

# HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

## APPLICATION FOR CERTIFICATE OF ELIGIBILITY FOR TAX CREDIT PRE-APPROVAL

**SUBMIT 10 COPIES** of this application package, including all supporting materials required on page 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.

### Questions

Please contact Samantha Holmes, Historic Preservation Planner at 410-313-4428 or [sholmes@howardcountymd.gov](mailto:sholmes@howardcountymd.gov)

### FOR STAFF USE ONLY

Application #:

MA-20-12

HPC -

Meeting Date:

posted online

Date Received:



### PROPERTY INFORMATION:

Address of Subject Property: 3896 Old Columbia Pike  
Tax Account Number: 223724  
Map 0025 Parcel 0066 Block — Lot —

### PROPERTY OWNER INFORMATION:

Owner Name (please provide one name for contact purposes): Morris Vatz  
Mailing Address: 3896 Old Columbia Pike  
Phone No. (W) 410 631 6501 (H) — 410 935 6412  
Email: mdevatz@gmail.com Contact Preference: either

### HISTORIC DESIGNATION:

Is this property listed on the Howard County Historic Sites Inventory? encl/ Yes  Y  N #HO- 328  
Historic District (please check):  Ellicott City Local Historic District  Lawyers Hill Local Historic District

**Any work in the Ellicott City or Lawyers Hill Local Historic Districts must be accompanied by a General Application for Certificate of Approval.**

**This form must be submitted with the Historic District or Historic Sites Inventory Supplemental Tax Sheet.**

# TAX CREDIT SUPPLEMENTAL WORKSHEET

## FOR HISTORIC SITES INVENTORY PROPERTIES

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

**PAINTING**

Existing Color: off white

Proposed Color: same

Paint Chip Included:  Yes  No

Area(s) to be painted: 10 feet of fascia

Additional Info Included:  Yes  No

I am seeking tax credit pre-approval for this item.

**ROOF**

Existing Material: metal, shingles

Proposed Material: same

Existing Color: same

Proposed Color: same

Additional Info Included:  Yes  No

Specs/Photos Included:  Yes  No

I am seeking tax credit pre-approval for this item.

**WINDOWS**

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

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

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

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

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

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

Additional Info Included:  Yes  No

Specs/Photos Included:  Yes  No

I am seeking tax credit pre-approval for this item.

**SHUTTERS**

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

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

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

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

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

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

Additional Info Included:  Yes  No

Specs/Photos Included:  Yes  No

I am seeking tax credit pre-approval for this item.

Tax Credit Supplemental Worksheet for Historic Sites Inventory Properties

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

**WALLS/SIDING**

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

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

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

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

Additional Info Included:  Yes  No

Specs/Photos Included:  Yes  No

I am seeking tax credit pre-approval for this item.

**DOORS AND STORMS DOORS**

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

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

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

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

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

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

Additional Info Included:  Yes  No

Specs/Photos Included:  Yes  No

I am seeking tax credit pre-approval for this item.

**OTHER (such as porch, foundation, etc. Please explain in detail):** Please attach additional pages as necessary.

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

Specs/Photos Included:  Yes  No

I am seeking tax credit pre-approval for this item.

**OTHER (such as porch, foundation, etc. Please explain in detail):** Please attach additional pages as necessary.

Description: Please note that there may  
be addt additional cost to this project  
see contract

Specs/Photos Included:  Yes  No

I am seeking tax credit pre-approval for this item.

**PLEASE SUBMIT ADDITIONAL PAGES AS NECESSARY**

Application for Certificate of Eligibility for Historic Preservation Tax Credit

**ELIGIBILITY REQUIREMENTS:** Please check 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 credit and/or a tax assessment cap for the following preservation and restoration work:

- A structure listed on (or pending addition to) the Howard County Historic Sites Inventory.
- An existing principal structure located within a local historic district that the Commission determines to be of historical or architectural significance or to be architecturally compatible with the historic structures in the district.
- 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.

**ALL APPLICATIONS MUST INCLUDE:**

- Labeled color photographs of existing property conditions (final application must show completed work).
- A detailed description and samples of materials, colors, and dimensions for proposed work.
- A completed supplemental tax credit worksheet— please fill appropriate sheet for properties listed on Historic Sites Inventory or properties located in the Ellicott City or Lawyers Hill Historic Districts.

