ seedy glass
C	11	4" recessed downlight	Lightolier	tbd	clear lens, white round trim; anodized alum. reflector	600 lumens /3000K	IC rated, dimmable
C/W	2	4" recessed downlight	Lightolier	tbd	clear lens, white round trim; anodized alum. reflector	600 lumens /3000K	IC rated, dimmable, wet location rated
CH	2	chandelier		tbd			
CS	1	low profile surface mtd. ceiling light		tbd			IC rated, dimmable
D	3	closet light	stock	tbd			
DB	2	doorbell		tbd			hardwired; low voltage
DBC	1	doorbell chime		tbd			
E	3	exterior wall mounted	Hinkley Cape Cod 14"	2206DZ		2700K	ext. rated, oil rubbed bronze
F	1	fan/light		tbd			
G	4	wall mounted vanity light		tbd			damp rated
P	2	pendant		tbd			
S	3	sconce		tbd			
SP	1	2-head spot light	Leonlite Dual Head			warm white 3000k	bronze
T	1	cable track light		tbd			1 source; 4-5 lights
V	2	exhaust vent	panasonic	whisper clg.			



3 ground floor elec. plan

scale: 1/4" = 1'-0"

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Amendment	

drawing:
electrical plans



sheet no:

E1