



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:
ECP Properties LLC	Property Address: 8484-8494 Main Street/Frederick Road
8480 Baltimore National Pike, Suite 415	Minor Alteration Case Number: MA-19-22
Ellicott City, MD 21043	Property Information: Map 25B, Parcel 162

OWNER INFORMATION:	HISTORIC DISTRICT INFORMATION
ECP Properties LLC c/o Kevin Breeden 8480 Baltimore National Pike, Suite 415 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 install wooden screen doors on the front of each unit to replace broken wooden and aluminum screen/storm doors. The screen doors will be painted green to match the color of the existing front doors.

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
<ol style="list-style-type: none"> 1) Simple wooden screen or storm doors that allow the main door to be seen are most appropriate for Ellicott City. 2) On historic buildings, use narrow-framed wooden screen or storm doors....The paint or enamel color should match that of the primary door it covers.
The proposed door matches the screen doors shown as "good" on page 37 of the Ellicott City Historic District Design Guidelines.

Date Posted to HPC Website:	Executive Secretary Signature
5/17/19	 5/16/19 Beth Burgess, Executive Secretary Date Historic Preservation Commission

8484-8494 Main Street/Frederick Road, 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

cc: 8484-8494 Main Street File

PAID

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 #:
HPC - **MA-19-22**

Meeting Date:
posted online

Date Received:

RECEIVED

MAY 15 2019

By _____

PROPERTY INFORMATION

Address of Subject Property: 8484-8484 FREDERICK ROAD (Main St.)

Name of Property Owner: ECP PROPERTIES LLC

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): ECP PROPERTIES LLC


Mailing address: ~~PO Box~~ 8480 BALTO. NATL AVE, STE 415, EC 2104

Phone No. (W) 540 270 0250 (H) _____

Email: KBREEDEN@SECUA.COM Contact Preference: EMAIL

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

SIGNATURE(S)/CERTIFICATION:

 5/15/19 _____
 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.

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.

INSTALL WOODEN SCREEN DOORS ON THE FRONT OF EACH UNIT TO REPLACE BROKEN WOODEN SCREEN DOORS AND ALUMINUM SCREEN/STORM DOORS. TO BE PAINTED TO MATCH ~~THE~~ EXISTING FRONT DOORS.

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.

REPLACES EXISTING WOOD DOORS WITH NEW SCREEN DOORS; REPLACES EXISTING ALUMINUM SCREEN/STORM DOORS WITH MORE APPEALING WOOD.

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:

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: BLUISH GREEN/ALUMINUM

Proposed Color: GREENISH TO MATCH

Paint Chip Included: Yes No

Area(s) to be painted: CURRENT COLOR OF FRONT DOOR AS CLOSE AS POSSIBLE - FRAME TO BE PAINTED

Additional Info Included: Yes No

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

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.

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.

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.

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.

Existing Type: WOOD AND ALUMINUM

Proposed Type: WOOD

Existing Color: BLUISH GREEN/ALUMINUM

Proposed Color: MATCH CURRENT AS CLOSE AS POSSIBLE

Existing Material: WOOD/ALUMINUM

Proposed Material: WOOD

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

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

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

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: _____

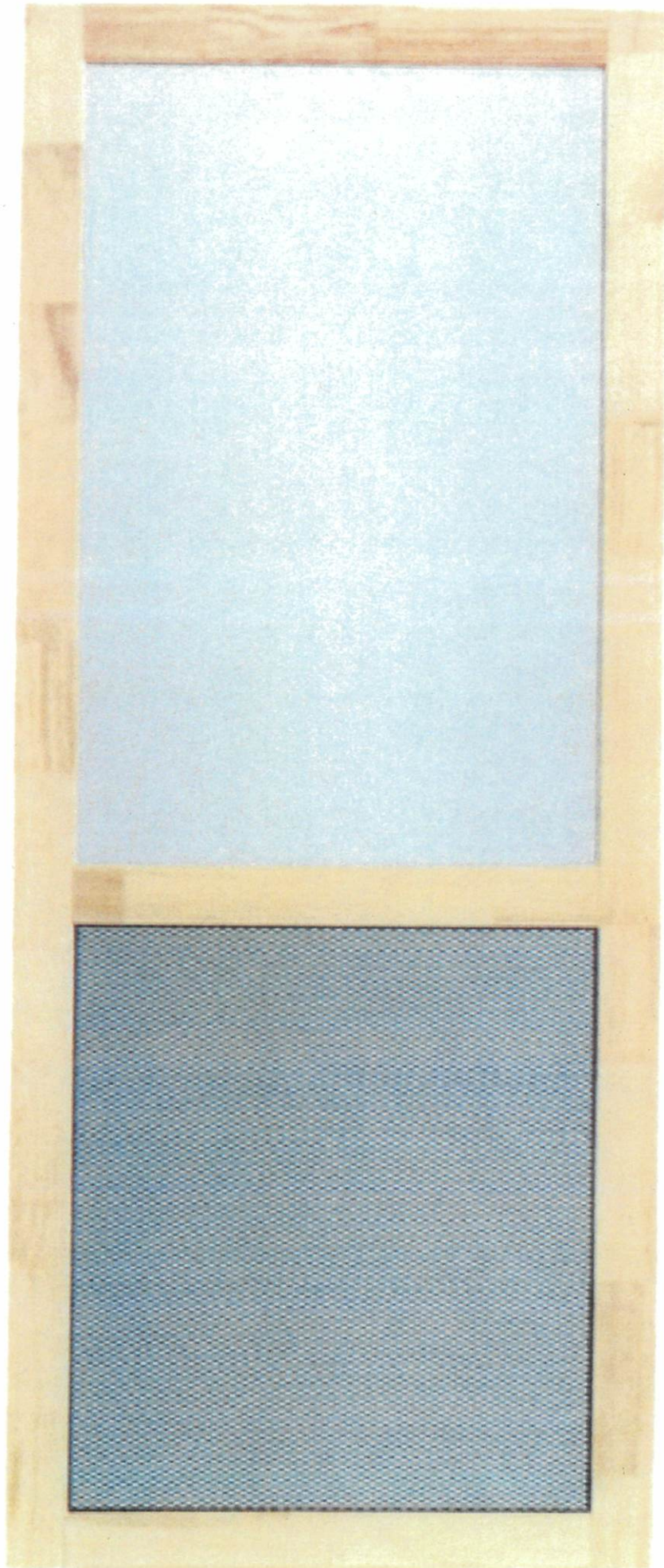
OTHER (such as porch, foundation, etc. Please explain in detail): Refer to applicable Guidelines. For signs please use separate Sign Application. Please attach additional pages as necessary.

Description: _____

Specs/Photos Included: Yes No

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





PAINT
FRAME
TO MATCH
FRONT
DOOR
(GREENISH)



8484-8494 Main Street/Frederick Road
-current mix of wood and aluminum
storm doors/screen doors

