



HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

ELlicott City Historic District ■ LAWYERS HILL HISTORIC DISTRICT

3430 Court House Drive ■ Ellicott City, Maryland 21043

Administered by the Department of Planning and Zoning

www.howardcountymd.gov

410-313-2350

FAX 410-313-3467

TDD 410-313-2323


HPC EXECUTIVE SECRETARY EXEMPTION DETERMINATION FOR MINOR ALTERATIONS

APPLICANT INFORMATION:	PROPERTY INFORMATION:
Ronald Peters 2427 Ridge Road Windsor Mill, MD 21244	Property Address: 8436-8440 Merryman St, Ellicott City
	Minor Alteration Case Number: 16-02
	Property Information: Map 251, Parcel 81

OWNER INFORMATION:	HISTORIC DISTRICT INFORMATION
Ronald Peters 2427 Ridge Road Windsor Mill, MD 21244	Ellicott City Historic District <input checked="" type="checkbox"/>
	Lawyers Hill Historic District <input type="checkbox"/>

PROPOSED WORK:
This property is located in the Ellicott City Historic District. According to SDAT the house dates to 1900. This building was damaged in the July 30 flood and the Applicant seeks tax credit pre-approval to repair the stone foundation that was damaged during the flood and two subsequent water main breaks. The application states that "stones need to be cleaned and reinstalled, additional support wall to be installed on sides." The Applicant proposes to use the existing stone and put it back in place. The additional support walls on the side would be built using stone to match the existing historic stone.

COMPLIANCE WITH GUIDELINES:
The Executive Secretary has determined that the proposed work is a considered minor alteration and is consistent with the Guidelines as referenced below.
Chapter 6.C: Rehabilitation and Maintenance of Existing Buildings - Masonry
1) Maintain or restore original brick stone, concrete block or stucco. Make repairs with materials that match the original as closely as possible.
2) If a masonry wall or feature must be replaced, use material as similar to the original as possible, particularly if the materials are visible from a public road or are key elements of the building's style or character.
The existing stone will be reused to rebuild the damaged foundation as recommended. Additional foundation support walls will be constructed and will use materials as similar to the original as possible, using real stone to match the existing historic stone foundation.

Date Posted to HPC Website:	Executive Secretary Signature
December 2, 2016	 Beth Burgess, Executive Secretary 12/2/16 Historic Preservation Commission Date



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**HPC EXECUTIVE SECRETARY
 HISTORIC PROPERTY TAX CREDIT PRE-APPROVAL**

APPLICANT INFORMATION:	PROPERTY INFORMATION:
Ronald Peters 2427 Ridge Road Windsor Mill, MD 21244	Property Address: 8436-8440 Merryman St, Ellicott City
	HPC Case Number: 16-107
	Property Information: Map 251, Parcel 81

OWNER INFORMATION:	HISTORIC DESIGNATION INFORMATION
Ronald Peters 2427 Ridge Road Windsor Mill, MD 21244	Ellicott City Historic District <input checked="" type="checkbox"/>
	Lawyers Hill Historic District <input type="checkbox"/>
	Historic Sites Inventory #: _____

PROPOSED WORK:
This property is located in the Ellicott City Historic District. According to SDAT the house dates to 1900. This building was damaged in the July 30 flood and the Applicant seeks tax credit pre-approval to repair the stone foundation that was damaged during the flood and two subsequent water main breaks. The application states that "stones need to be cleaned and reinstalled, additional support wall to be installed on sides." The Applicant proposes to use the existing stone and put it back in place. The additional support walls on the side would be built using stone to match the existing historic stone.

COMPLIANCE WITH GUIDELINES/COUNTY CODE:
The Executive Secretary has determined that the proposed work is eligible for historic property tax credits and is consistent with the County Code and Guidelines, if applicable, as referenced below.
The proposed work complies with Section 20.112 of the County Code:
1) 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 on the exterior of the structure.
The replacement of the existing stone foundation using the same stone will be replacing exterior features of the structure as stone is missing, which is also maintenance of the exterior of the structure. The replacement of the existing stone and construction of new foundation walls is necessary to maintain the physical integrity of the structure.

Date Posted to HPC Website:	Executive Secretary Signature
December 2, 2016	 Beth Burgess, Executive Secretary Date Historic Preservation Commission

HOWARD COUNTY HISTORIC DISTRICT COMMISSION

APPLICATION FOR CERTIFICATE OF ELIGIBILITY FOR TAX CREDIT PRE-APPROVAL

SUBMIT 10 COPIES of this application package, including all supporting materials required on page 3 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 District Commission (HDC) meets at 7:00 pm generally on the first Thursday of each month at 3430 Court House Dr., Ellicott City, MD.

Questions

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

FOR STAFF USE ONLY

Application #:

MA-16-02
HDC-16-107

Meeting Date:

N/A posted online 12/2/14

Date Received:

RECEIVED

NOV 28 2016

PROPERTY INFORMATION:

SDAT - 8436 Merryman

Address of Subject Property:

8440 Merryman Street Ellicott City

Tax Account Number:

Map

Parcel

02 193094

Block

Lot

PROPERTY OWNER INFORMATION:

Owner Name (please provide one name for contact purposes):

Ronald Peters

Mailing Address:

2427 Ridge Road, Windsor Mill MD 21294

Phone No. (W)

443 802 6681

(H)

410 653 6681

Email:

RPeters7016@Aol.com

Contact Preference:

Text 443 802 6681

or Email

HISTORIC DESIGNATION:

Is this property listed on the Howard County Historic Sites Inventory?

