



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

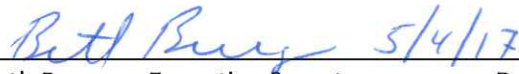
**HPC EXECUTIVE SECRETARY
 EXEMPTION DETERMINATION FOR MINOR ALTERATIONS**

APPLICANT INFORMATION:	PROPERTY INFORMATION:
Paula Dwyer	Property Address: 8004 Main Street, Ellicott City
9218 Crownwood Road	Minor Alteration Case Number: MA-17-26
Ellicott City, MD 21043	Property Information: Map 25A, Parcel 29

OWNER INFORMATION:	HISTORIC DISTRICT INFORMATION
Paula Dwyer	Ellicott City Historic District <input checked="" type="checkbox"/>
9218 Crownwood Road	Lawyers Hill Historic District <input type="checkbox"/>
Ellicott City, MD 21043	

PROPOSED WORK:
The first flight of concrete stairs from the sidewalk are not part of this project. The second flight of concrete and green metal stairs has a metal edge to the tread that has deteriorated and needs to be repaired. The Applicant proposes to encase each tread in a green diamond plated steel stair tread. Each tread will be custom fit to the specific step. The metal sides of the staircase and handrail will be sanded and repainted green to remove rust and prevent any future weathering.

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.
There is no specific guideline recommendation for this scenario. However, the appearance of the stairs will be different as a result of the repair, but the stairs will not look drastically different. The repair will only be minimally visible. The repair/alteration will not detract from the integrity of the neighboring historic building. The use of the steel diamond plated tread is the most appropriate material to repair the metal and concrete staircase. The following guideline for Routine Maintenance is most appropriate for this work:
Chapter 5 – Routine Maintenance
1) Paving repair using like materials of like design.

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

8004 Main Street, 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.	Wednesday, November 23, 2016

Executive Secretary Signature

Beth Burgess, Executive Secretary Date
Historic Preservation Commission

cc: 8004 Main Street File
T:\Shared\Resource Conservation Division\HPC\Minor Alterations and Exec Secretary Tax Credits\2017\MA-17-26_8004 Main Street\MA-17-26_8004 Main Street determination.docx

HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

GENERAL APPLICATION FOR CERTIFICATE OF APPROVAL

SUBMIT 10 COPIES of this application package, including all supporting materials required on pages 3-5 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.

Questions

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

FOR STAFF USE ONLY

Application #:
MA-17-26

Meeting Date:
posted online

Date Received:

RECEIVED

APR 28 2017

PROPERTY INFORMATION

Address of Subject Property: 8004 main street 21043

Name of Property Owner: Paula Dwyer & Mike Pascale

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

APPLICANT INFORMATION

Name of Applicant (please only provide one name for contact purposes): Paula Dwyer

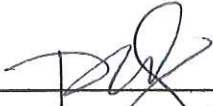
Mailing address: 9218 Crownwood Road

Phone No. (W) 443 878 9435 (H) 443 878 9435

Email: 8004mainstreet@gmail.com Contact Preference: _____

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

SIGNATURE(S)/CERTIFICATION:

 _____ Applicant or Authorized Agent	<u>4/26/17</u> _____ Date	 _____ Owner (if different than Applicant)	 _____ Date
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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.

General Application for Certificate of Approval: Part 1

ALL APPLICATIONS MUST INCLUDE:

- Labeled photograph(s) of existing property conditions.
- A detailed description and samples/photographs of materials, colors, and dimensions for proposed work.
- Plot plans, site plans, or elevations (as applicable to proposal).
- 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.

DESCRIPTION OF PROPOSAL: Attach additional pages if necessary. Continue to Part 2 (page 4-5) to complete required checklists.

Please see attached word document for a detailed description.

DESIGN GUIDELINES: Consult the Ellicott City or Lawyers Hill Design Guidelines on the Howard County website at <http://www.howardcountymd.gov/DPZ/historicpreservation.htm> and provide a brief description of how the proposal meets the recommendations of the Guidelines, including the applicable chapter and section.

NEW CONSTRUCTION/ADDITIONS: Such as construction of principal structure; major addition to principal structure, including room additions and attached garages; or construction of decks, porches, and detached accessory structures (i.e., fences, sheds, barns, detached garages, swimming pools, etc.). Please consult the appropriate guidelines. **Please complete Part 2 Checklist (pages 4-5) as applicable to additions/new construction and submit additional pages if necessary.**

- Scaled plot plan of property, showing clearly labeled existing and proposed structures, parking areas, fences, landscaping and other significant features.
- Elevation drawings of proposed structure or addition indicating dimensions, design, height, color, and materials.
- Manufacturer's literature for proposed features (window, siding, roof, etc. spec sheets/photos). **Photos required.**

Description:

Description of work to repair the stairs on the side of 8004 Main Street:

Please see Attached Photos of existing staircase and the type of material that will be used for its repair. The tread in the photograph was created as a prototype in order to give the committee an example of the work to be done. Each step will be measured separately and each tread will be created separately in order to fit perfectly on the staircase.

