



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:
David Warshaw 13 S. Beaumont Ave Catonsville, MD 21228	Property Address: 3612-3614 Court House Drive, Ellicott City
	Minor Alteration Case Number: MA-20-02
	Property Information: Map 25, Parcel 43

OWNER INFORMATION:	HISTORIC DISTRICT INFORMATION
David Warshaw 13 S. Beaumont Ave Catonsville, MD 21228	Ellicott City Historic District <input checked="" type="checkbox"/>
	Lawyers Hill Historic District <input type="checkbox"/>

PROPOSED WORK:
The applicant proposes to reinforce the existing front and rear decks on the apartment buildings.
For each deck, the applicant will add two 4x6 pressure treated posts against the building wall, as per the specifications detailed in the application. All existing round metal supports posts will be replaced with a 4x4 pressure treated post, and an additional 4x4 pressure treated post will be added at the cantilevered, unsupported corner of each deck, as per the specifications detailed in the application.
In all situations where posts bear on soil, or on the very edge of existing concrete slabs, a 12-inch diameter by 30-inch-deep concrete footer will be installed.

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.
Section 16.607 – Standards for Review
(a) Elements for Consideration – In reviewing an application for certificate of approval, the Commission shall give consideration to:
(1) The historic, architectural, or archeological value or significance of the structures and its relationship to the historic value of the surrounding area.
(2) The relationship of the exterior architectural features of such structure to the remainder of the structure and surrounding area.
(3) The general compatibility of exterior design, scale, proportion, arrangement, texture and materials proposed to be used.
(b) "...It is also the intent of this subtitle that the Commission shall be lenient in its judgment of plans for structures of little historic value or plans for new construction, except where such plans would seriously impair the historic or architectural value of surrounding structures or the surrounding area."

The proposed deck reinforcement is consistent with the Standards for Review in the County Code. The subject apartment building is a non-historic, non-contributing structure (circa 1966) that is not highly visible from the public right-of-way or neighboring historic buildings. The apartment building is not seen in context with historic buildings, such as if it was on Main, as it sits at a higher elevation from nearby historic buildings on Fels Lane. The addition of pressure treated posts and removal of metal posts to replace with pressure treated posts, will not adversely affect the subject property or nearby historic properties. The use of pressure treated wood posts are compatible with the pressure treated boards and fascia boards on the existing decks.

Date Posted to HPC Website:	Executive Secretary Signature
1/15/2020	<div style="text-align: center;">  </div> <div style="display: flex; justify-content: space-between;"> Beth Burgess, Executive Secretary Historic Preservation Commission 1/15/2020 Date </div>

3612-3614 Court House Drive, 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		
<div style="display: flex; justify-content: space-between; margin-top: 20px;"> _____ Beth Burgess, Executive Secretary Historic Preservation Commission _____ Date </div>		

cc: 3612-3614 Court House Drive File

HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

GENERAL APPLICATION FOR CERTIFICATE OF APPROVAL AND TAX CREDIT PRE-APPROVAL

SUBMIT 10 COPIES of this application package, including all supporting materials required on pages 2-5 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. Please contact us regarding emergency applications.

Questions

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

FOR STAFF USE ONLY

Application #:

HPC -

MA - 20-02

Meeting Date:

posted online

Date Received:

RECEIVED

JAN 15 2020

PROPERTY INFORMATION

Address of Subject Property: 3612 336th Court House Drive Ellicott City, MD 21043

Name of Property Owner: Court Hill LLC

Historic District (please check): Ellicott City Local Historic District Lawyers Hill Local Historic District

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

APPLICANT INFORMATION

Name of Applicant (please only provide one name for contact purposes): David Warshaw

Mailing address: 13 S. Beaumont Ave Catonsville, MD 21228

Phone No. (W) 410-744-0845 (H) 410-744-0845

Email: dave@crashman.org Contact Preference: email

BELOW FOR STAFF USE ONLY

Tax Account Number: _____

Map _____ Parcel _____

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 (include below or provide on a separate sheet of paper if more space is needed— do not add proposed work into the Guidelines justification section).
- 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 major alterations: 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 3-4). 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.
- A completed Part 3 of this application (page 5) if you seek tax credits for any work.
- A completed Part 4 of this application (page 5). If the owner is not the applicant, the owner's signature is also required.
- I have read the Ellicott City or Lawyers Hill Design Guidelines and find my proposal complies with the recommendations in the Guidelines, as indicated below.

DESCRIPTION OF PROPOSAL: If more room is required, please provide write up on a separate sheet of paper to best organize proposed work. Continue to Part 2 (page 3-5) to complete required checklists.

See attached "Upgrades to Court Hill Apartments Exterior Decks"

DESIGN GUIDELINES: Consult the Ellicott City or Lawyers Hill Design Guidelines on the Howard County website at <https://www.howardcountymd.gov/Departments/Planning-and-Zoning/Conservation-and-Preservation/Historic> and provide a brief description of how the proposal meets the recommendations of the Guidelines, including the applicable chapter and section. Please type up on a separate sheet of paper if more space is needed.