 Y N

#HO-

Historic District (please check):



Ellicott City Local Historic District

Lawyers Hill Local Historic District

Any work in the Ellicott City or Lawyers Hill Local Historic Districts must be accompanied by a General Application for Certificate of Approval.

This form must be submitted with the Historic District or Historic Sites Inventory Supplemental Tax Sheet.

Application for Certificate of Eligibility for Historic Preservation Tax Credit

ELIGIBILITY REQUIREMENTS: Please check appropriate box.

In accordance with Sections 16.606, 20.117 and 20.118 of the Howard County Code, I request the pre-approval of eligible work to qualify for property tax credit and/or a tax assessment cap for the following preservation and restoration work:

- A structure listed on (or pending addition to) the Howard County Historic Sites Inventory.
- An existing principal structure located within a local historic district that the Commission determines to be of historical or architectural significance or to be architecturally compatible with the historic structures in the district.
- A 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.

ALL APPLICATIONS MUST INCLUDE:

- Labeled color photographs of existing property conditions (final application must show completed work).
- A detailed description and samples of materials, colors, and dimensions for proposed work.
- A completed supplemental tax credit worksheet— please fill appropriate sheet for properties listed on Historic Sites Inventory or properties located in the Ellicott City or Lawyers Hill Historic Districts.

DESCRIPTION OF PROPOSAL: Attach additional pages if necessary. Continue to Part 2 (page 4-5) to complete required checklists. **If you are located in a historic district and filled out an application for Certificate of Approval, do not fill this section out.**

Repair Stone Foundation that was damaged during the Flood July 30 and the County water main breaks on two occasions in October. Stones needs to be cleaned and reinstalled, additional support wall to be installed on sides

SIGNATURE/CERTIFICATION:


Owner's Signature

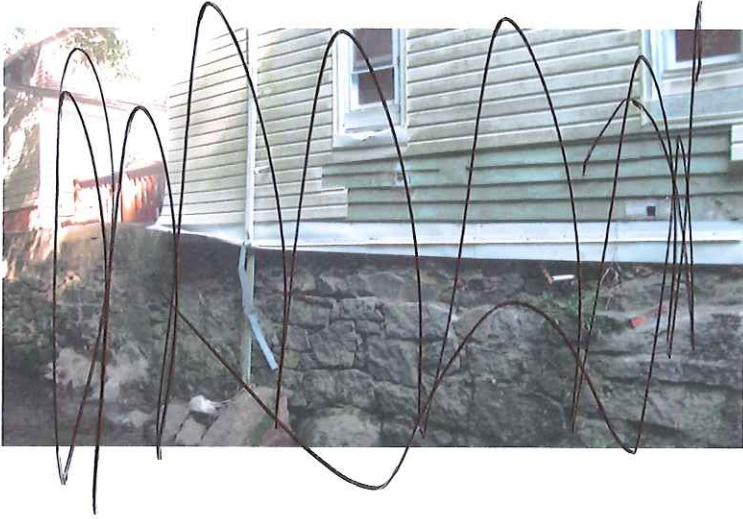

Date

I HEREBY DECLARE AND AFFIRM under penalties of perjury that the facts and matter contained in this application and attachment hereto are true and correct to the best of my knowledge, information and belief. I acknowledge by the above signatures that 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.









Department of Finance
 Property Tax Division
 3430 Court House Drive
 Ellicott City, MD 21043
 (410) 313-2062



State and County
 Real Property Tax Bill

Levy Period	Customer	Parcel	Year	Cycle	Status	Bill No.	Bill Date
07/01/2016 -06/30/2017	11040	02-193094	2016	FY	NOT A PRIN	2166891	07/01/2016

PETERS RONALD M
 2427 RIDGE RD
 BALTIMORE, MD 21244-1037

Property Description

.259 A.
 8436 MERRYMAN ST
 ELLICOTT CITY

Charge Description	Assessment	Rate Per \$100	Amount
COUNTY TAX	190,167	1.014000	1,928.29
NET COUNTY TAX			1,928.29
STATE PROPERTY TAX	190,167	.112000	212.99
NET STATE TAX			212.99
FIRE TAX - METRO	190,167	.176000	334.69
NET FIRE TAX			334.69
AD VALOREM CHARGE	190,167	.080000	152.13
WATERSHED PROTECTION			90.00
TRASH FEE			225.00
Total Tax			2,943.10
Homeowner Credit			
Interest and Penalties			
Prior Payments			
Total Due			2,943.10

7-18
 \$2933.46
 #4308

Breakdown of County Tax

Education	61.82	% or	1192.07
Public Safety	11.61	% or	223.87
Public Works	6.11	% or	117.82
General Gov't	2.49	% or	48.01
All Others	17.97	% or	346.51
Total			1,928.29

The Watershed Protection Fee is required by the Maryland General Assembly through Chapter 151 of 2012 (HB987). More information can be found on the insert included with this bill.

County rate of 1.014 is more than constant yield rate of 0.9866 by .0278=