The look of the entire staircase from the street will not change.

The concrete stairs that start from the sidewalk do not need repair

The repair work is needed for the part of the staircase that includes the green metal/concrete steps. See photo.

The metal risers of this part of the staircase do not need repair.

The side structures and the handrails do not need repair. They will be sanded and repainted to remove rust and to prevent any future weathering.

The current treads of the metal staircase are built with concrete with a border of steel around them with a metal pan underneath each step. The issue is that the concrete portion is breaking through due to the ice and cold weather months over the past years due to the corrosion of the metal pans below. The accumulation of water in each step and its expansion and retraction is the big problem.

- The contractor will be using diamond plate steel standard stair treads cut to perfectly fit on top of each existing concrete/metal step, each stair tread will be bent on the front edge and drop 1 " down the front edge of existing step, each step will be pre-coated with paint to closely match existing colors. If the exact color of paint can be found, that same paint will be used to paint the treads. (The diamond steel tread dates back to the 1800s. This building was built in 1890) Covering the steps with the diamond steel tread will solve the existing problem of water accumulation in the steps, the breaking of concrete and the corrosion. Diamond steel treads will also provide a much safer staircase than what is existing.
- The risers, the sides and the hand railing will all remain the same. The tread will be painted and sealed to the existing color of the staircase as stated.
- The initial set of all concrete stairs that start at the street level will remain the same. They do not need repair.

The contractor and his crew will install one step at a time and weld it to the side structure, as work is performed the stairs will remain in open for use and will pause welding anytime a resident needs to go up or down.

After welding is completed we will touch up the welded areas with paint, doing it this way will allow residents continued use because the wet paint will be on the sides in the corners and we will provide caution tape on both sides to warn of the wet paint still allowing use of the railing, the tape will be laid on the side down at the step level.

General Application for Certificate of Approval: Part 2

TYPE OF ALTERATION: Please check the appropriate box for the proposed work and fill in required blanks

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

Existing Color: green

Proposed Color: SAME. WILL KEEP SAME

Paint Chip Included: Yes No

Area(s) to be painted: FAURCASE COLOR

Additional Info Included: Yes No

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

N/A

Existing Material: _____

Proposed Material: _____

Existing Color: _____

Proposed Color: _____

Additional Info Included: Yes No

Specs/Photos Included: Yes No

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

N/A

Existing Material: _____

Proposed Material: _____

Existing Color: _____

Proposed Color: _____

Existing Sash Arrangement: _____

Proposed Sash Arrangement: _____

Additional Info Included: Yes No

Specs/Photos Included: Yes No

SHUTTERS: Refer to page 42 of the Ellicott City Guidelines and page 28 of the Lawyers Hill Guidelines.

N/A

Existing Type: _____

Proposed Type: _____

Existing Color: _____

Proposed Color: _____

Existing Material: _____

Proposed Material: _____

Additional Info Included: Yes No

Specs/Photos Included: Yes No

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

N/A

Existing Material: _____

Proposed Material: _____

Existing Color: _____

Proposed Color: _____

Additional Info Included: Yes No

Specs/Photos Included: Yes No

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

N/A

Existing Type: _____

Proposed Type: _____

Existing Color: _____

Proposed Color: _____

Existing Material: _____

Proposed Material: _____

Additional Info Included: Yes No

Specs/Photos Included: Yes No

General Application for Certificate of Approval: Part 2

TYPE OF ALTERATION: Please check the appropriate box for the proposed work and fill in required blanks

N/A

LIGHTING: Refer to page 71 of the Ellicott City Guidelines and page 47 of the Lawyers Hill Guidelines.

Type: _____ Location: _____

Color: _____ Installation Method: _____

Material: _____

Specs/Photos Included: Yes No

N/A

SITE LANDSCAPE FEATURES (tree removal, fences, walls, terraces, paving): Refer to Chapters 9 & 10 of the Ellicott City Guidelines and Chapter 9 of the Lawyers Hill Guidelines.

Description: _____

Plans/Specs/Photos Included: Yes No

N/A

DEMOLITION: Refer to Section 300 of the Howard County Historic District Commission Rules of Procedure. Provide justification for proposed demolition, including, reports on structural conditions and feasibility of repairs, cost estimates, pictures, and plans for the proposed treatment of the site after demolition.