**DESCRIPTION OF PROPOSAL:** Attach additional pages if necessary. **If you are located in a historic district and filled out an application for Certificate of Approval, do not fill this section out.**

- remove fascia and replace with wood that will be painted the same color.
- replace gutter
- repair metal roof
- install matching shingles
- remove deep debris
- \* see attached contract

**SIGNATURE/CERTIFICATION:**

Morris J. Ditz

Owner's Signature

2/6/2020

Date

I HEREBY DECLARE AND AFFIRM under penalties of perjury that the facts and matter contained in this application and attachment hereto are true and correct to the best of my knowledge, information and belief. I acknowledge by the above signatures that 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.

# EXPERIENCE THE COLUMBIA ROOFING ADVANTAGE

MHIC LIC. #12712

Initial: BR

Date: 11-26-19

Submitted to	Morris Vatz	Project Name	
Address	3896 Old Columbia Pike Ellicott City Md. 21043	Job location	Same
Attention	moevatz@gmail.com	Job contact	
Phone	410-935-6412	Job phone	

PROVIDE ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY TO COMPLETE THE FOLLOWING SCOPE OF WORK, ALL WORK LISTED BELOW WILL BE INSTALLED ACCORDING TO INDUSTRIES STANDARDS, MANUFACTURERS SPECIFICATION AND RECOMMENDATIONS, ALSO, GOOD COMMON SENSE SAFETY PRACTICE WILL BE MAINTAINED AT ALL TIMES.

### Work to Be Performed - Service

We propose to furnish all labor and materials to complete the following work:

1. Remove the gutter so we can replace wood fascia.
2. Remove the rotted wood fascia and install approximately 10 feet of rotted fascia.
3. Install approximately 20 feet of 6" ½ round gutters where we replaced fascia.
4. Reuse downspouts.
5. Remove the roof cement at the flat area valley metal.
6. Seal the metal at flat area with roof cement.
7. Install CertainTeed XT 25-year shingles on catwalk.
8. Color to be- \_\_\_\_\_
9. Remove all debris from job.

Total Cost - \$2,160.00

Note: Any additional work other than what is outlined above will be done on a time and materials basis. Our labor rates are \$80.00 per man hour plus materials.

I understand there are no verbal agreements between the Parties. Everything noted upon this contract has been included herein. Any changes to this contract shall be placed in writing and signed by both Columbia Roofing ("CRI") and the Homeowner and any and all prior communications and agreements are superseded by the terms and conditions of this contract. CRI will not accept any payment from the Homeowner prior to full execution of the contract. CRI requires 1/3 deposit of the contract price at the time of execution of the contract.

Past due invoice: After receipt of clearance of your deposit, your next payment shall be due within 14 days from final completion of the scope of work provided by CRI. Failure timely to pay will result in a finance charge of 1% per month (12% per annum) on the remaining balance. Also, should the Homeowner fail timely to pay the outstanding balance and CRI has to hire legal counsel, Homeowner agrees to pay for the cost of collection including court costs and reasonable attorney's fees provided by the Maryland Rules of Civil Procedure.

Terms of this contract are as follows:

(X) 1/3 Deposit Required \$

We Accept Visa, MasterCard,  
Discover. Financing Available through 3<sup>rd</sup> party  
(Credit Card convenience fee in the amount of 3%)

Approximate Starting Date from Date of Contract Acceptance: 30 Days (Weather Permitting) approximate days required for completion 2 days; subject to weather and terms & conditions noted herein.

NOTICE: Formal mediation of disputes between homeowners and contractors is available through the Maryland Home Improvement Commission. The Maryland Home Improvement Commission administers the Guaranty Fund, which may compensate homeowners for certain actual losses caused by acts or omissions of licensed contractors and a homeowner may request that a contractor purchase a performance bond for additional protection against losses not covered by the Guaranty Fund; however that cost to the contractor may be carried over to the Homeowner.

