



**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  
 HISTORIC PROPERTY TAX CREDIT PRE-APPROVAL**

APPLICANT INFORMATION:	PROPERTY INFORMATION:
Allan Danoff 4688 Beechwood Road Ellicott City, MD 21043	Property Address: 4688 Beechwood Road, Ellicott City
	MA Case Number: 17-34
	Property Information: Map 31, Parcel 770

OWNER INFORMATION:	HISTORIC DESIGNATION INFORMATION
Allan Danoff 4688 Beechwood Road Ellicott City, MD 21043	Ellicott City Historic District <input type="checkbox"/>
	Lawyers Hill Historic District <input type="checkbox"/>
	Historic Sites Inventory #: HO-455

PROPOSED WORK:
Remove and replace damaged/worn cedar shingles on the south exterior wall of the house using new western red cedar shingles to match the existing. The shingles will be stained to match the color of the existing shingles.

COMPLIANCE WITH COUNTY CODE SECTION 20.112 FOR TAX CREDIT PRE-APPROVAL:
The Executive Secretary has determined that the proposed roof replacement and gutter work/cleaning 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
7/11/17	 Beth Burgess, Executive Secretary      7/10/17 Historic Preservation Commission      Date

# 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-17-34**

FIP -

Meeting Date:

**posted online**

Date Received:

**RECEIVED**

**JUN 30 2017**

### PROPERTY INFORMATION

Address of Subject Property: 4688 Beechwood Rd, Ellicott City, MD 21043

Name of Property Owner: Allan S Danoff and Marguerite A Donnelly

Tax Account Number: 01-195980

Map 0031 Parcel 0770

Is this property listed on the Howard County Historic Sites Inventory?  Y  N #HO- 455

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

owners occupied home

### APPLICANT INFORMATION

Name of Applicant (please only provide one name for contact purposes): Allan Danoff

Mailing address: 4688 Beechwood Rd, Ellicott City, MD 21043

Phone No. (W) 301-596-4558 (H) 410-788-4966

Email: adanoff@gmail.com Contact Preference: email

## 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.

Remove and replace damaged/worn cedar shingles on south exterior wall of  
home with same. Stain new replacement shingles to match existing shingles.  
Replacement shingles will be western red cedar, the same as presently on  
home.

## 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.

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

Existing Type: \_\_\_\_\_

Proposed Type: \_\_\_\_\_

Existing Color: \_\_\_\_\_

Proposed Color: \_\_\_\_\_

Existing Material: \_\_\_\_\_

Proposed Material: \_\_\_\_\_

Additional Info Included:  Yes  No

Specs/Photos Included:  Yes  No

Is this item being repaired?  Yes  No

Is this item being replaced?  Yes  No

I seek tax credit pre-approval for this item.

I seek Façade Improvement Funds for this item.

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

Existing Material: \_\_\_\_\_

Proposed Material: \_\_\_\_\_

Existing Color: \_\_\_\_\_

Proposed Color: \_\_\_\_\_

Existing Sash Arrangement: \_\_\_\_\_

Proposed Sash Arrangement: \_\_\_\_\_

Additional Info Included:  Yes  No

Specs/Photos Included:  Yes  No

Is this item being repaired?  Yes  No

Is this item being replaced?  Yes  No

I seek tax credit pre-approval for this item.

I seek Façade Improvement Funds 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: redwood stain

Proposed Color: redwood stain (Cabots)

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.

I seek Façade Improvement Funds for this item.

**PAINTING:** Refer to page 50 of the Ellicott City Guidelines.

Existing Color: redwood stain

Proposed Color: redwood stain

Paint Chip Included:  Yes  No

Area(s) to be painted: all replacement shingles

Additional Info Included:  Yes  No

I seek tax credit pre-approval for this item.

I seek Façade Improvement Funds 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

**ROOF:** Refer to page 31 of the Ellicott City Guidelines.

Existing Material: \_\_\_\_\_

Proposed Material: \_\_\_\_\_

Existing Color: \_\_\_\_\_

Proposed Color: \_\_\_\_\_

Additional Info Included:  Yes  No

Specs/Photos Included:  Yes  No

Is this item being repaired?  Yes  No

Is this item being replaced?  Yes  No

I seek tax credit pre-approval for this item.

I seek Façade Improvement Funds for this item  
(only porch roofs/storefront window roofs qualify).