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.

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.

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.

For any proposed door replacement—the spec sheets must show the actual panel and window arrangement of new doors. Photos of existing doors should indicate the location on the house of any door proposed to be replaced.

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.

For any proposed window replacement—the spec sheets must show the actual sash arrangement of the new windows. Photos of existing windows should indicate the location on the house of any window proposed to be replaced.

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

Is this item being repaired? Yes No

Is this item being replaced? Yes No

I seek tax credit pre-approval 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. 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.

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

I seek tax credit pre-approval for this item.

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

Is this item being repaired? Yes No

Is this item being replaced? Yes No

I seek tax credit pre-approval for this item.

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

Is this item being repaired? Yes No

Is this item being replaced? Yes No

I seek tax credit pre-approval for this item.

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

Description: We are adding pressure treated support posts to existing pressure treated decks to support them better. See attached scope of work.

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.

Part 3: Historic Property Tax Credits

Historic Property Tax Credits 20.112 and 20.113 Eligibility Requirements

Please check the appropriate box:

In accordance with Sections 16.606, 20.112 and 20.113 of the Howard County Code, I request the pre-approval of eligible work to qualify for property tax credits for the following preservation and restoration work:

- A structure listed on (or eligible for inclusion in) the Howard County Historic Sites Inventory and is designated by the Commission as historically significant.
- An existing principal structure or historic outbuilding located within a local historic district in Howard County, which is determined by the Commission to be of historic or architectural significance, or to be architecturally compatible with the historic structures in the district .
- A landscape feature located within a local historic district or listed on the Historic Sites Inventory, which is determined by the Commission to be of historic or architectural significance.
- A cemetery, at least 50 years old, not operated as a business, which is listed on the Howard County Cemetery and Gravesites Inventory under Section 16.1303 of the County Code.

Please Note: There is a separate application for final tax credit approval. Copies of cancelled checks, receipts and paid invoices are required for final approval. Invoices should be itemized to separate repairs to the items pre-approved from those that are not eligible for the tax credit.

Part 4: Authorizing Signature to Submit Application:

I hereby certify by the below 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 Programs.

SIGNATURE(S):

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

		_____	_____
Applicant or Authorized Agent	Date	Owner (if different than Applicant)	Date
<i>Member, Ct. H:11 LLC</i>			

Court Hill LLC
3612 Court House Drive
Ellicott City, MD 21043

Upgrades to Court Hill Apartment Exterior Decks

- In situations where posts bear on soil, or on the very edge of existing concrete slabs, we will install 12 inch diameter by 30 inch deep concrete footers.

- All metal angles to be 12 gauge in thickness.

For each deck:

