



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

Administered by the Department of Planning and Zoning

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

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

APPLICANT INFORMATION:	PROPERTY INFORMATION:
William Franz 9249 Spring Valley Road Ellicott City, MD 21043	Property Address: 8241-8243 Main Street Minor Alteration Case Number: MA-17-12 Property Information: Map 25A, Parcel 64
OWNER INFORMATION:	HISTORIC DISTRICT INFORMATION
William Franz 9249 Spring Valley Road Ellicott City, MD 21043	Ellicott City Historic District <input checked="" type="checkbox"/> Lawyers Hill Historic District <input type="checkbox"/>

PROPOSED WORK:
<ol style="list-style-type: none"> 1. Repair damaged wood siding on the front of the building with Bondo as recommended by Wilson Lumber. Paint to match existing color. 2. Replace existing damaged downspout with a new downspout to match the existing. 3. Replace flashing along building at ground level with aluminum flashing painted to match the building. The flashing will match what existed prior to the floor. 4. Repair damage to 1st floor cornice. Reinforce as needed. Extent of damage is currently unknown. 5. Paint the façade to match the existing colors. 6. Reset granite front steps to pre-flood height. 7. Make minor adjustments to the front doors, which do not currently fit well. Repair threshold and door frame as needed. 8. Repair or replace upper roof drip edge as needed (replacement would match existing).

COMPLIANCE WITH GUIDELINES:
The Executive Secretary has determined that the proposed roof replacement and gutter work/cleaning is considered a minor alteration and is consistent with the Guidelines as referenced below.
Chapter 5 – Routine Maintenance
1) Repair or replacement of roofs, gutters, siding, external doors and windows, trim, lights and other appurtenant fixtures using the same materials and design.
Chapter 6 – Rehabilitation and Maintenance of Existing Buildings
1) Chapter 6.C Masonry – Maintain or restore granite buildings, foundations, steps, lintels, sills, fence posts and retaining walls.
2) Chapter 6.D Wood Siding, Shingles and Logs – Maintaining and repairing existing siding or shingles.
3) Chapter 6.E Roofs Dormers and Gutters – Maintaining gutters and downspouts and installing replacements of a similar size, location, and finish, in the same color as existing gutters and downspouts or a color consistent with the exterior building walls.
4) Chapter 6.G Entrances – Maintaining and repairs doors, door frames, side lights and transoms.
5) Chapter 6.J Cornices – Maintaining and repairing cornices and ornamentation.

COMBINED APPLICATION FOR APPROVAL

HISTORIC PRESERVATION COMMISSION, FAÇADE IMPROVEMENT PROGRAM AND TAX CREDIT PRE-APPROVAL APPLICATIONS FOR APPROVAL

SUBMIT 10 COPIES of this application package, including all supporting materials required on pages 2-3 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 Preservation Commission (HPC) meets at 7:00 pm generally on the first Thursday of each month at 3430 Court House Dr., Ellicott City, MD. Emergency meetings are being scheduled, please check the website.

Questions

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

FOR STAFF USE ONLY

Application #:

HPC - MA-17-12

FIP -

Meeting Date:

posted online

Date Received:

RECEIVED

MAR 09 2017

PROPERTY INFORMATION

Address of Subject Property: 8241-43 MAIN ST

Name of Property Owner: BRENDA & WILLIAM FRANZ

Tax Account Number: 02-230283

Map 25A Parcel 64

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

Please list all current businesses or number of apartment units in the building:

1 BUSINESS: ATTIC ANTIQUES & THINGS

APPLICANT INFORMATION

Name of Applicant (please only provide one name for contact purposes): WILLIAM FRANZ

Mailing address: 9249 SPRING VALLEY RD E.C. 21043

Phone No. (W) 410-465-5255 (H) 410-997-4397

Email: N/A Contact Preference: HOME #

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 (see below or provide separate sheet of paper if needed).
- 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 new construction or major alteration: 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 4-5). 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.
- I have read the Ellicott City or Lawyers Hill Design Guidelines and find my proposal complies with the recommendations in the Guidelines.

DESCRIPTION OF PROPOSAL: For complex applications, please provide write up on a separate sheet of paper to best organize proposed work. Continue to Part 2 (page 4-5) to complete required checklists.