**SHUTTERS:** Refer to page 42 of the Ellicott City Guidelines.

Existing Type: \_\_\_\_\_

Proposed Type: \_\_\_\_\_

Existing Color: \_\_\_\_\_

Proposed Color: \_\_\_\_\_

Existing Material: \_\_\_\_\_

Proposed Material: \_\_\_\_\_

Additional Info Included:  Yes  No

Specs/Photos Included:  Yes  No

Is this item being repaired?  Yes  No

Is this item being replaced?  Yes  No

I seek tax credit pre-approval for this item.

I seek Façade Improvement Funds for this item.

**OTHER (such as lighting, railings, other repairs, tree removal, etc. Please explain in detail):** Refer to applicable Guidelines. For signs please use separate Sign Application. Please attach additional pages as necessary or write up separate document.

Description: \_\_\_\_\_

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.

I seek Façade Improvement Funds for this item.

**PLEASE SUBMIT ADDITIONAL PAGES AS NECESSARY.** 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.

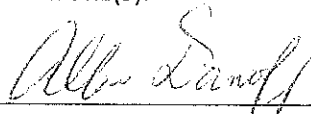
Historic Property Tax Credits

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):**

	6/27/2017		
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.

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DAMAGED SHINGLES WALL LEFT SIDE



DAMAGED SHINGLES WALL CENTER



DAMAGED SHINGLES WALL RIGHT SIDE



REPLACEMENT SHINGLES  
(ONES TO BE USED ARE  
SAME AS PICTURED FROM  
EARLIER REPAIR ON  
OTHER WALL)





## TECHNICAL DATA

### CABOT SEMI-TRANSPARENT DECK & SIDING STAINS

#### #6300 Series - VOC

#### DESCRIPTION

##### *Recommended Uses:*

**Cabot Semi-Transparent Deck & Siding Stains** are deep penetrating, linseed oil-based stains that beautify and protect exterior wood. These lightly pigmented stains enhance the natural beauty of the wood by allowing the grain, texture, and color variations within the wood to show through. They are water-repellent and, when properly applied, won't crack, peel or blister. Cabot Semi-Transparent Deck & Siding Stains are for use on exterior wood decking, siding, shingles, shakes and roofs. They are especially effective on rough-sawn surfaces; and excellent results are obtained on premium grade lumber such as cedar, fir, pine, cypress, spruce, redwood and plywood panel siding.

##### *Composition:*

Lightly pigmented, deep penetrating, natural linseed oil-based stain.

##### *Finish:*

Dries to a natural, flat finish.

##### *Colors:*

Cabot Semi-Transparent Deck & Siding Stains are available in 5 ready-mixed colors. Additional colors may be achieved with the Cabot Semi-Transparent Deck & Siding Neutral Base.

##### *Tinting/Intermixing:*

Cabot's Semi-Transparent Deck & Siding Stain Neutral Base must be tinted with compatible universal colorants. Cabot Semi-Transparent Deck & Siding Stains may be intermixed with the other Cabot Semi-Transparent colors.

##### *Coverage:*

On smooth surfaces, approximately 450-650 square feet per gallon; on rough surfaces, 200-300 square feet per gallon. These rates will vary depending upon the porosity of the surface.

##### *Packaging/Containers:*

Available in one-gallon containers. Bases and select colors available in five-gallon containers.

##### *Restrictions:*

Do not apply over previously painted or sealed surfaces, metal, masonry or adjacent to fresh stucco. Do not thin this product.

**Not intended for interior surfaces. For exterior use only. Do not intermix with Cabot's Water-base Semi-Transparent Stain.**

#### TECHNICAL DATA

##### *Environmental Impact:*

This product is in compliance with Federal V.O.C. (Volatile Organic Compounds) requirements for Specialty Architectural Coatings under current regulations. Call Cabot's Technical Services & Support for additional information pertaining to current V.O.C. rulings.

*Cleanup and Disposal:* Clean brushes and equipment with mineral spirits.

**DANGER: Rags, steel wool and waste soaked with Cabot Semi-Transparent Stains may spontaneously catch fire if improperly discarded.**

**Immediately after each use, place rags, steel wool and waste in a sealed, water-filled metal container.**

Dispose of empty cans or unused portion in accordance with local, state and federal regulations. Close container when not in use. Material Safety Data Sheet (MSDS) available upon request.

##### *Physical and Chemical Data:*

*Water Repellent:* Yes

*Drying Time:* Approximately 24-48 hours, depending on temperature and humidity.