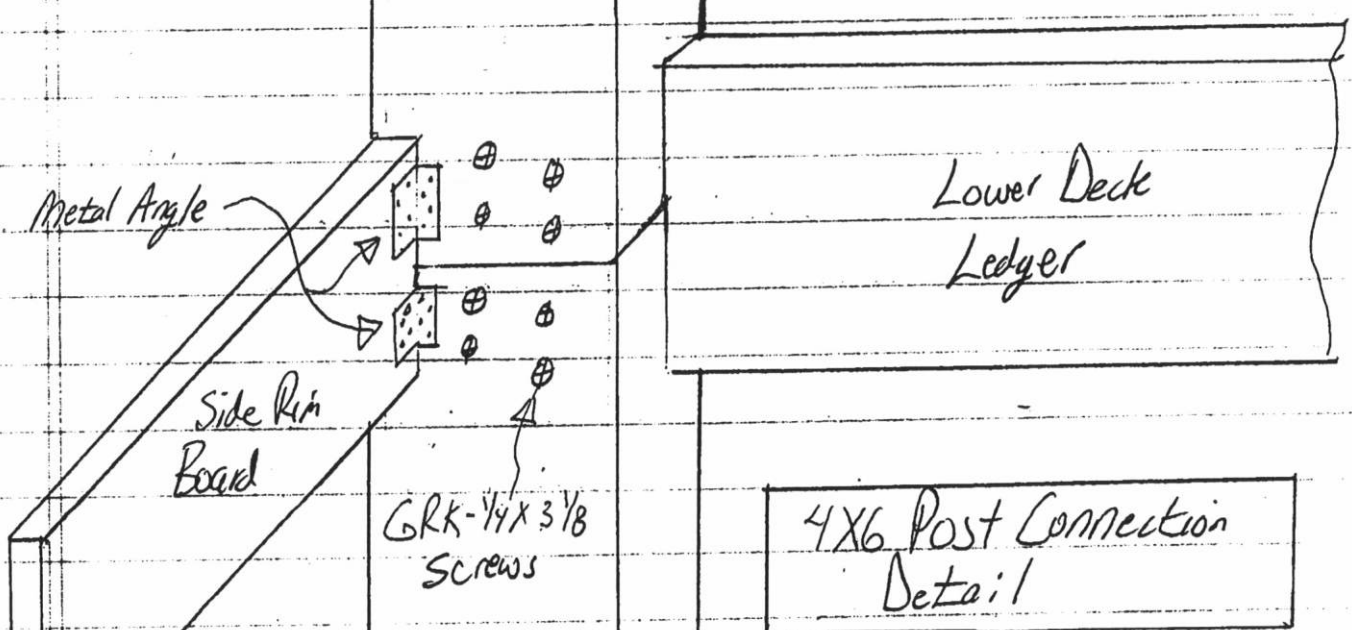
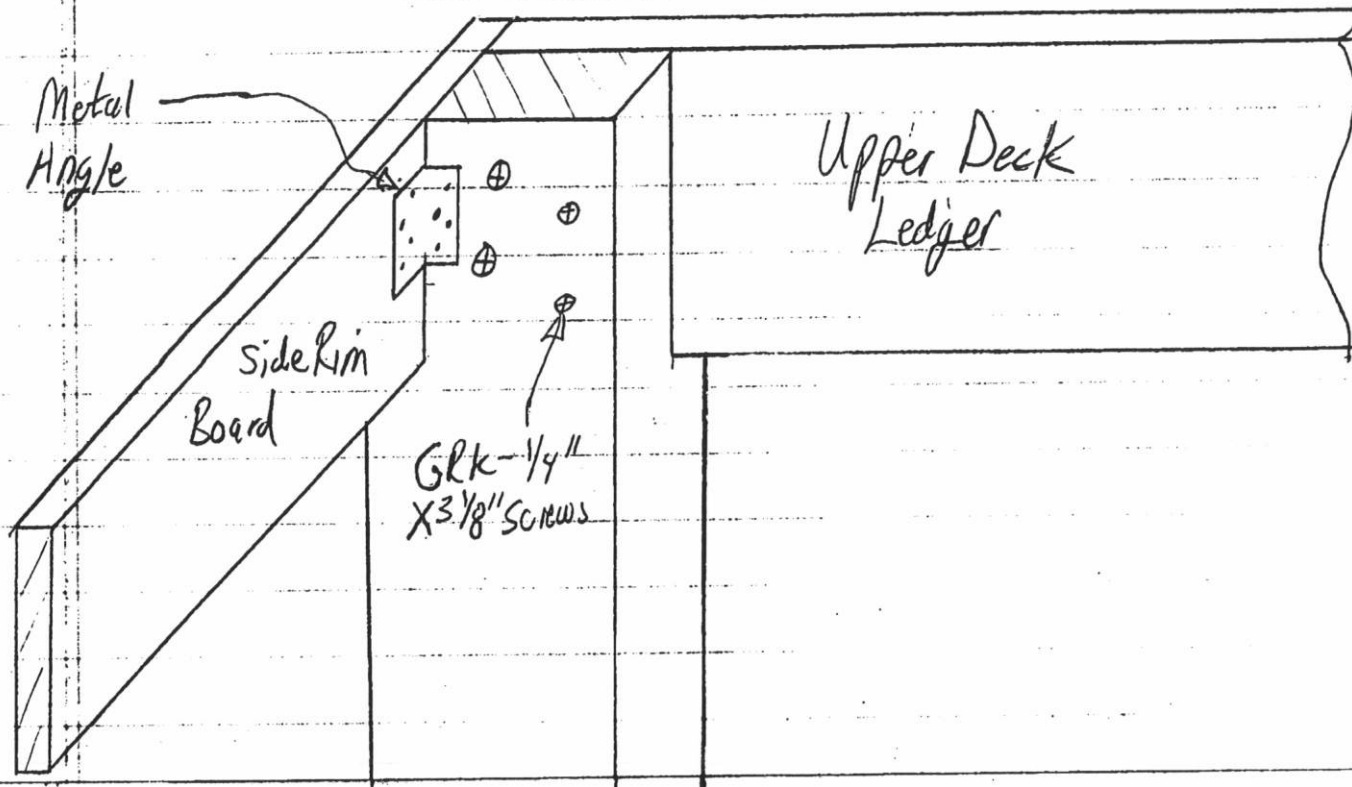
- Add two 4x6 posts against the building wall – one near each end of the ledger. The top of each post will be notched for, and attached to the ledger and side rim board above it with screws (GRK ¼ x 3-1/8) and a metal angle. For the upper floor decks, the base of each post will be notched for, and rest on, the ledger and side rim board of the deck below, attached with screws (GRK ¼ x 3-1/8) and a metal angle. For the lower floor decks, the base of each post will rest on concrete using a suitable post base. On certain decks, the 4x6 in the furnace closet corner will need to be notched very minimally to allow it to clear the furnace closet metal door frame.