By signing this contract, you are representing that you are authorized to sign for all owners of the subject property, and are authorizing CRI to act on your behalf to obtain the appropriate work-scope authorization and settlement of your insurance claim, if any, and to do the work described above and/or as authorized by you. Homeowner agrees to irrevocably assign all insurance proceeds related to this contract, not to exceed the contract price. CRI is not seeking or taking from the Homeowner any form or manner of security interest in the real property or upon personal property.

The contractor and any subcontractor must be licensed. Anyone can ask the Maryland home improvement commission about a contractor or subcontractor, by writing or calling MHIC at: 500 North Calvert St., Balto, MD 21202. Telephone numbers are 410-230-6309 and 1-888-218-5925, www.dllr.state.md.us/license/mhic.

Corporate or

Homeowner's Signature:

Morris F Vate

Columbia Roofing, Inc.:

Printed Name:

Morris F Vate

By: Kathy Christopolis

Date:

2/6/2020

Date: \_\_\_\_\_

Salesman Signature: James M Christopolis  
James M. Christopolis #12712

## TERMS AND CONDITIONS

**Drywall Issues** - Occasionally when Replacing a roof minor drywall issues such as nail pops and cracking in interior drywall may occur due to vibration when removing and installing new roofing. Though we will take every precaution to avoid this type of problem CRI will not be liable for drywall nail pops and cracking. No drywall painting or staining is included in contract unless expressly stated therein.

**Material Painting & Staining** - is not included in contract except where specifically indicated.

**Plywood clips:** Plywood clips are H shaped metal clips which are installed with plywood decking to insure proper spacing between plywood panels. If plywood clips are missing from the roof this may or may not pose a problem. Plywood clips are typically installed between the edges of plywood to assure proper spacing between sheets of plywood for expansion during periods of rising temperatures to avoid buckling between sheets. This condition can create buckling or bowing which may become visible through the shingles or in severe circumstances it could cause leaking. CRI cannot predict whether or not this condition will occur. In light of this fact the owner agrees not to hold CRI responsible for failures due to missing plywood clips should they occur.

**Attic Protection** - When replacing your roof small debris may fall through openings between the decking and around penetrations. It is the owner's responsibility to protect items that may be stored in the attic. Please address any concerns with our project manager prior to work commencement.

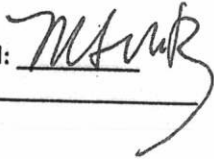
**Structural Issues** -the new roof/siding will conform to existing structural conditions. Address any concerns with our project manager prior to work commencement. When making repairs color and style may vary from old to new. Electrical, plumbing, telephone, security & air conditioning lines should not be installed underneath the roof deck or exterior wall. If you are aware of such conditions, CRI must be notified immediately, CRI will not held liable for the puncture of improperly installed lines or lines within five inches of the roof deck or exterior wall. CRI will remove any items attached to the roof such as satellite dishes, basketball nets; antennas will not be reinstalled. CRI cannot reinstall satellite dishes as they must be installed by a satellite TV contractor. CRI will not remove or reinstall gutters covers, screen or helmets unless specified on page 1. CRI will not be responsible for wicking or leaks due to brick or masonry saturation, unless specifically specified in contract.

**SHOULD THERE BE PLUMBING, ELECTRICAL WIRING, HVAC LINES OR OTHER HIDDEN CONDITIONS UNER THE ROOFING DECK OR BEHIND EXTERIOR WALLS, CRI WILL NOT BE RESPONSIBLE FOR DAMAGE INCURRED TO SAID ITEMS DUE TO THESE UNFORSEEN CONDITIONS, UNLESS CRI DID NOT PERFORM ITS WORK IN ACCORDANCE WITH INDUSTRY STANDARD. IT IS INCUMBENT UPON THE HOMEOWNER TO NOTIFY CRI OF SUCH CONDITIONS PRIOR TO COMMENCEMENT OF ITS WORK.**