*Weight:* 9.36 - 9.52 pounds per gallon.

*Flash Point:* Over 100°F. TT-P-141 method 4293 closed cup.

*Film Thickness:* Minimal because Cabot Semi-Transparent Stains penetrate deeply into the wood.

*Shelf Life:* At least ten years in closed original containers at room temperature.

*Mildew Resistant:* Yes

*% Solids (weight):* 67.73 - 68.24

*% Solids (volume):* 60.47 - 60.42

*% Pigment (weight):* 22.65 - 23.84

*Viscosity:* 40-55 seconds, #1 Zahn cup at 77°F (25°C).

*Pigment Type:* Titanium Dioxide, Silica and Silicates.

# CABOT SEMI-TRANSPARENT DECK & SIDING STAINS

## #6300 Series - VOC

*Vehicle Type:* Refined natural linseed oil/alkyd resin.

*Solvent Type:* Aliphatic petroleum distillates with a boiling range of 318-386°F (159-197°C).

*V.O.C. Content:* Maximum 250 grams/liter (2.09 lbs./gal.).

### APPLICATION

#### *Surface Preparation:*

Proper surface preparation is the key to maximum stain performance. The durability of this product can be impaired by an unsound or poorly prepared surface. It is very important that the surface be clean of all dirt, mildew stains, loose wood fibers and other foreign matter. In order to be effective, a stain must be able to penetrate. Surfaces must be structurally sound and absolutely dry. (Moisture content must be below 15%, or wood must be exposed to dry weather a minimum of 3 to 5 days.) Previously semi-transparent stained or weathered wood surfaces must be either sanded, scrubbed with a detergent solution or Cabot Problem-Solver® Wood Cleaner and a stiff bristle brush, or power washed to remove the surface layer of all loose wood fibers, dirt, mildew stains, chalky residue and other foreign matter. Use Cabot Problem-Solver Stripper 8004 to safely remove all stains and paints from wood surfaces. Use Cabot Problem-Solver Wood Brightener to easily remove nail and metal rust stains, and renew the wood's appearance. New smooth wood that is unseasoned or appears shiny should be allowed to weather sufficiently before staining, but generally no longer than three months.

#### *Application of Coating:*

*Stirring:* Stir thoroughly before and occasionally while using. If the job requires more than one batch, blend them together. To avoid lap marks, start at one edge and follow through to the end of the boards.

*Methods:* Apply evenly with a brush or spray. Best results can be obtained by using a high-quality, natural bristle brush. If you must spray, always backbrush immediately after each section is coated to ensure proper penetration. Apply stain to small sections at a time.

*Spray Application:* Recommended tip sizes and adjustments for spray application are 0.013" - 0.015" at 1000-1500 PSI with a fan width of 8-10 inches; one gun. When using HVLP spray equipment, see manual for proper set-up instructions.

*Number of Coats:* **Only one coat is recommended.** Apply evenly and sparingly, or sagging and shiny areas (flashing) may develop.

#### *Precautions:*

Do not tint ready-mixed colors. Do not apply in direct sunlight, to hot surfaces, or when air or surface temperature is below 50°F or may fall below 50°F for 48 hours after application. Do not apply over wet or damp surfaces or when rain is imminent. Do not thin this product.

### AVAILABILITY

Cabot Wood Care Products are sold throughout the United States and Canada. For a list of Cabot dealer locations, please contact Cabot's Technical Services & Support at 1-800-US-STAIN.

### WARRANTY

If this product does not perform as stated on the label after you apply it according to label directions, Cabot will either replace this product or refund its purchase price, at its option. Cabot disclaims all other implied or expressed warranties. Cabot will not provide or pay for labor for removal or application of the product. This warranty excludes all incidental or consequential damages. This warranty gives you specific legal rights, and you may have other rights which vary from state to state.

### TECHNICAL SERVICES

For additional technical information, product line color cards, fan decks and liquid product samples, see your specialized Cabot Dealer or call the Cabot Wood Care Specialists in Technical Services & Support toll-free at 800-US-STAIN.

### FILING SYSTEMS

For complete model specifications and technical data on all Cabot products, visit the Cabot Home Page at: [cabotstain.com](http://cabotstain.com).



Cabot®  
Newburyport, MA 01950  
Tel.: 800-US-STAIN  
Fax: 1-978-465-0511  
[cabotstain.com](http://cabotstain.com)