- Replace the existing round metal support post with a 4x4 post and add a 4x4 post at the cantilevered, unsupported corner of each deck. These posts will be half-notched and attached to the front rim board above them with two 1/2" carriage bolts and to the side rim board with a metal angle. For the upper floor decks the base of each post will be half-notched and will rest on the front rim board of the deck below. They will be attached to the front rim board with two 1/2" carriage bolts and to the side rim board with a metal angle. For the lower floor decks, the base of each post will rest on concrete using a suitable post base.

- Install two ½" lag bolts (with washers) per deck through the ledger and brick and into interior joist blocking. These bolts will be positioned between the center of the ledger and the end of the ledger opposite the furnace closet.

- Replace decking, as needed.

Court Hill LLC



4x6 Post Connection Detail

4x6 Pressure Treated Post Notched For Ledger & Rim Board

Post (with suitable base) rests on concrete slab or new footer

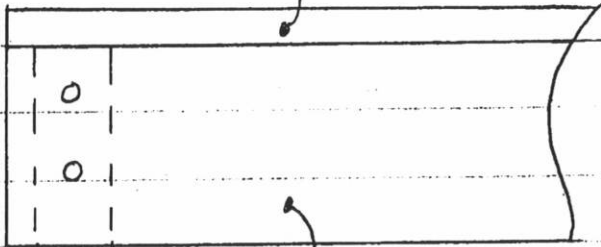
Court Hill LLC

4x4 Post Connection Detail

FRONT VIEW

SIDE VIEW

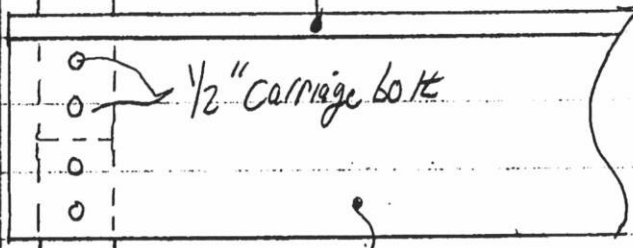
Decking



Upper Deck Front Rim Board

New 4x4 Pressure Treated Post

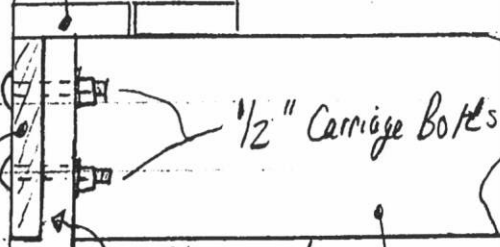
Decking



Lower Deck Front Rim Board

New 4x4 Pressure Treated Post

Ground Level

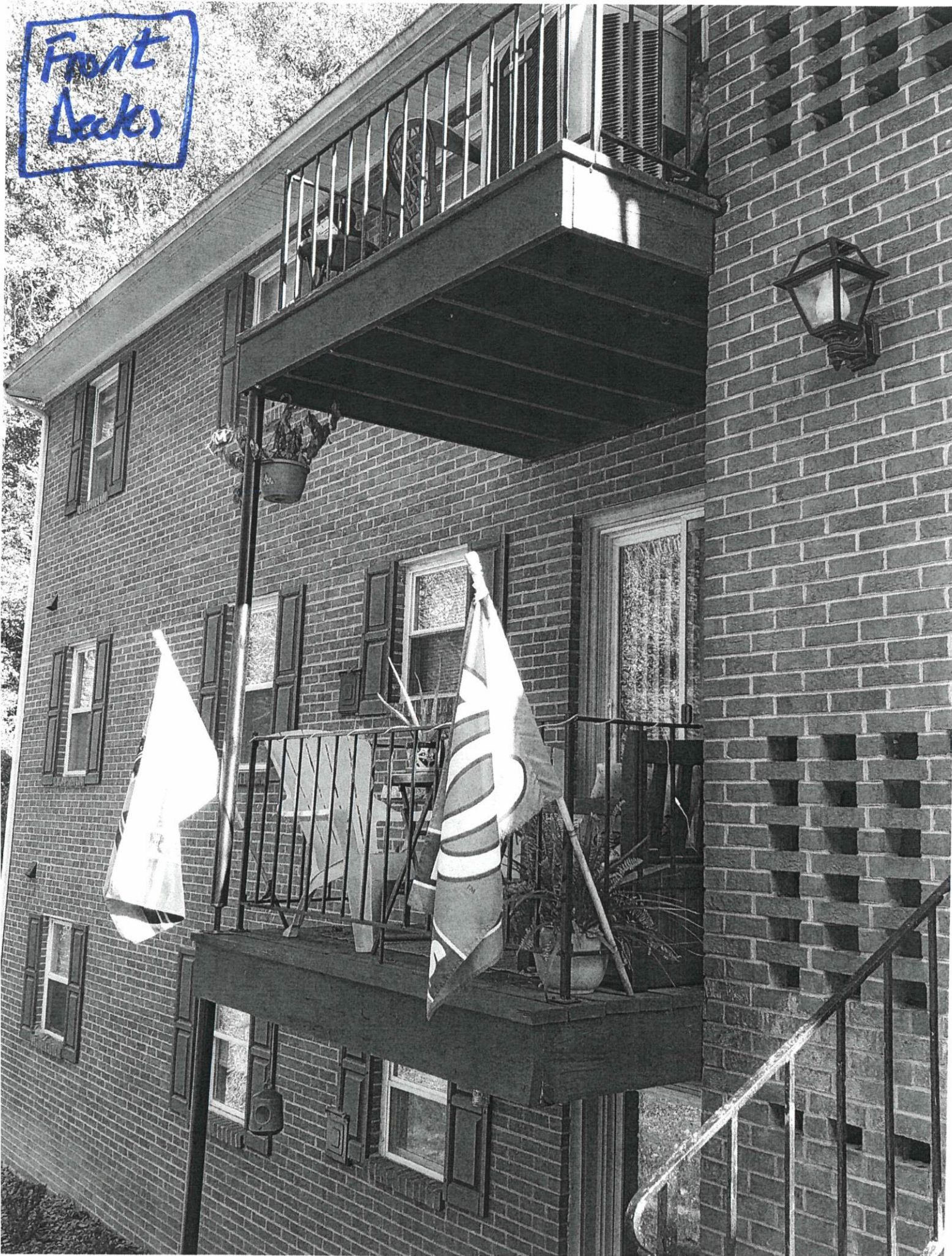


Side rim board



Not Shown: Metal Angles will be installed to connect the posts to the side rim boards. This detail is shown in the 4x6 Post Connection Detail.