1. Repair wooden siding (damaged by fire/rescue; some will be repaired with "Bondo" and painted existing color(s))
 2. Replace existing downspout with same kind
 3. Replace fascia along building at ground level paint to match building
 4. Repair damage to overhang on 1st floor (extent of damage unknown)
 5. Paint facade (same approved/existing colors)
 6. Reset stone steps to pre-flood height
 7. Minor door adjustments and repair including threshold
 8. Upper roof drip edge may need repair/replacement
- Requesting tax credits and facade grants

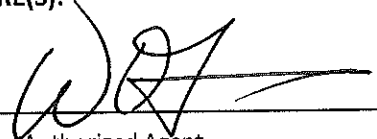
Historic Property Tax Credits

1. The Howard County Historic Property Tax Credit program provides a tax credit equal to 25% of the cost of Eligible, pre-approved work. This type of tax credit may be applied to projects costing \$500 or more.
2. The property tax credit applies to the repair/replacement of exterior features of the entire building (doors, windows, siding, masonry, painting, etc). The interior only qualifies if it is to repair/replace an element that contributes to the structural stability of the building.
3. Invoices should be itemized to separate repairs to the items pre-approved from those that are not eligible for the tax credit.

Façade Improvement Program

1. This program is offered as a grant through the Maryland Department of Housing and Community Development and the Maryland Historical Trust.
2. The funding for this program only applies to the front of the building; sides and rear do not qualify.
3. While damage may have occurred to the entire building, invoices for payment should be itemized to separate the repairs to the front of the building from the remainder of construction work. Invoices that are not itemized for the front of the building will not get reimbursed.
4. Two quotes from licensed contractors are required to participate in this program. Funding will be based on the lowest of the two quotes although you can use whichever contractor you prefer.
5. The program provides up to \$10,000 in matching funds, or 50% of the cost of the work, for façade repair or restoration. Funds are available on a first come first serve basis. Approval for funding expires 6 months after HPC approval is issued.

SIGNATURE(S):

	3/9/17		
Applicant or Authorized Agent	Date	Owner (if different than Applicant)	Date

I hereby certify by the above 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 and Façade Improvement Program.

Please provide a brief description of damage to the interior of the building, not withstanding merchandise. For example, 'all interior wood floors must be replaced. Plaster or drywall walls and ceilings must be replaced.' While the County program does not provide funding for these items, we may be able to connect you with programs that can assist.

Facade Improvement Program General Conditions

It is expressly understood and agreed that the Applicant is not an agent, employee or subcontractor of Howard County Government.

It is expressly understood and agreed that the Applicant shall be solely responsible for all safety conditions and compliance with all safety regulations, building codes, building permits, HPC requirements, ordinances, and other applicable regulations.

It is expressly understood and agreed that work completed prior to the receipt of a Letter of Commitment is ineligible for funding.

It is expressly understood and agreed that the Applicant will not seek to hold Howard County Government and/or its agents, employees, officers and/or directors liable for any property damage, personal injury, or other loss relating in any way to the Façade Improvement Project.

The Applicant shall be responsible for maintaining valid and sufficient insurance coverage for property damage and personal injury relating to the Façade Improvement Project.

The applicant agrees to maintain the property and improvements, including, but not limited to, promptly removing graffiti, sweeping and shoveling in front of the property.

The applicant agrees to return a pro-rated amount of the grant money received if the improvement is removed within two years.

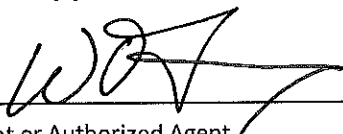
The applicant authorizes Howard County Government to promote an approved project, including, but not limited to, displaying Ellicott City Façade Improvement Program signage at the site, during and after construction, and using photographs and descriptions of the project in Partnership materials and press releases.

HISTORIC PRESERVATION COMMISSION GENERAL CONDITIONS:

I hereby certify by the signature(s) below 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 Preservation Guidelines and other applicable laws. This right-of-entry shall continue until all administrative appeals pertaining to the property have been exhausted.

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

SIGNATURE(S):


Applicant or Authorized Agent

3/9/17
Date

Owner (if different than Applicant)

Date

Install new drip edge at roofline if needed

Paint entire facade to match the existing color scheme

Repair/reinforce cornice as needed

Replace downspout to match existing that was damaged in flood

Replace flashing that was destroyed in the flood to match what was there - aluminum painted to match the building

Re-set granite steps to match height prior to flood (while not shown in this photo, the other granite step was recovered)



* This photo dates to August 2016. The foundation has been filled in, repaired & the sidewalk was rebuilt.



08/02/2016 17:57

* This photo does not show current street conditions.