



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:
Charles T. Nemphos 5174 Mountain Road Pasadena, MD 21122	Property Address: 8345 Main Street, Ellicott City Minor Alteration Case Number: MA-19-29 Property Information: Map 25A, Parcel 21
OWNER INFORMATION:	HISTORIC DISTRICT INFORMATION
Charles T. Nemphos 5174 Mountain Road Pasadena, MD 21122	Ellicott City Historic District <input checked="" type="checkbox"/> Lawyers Hill Historic District <input type="checkbox"/>

PROPOSED WORK:
The applicant proposes to make the following repairs and alterations, with tax credit pre-approval: 1) Replace the tiles (brick colored – terracotta or porcelain?) on the entrance steps with Pennsylvania Bluestone. The tiles were damaged in the flood, and although patched, some are still cracked from debris hitting the front of the building. The Bluestone will be used for the treads and either the bluestone or a stone similar to that on the building will be used to face the risers, as the steps are currently all covered in the tiles. The bluestone will better match the existing granite on the building. 2) Repair or replace in-kind the marble slab door threshold. Staff Comments: The existing front entryway and steps are not a historic configuration. The front porch was enclosed with two bays in modern years to create the current front steps and entry door area. The proposed bluestone is a more appropriate material for the period and style of the building.

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.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. Chapter 6.C: Rehabilitation and Maintenance of Existing Buildings, Storefronts 2) When planning storefront repairs or alterations, unify the upper and lower floors in the new design. Use appropriate and matching materials and colors throughout the façade; use materials appropriate to the period and style of the building; and use details of one time and type, within the limits of that building and its date of construction.

COMPLIANCE WITH COUNTY CODE SECTION 20.112 FOR TAX CREDIT PRE-APPROVAL:
The Executive Secretary has determined that the proposed work 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
7/24/19	 7/24/19 Beth Burgess, Executive Secretary Date Historic Preservation Commission

**8345 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.	

Executive Secretary Signature	
_____ Beth Burgess, Executive Secretary Historic Preservation Commission	_____ Date

**IMPORTANT
APPLICANT INFORMATION**

1. As the work progresses, if you find that changes to the pre-approved work are necessary, you must contact the Historic Preservation Commission Staff representative to determine if the proposed changes must be approved.
 2. In order for labor to be eligible for the tax credit, the contractor must hold an active MHIC license or other applicable license. All invoices must include the contractor's license number and a clear, itemized scope of work for each item being claimed.
 3. Submit receipts and canceled checks for materials or contracts showing that the invoice has been paid. Copies of receipts are acceptable.
 4. Indicate the total amount of tax credit being claimed on the application form.
 5. Submit photographs showing the completed work.
- When the work has been completed, submit the Final Tax Credit Application form and your application will be scheduled for the next available Commission meeting for which it meets the application deadline. A dollar amount of tax credit will be approved based on the receipts, checks, contracts, and documentation submitted. The final approval will then be forwarded to Howard County Department of Finance.

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-19-29**

Meeting Date:

posted online

Date Received:



PROPERTY INFORMATION

Address of Subject Property: 8345 MAW ST
 Name of Property Owner: CHARLES & ELLEN NEMPHOS
 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): CHARLES T. NEMPHOS
 Mailing address: 5174 MOUNTAIN RD. PASADENA, MD. 21122
 Phone No. (W) 410-971-3600 (H) 410-360-7893
 Email: CNEMPHOS@PHO.COM Contact Preference: PHONE

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

SIGNATURE(S)/CERTIFICATION:

[Signature] 7/17/19
 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.

REPLACE TILES ON ENTRANCE STEPS WITH PENNSYLVANIA BLUE STONE. TILES DAMAGED IN FLOOD (SEE PICTURES) WERE PATCH, SOME STILL CRACKED FROM DEBRIS HITTING FRONT OF BUILDING.

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:

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: _____

Proposed Color: _____

Paint Chip Included: Yes No

Area(s) 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: _____

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

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: REPLACE RED TERRAZZO TILES WITH PENNSYLVANIA BLUE STONE. WILL MATCH CLOSER TO GRAY PAINT ON BUILDING

Specs/Photos Included: Yes No

Repair marble slab.

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



EXISTING BRICK COLOR TILE



EXISTING BRICK TILE SHOWING DAMAGE

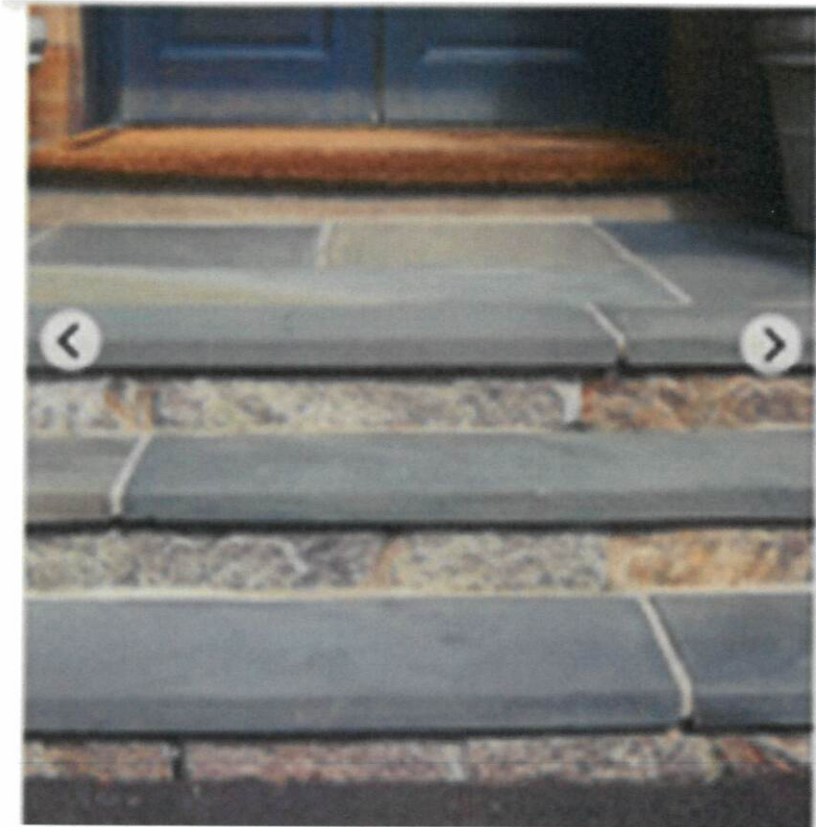


OLD STEPS, Not historic

EXISTING CONDITIONS



Example of what the new steps will look like:



NEW STEPS EXAMPLE MATERIAL



NEW STEPS

PENNSYLVANIA BLUE STONE





Repair with marble dust or replace in-kind.



Close-up of cracked marble stoop to be repaired or replaced