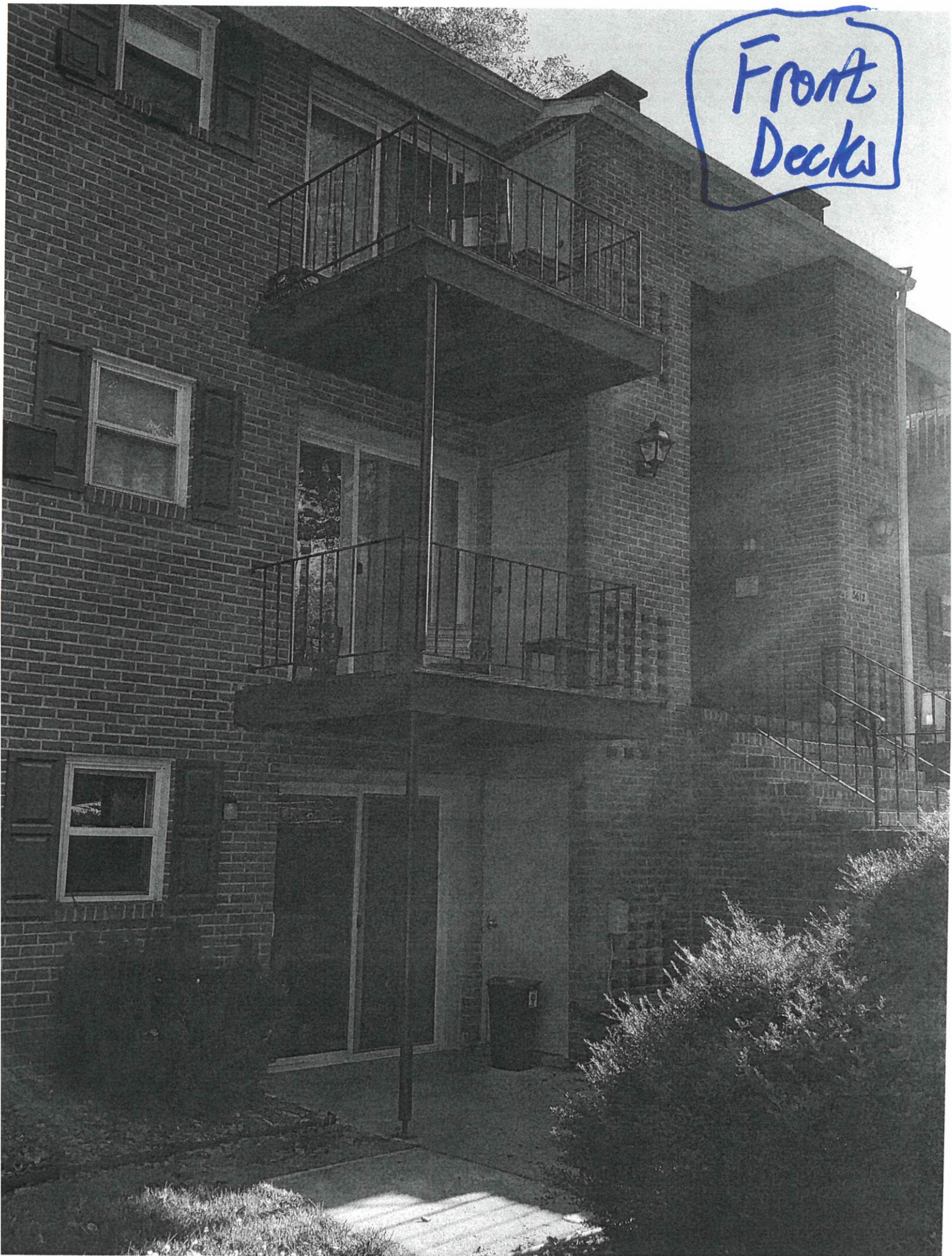
Front
Decks



Front
Decks



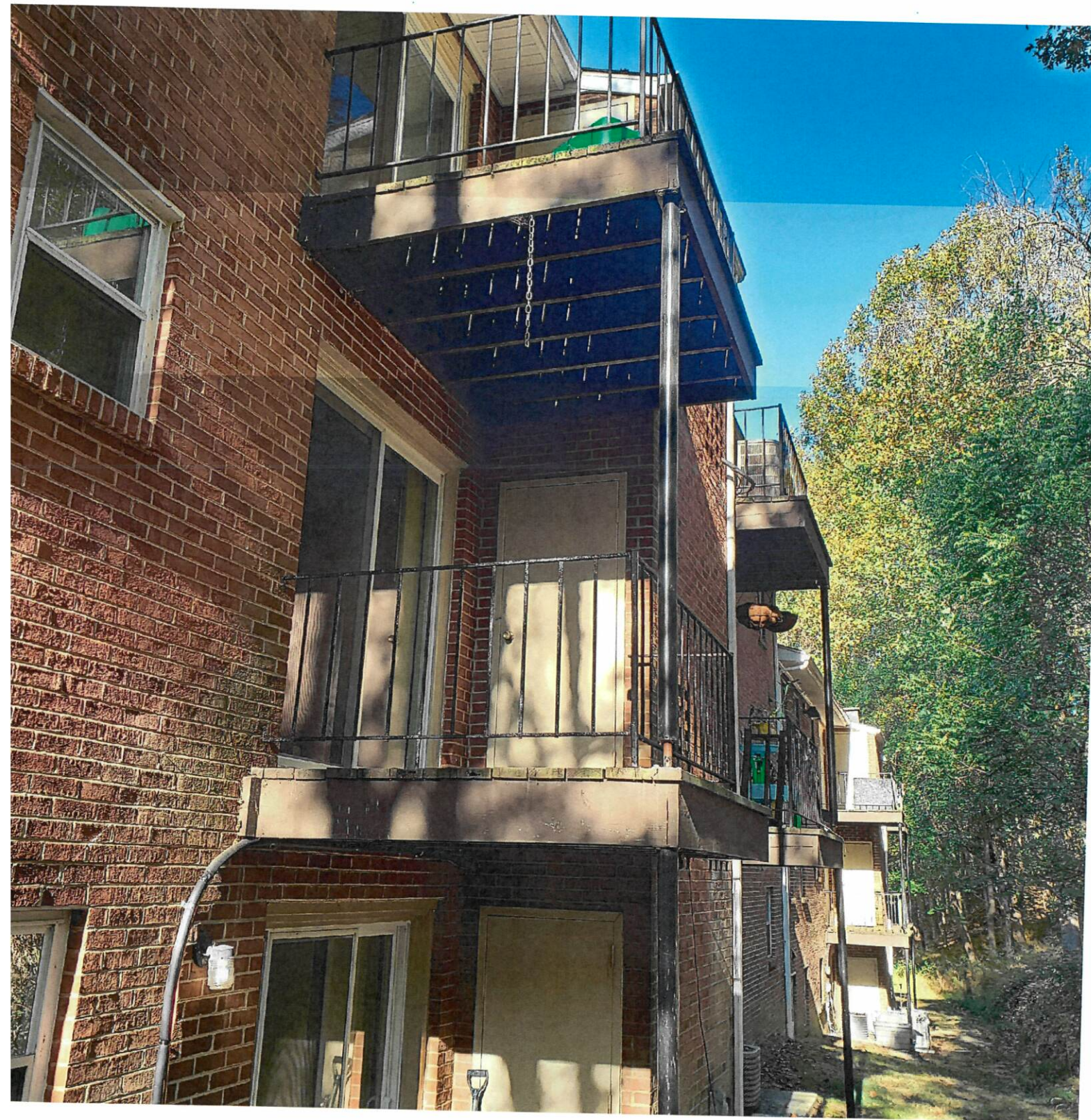
Front
Decks



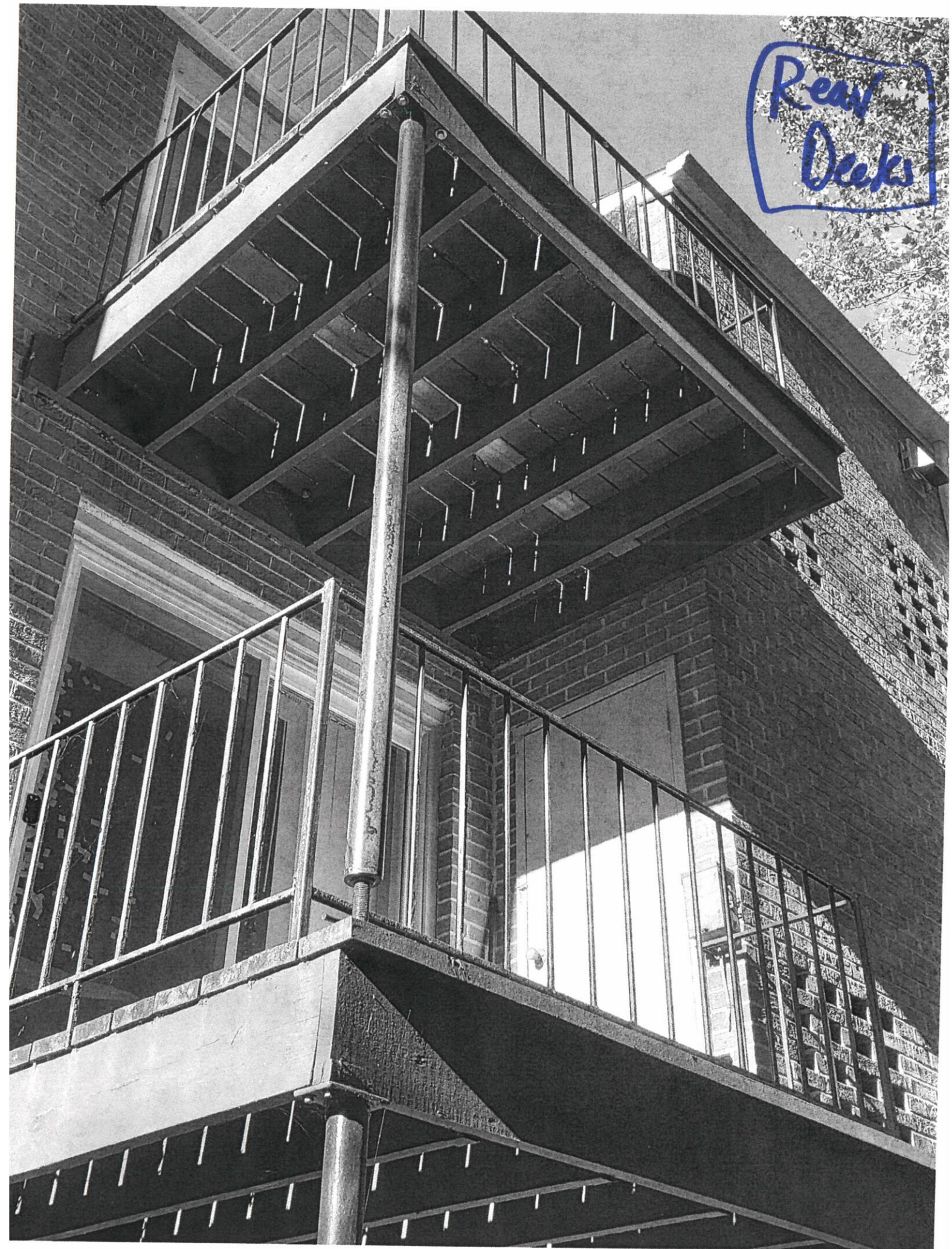
Rear
decks



Rear Decks



Rear
Decks



COURT HOUSE DRIVE

29' 358.40'

(100' WIDE R/W)

HOWARD COUNTY, MARYLAND
L 367 F 136
4-05-1961

DRIVE

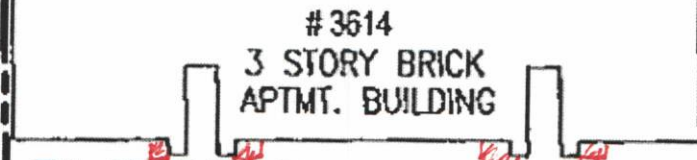
S 51°30'34" E

LOPMENT
FT.
IES

1" PIPE FOUND
(3010)
N80°37'47"W 24.42'
S69°59'49"W 52.00'
9.31'

☐ = Decks

S38°36'16"W 55.19'