Structure: _____ Reports Included: Yes No

Photos Included: Yes No Future Plans Included: Yes No

Description: _____

N/A

OTHER (such as porch, foundation, etc. Please explain in detail): Refer to applicable Guidelines. For signs please use separate Sign Application. Please attach additional pages as necessary.

Description: _____

Specs/Photos Included: Yes No

PLEASE SUBMIT ADDITIONAL PAGES AS NECESSARY (you may create your own document if it better explains the project)

8004 Main Street
Street View



← metal stairs need repair

← concrete stairs are sound.
NO repair needed.
Will remain the same



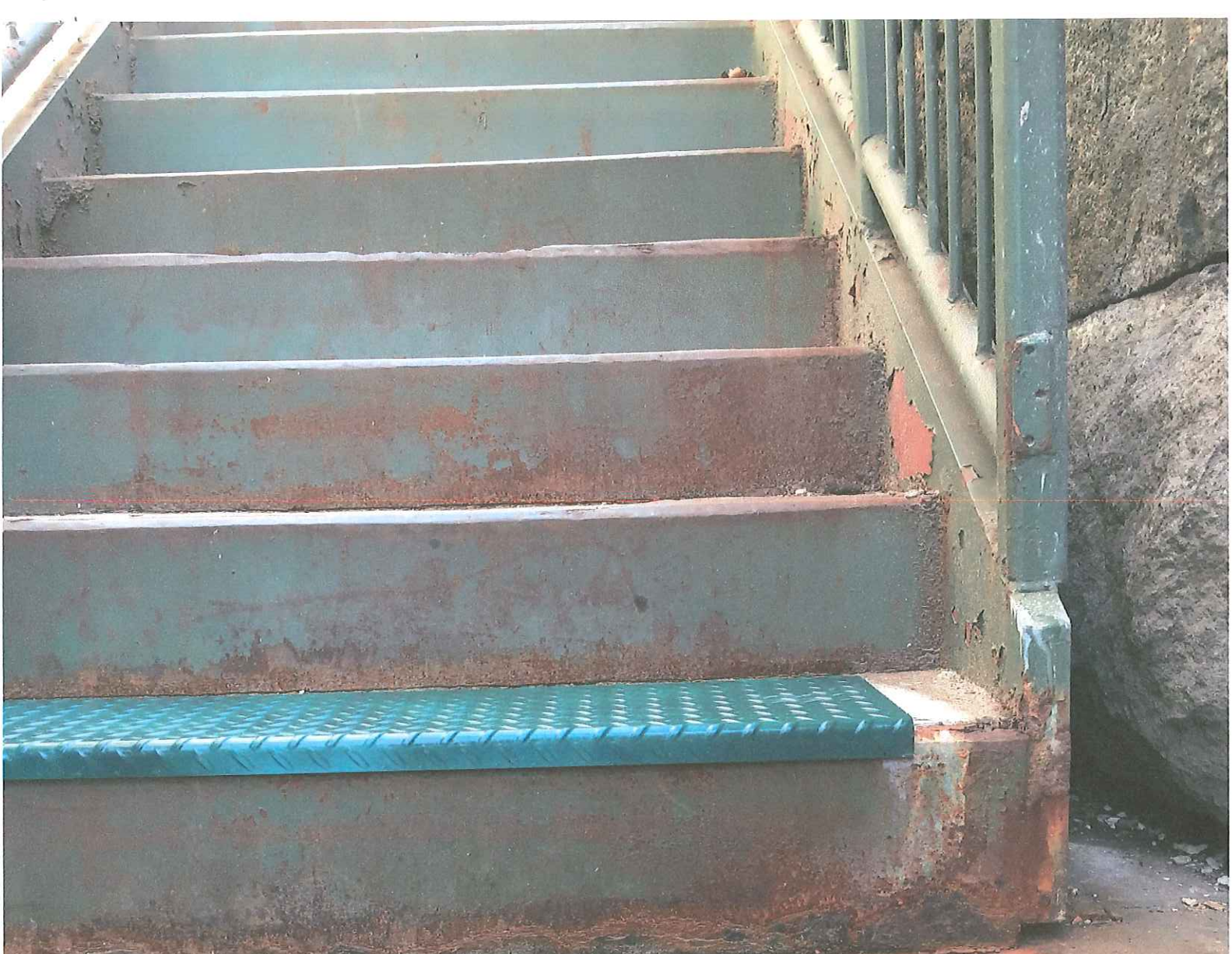
→ metal and concrete
wearing due to age + water.
top part of staircase



TOP VIEW FROM
TOP OF BUILDING
LOOKING DOWN



↑ THIS IS just an example above



↑
New diamond plated steel steps from the 1800's
will replace the corroded metal step perfectly. This is
just an example. Entire staircase will
be repainted

8006 Frederick Rd
Ellicott City, Maryland
Street View - Nov 2016



Google