#3614
3 STORY BRICK
APTMT. BUILDING
TM 25 PARCEL 43
COURT HILL, LLC
L 7128 F 548
4-24-2003

PROPOSE
74.47
1.706

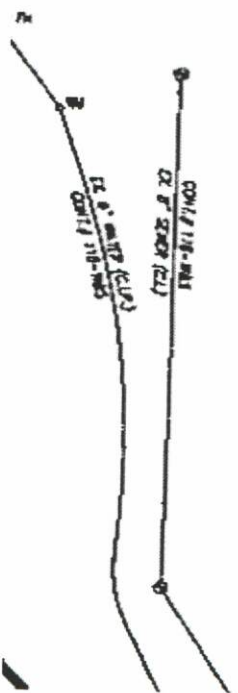
TOTAL AREA AS SURVEYED :
149,154 SQ.FT. OR 3.4241 ACRES

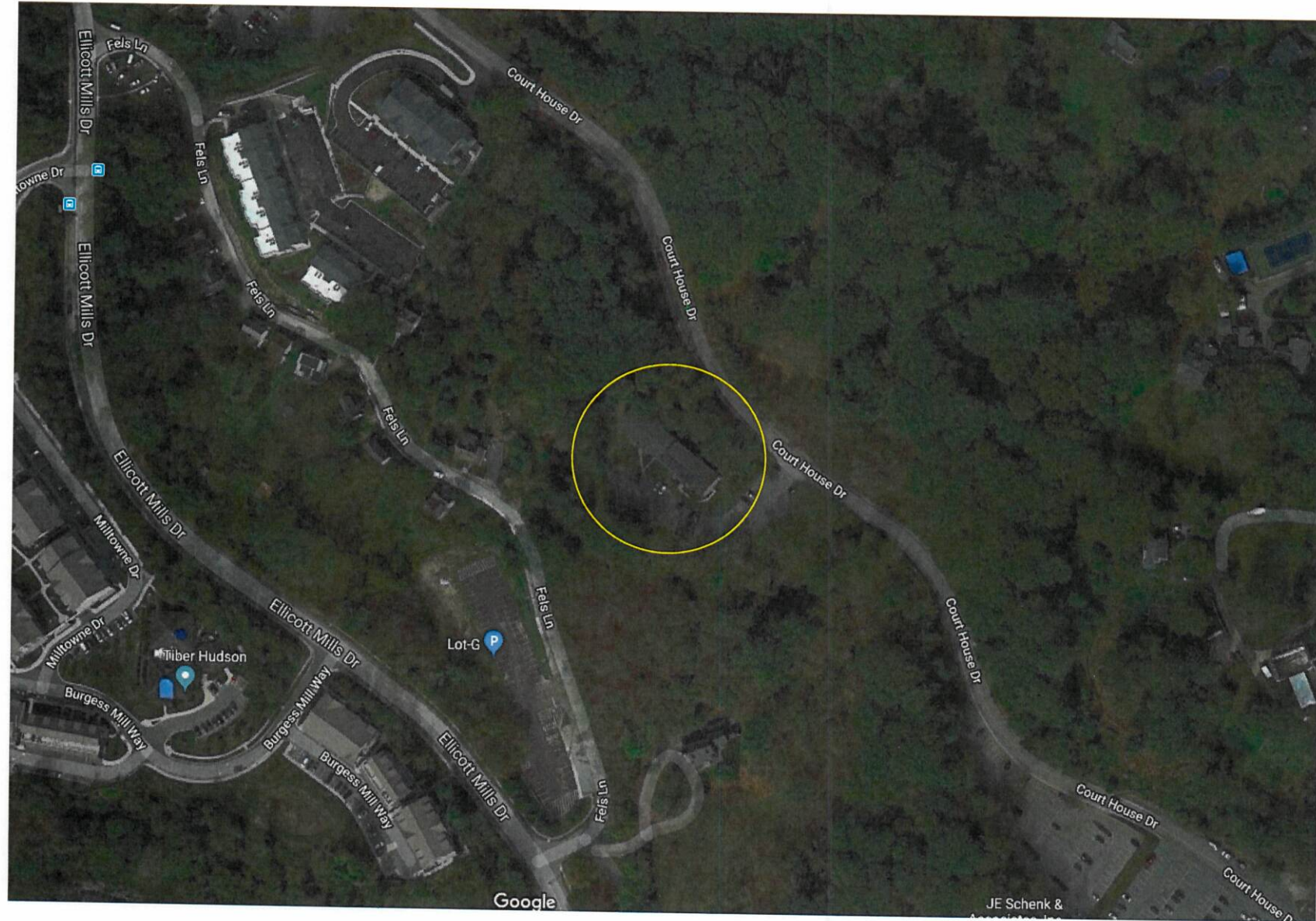
S21°34'24"W 115.97'

N 68°25'36" W

525.59' 62'

TM 25 PARCEL
HOWARD COUNTY, M
LIBER 14916, FOL
4-30-2013





Staff exhibit

View from subject property looking down at Fels Lane
(photographer is not standing next to apartment buildings, but across parking lot)

Staff exhibit



Photo
date -
2017

Front of building facing parking lot

Staff exhibit



Photo
date -
2017

Façade facing Court House Drive, mostly buffered by berm and vegetation

Staff exhibit



Photo
date -
2017