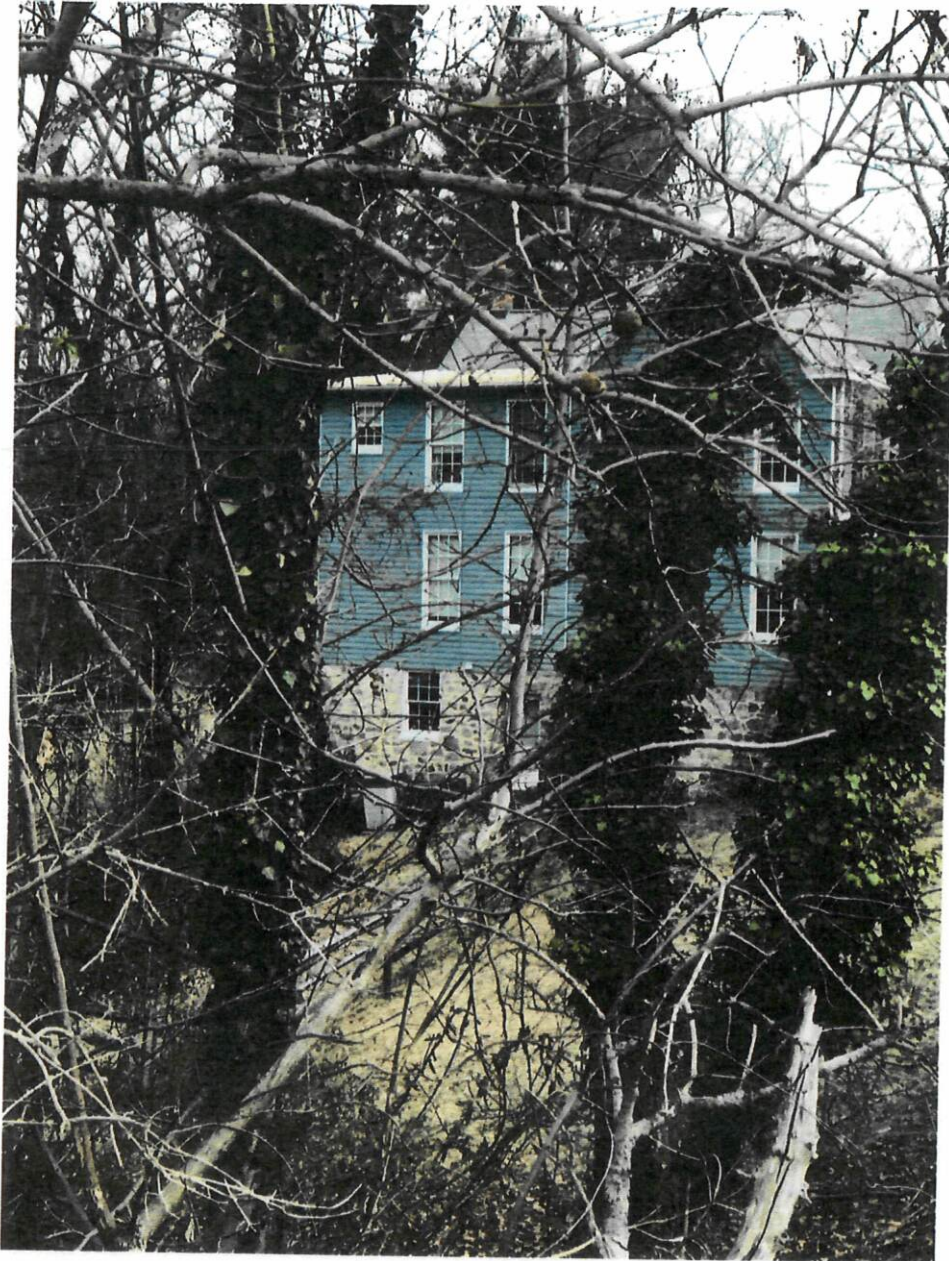
**Additional Work** -FOR roof trusses, in the event that rotted rafter tails are exposed during plywood ROOF replacement and at roof eaves of roof, CRI propose to install truss sistering using 2"x4" lumber at affected areas for an additional charge of \$5.00 per lf. ADDITIONS TO OR DEVIATION FROM THE SCOPE OF WORK OUTLINED ON PAGE 1, REPAIRS OF DAMAGE TO OUR WORK BY OTHERS, AND ANY LABOR REQUIRED TO BE DONE OTHER THAN DURING WORK HOURS SHALL BE CONSIDERED AN ADDITION TO THE CONTRACT PRICE AND CHARGED ON A TIME AND MATERIAL BASIS. CRI SHALL NOT ACCEPT ANY CHANGES OR BACK CHARGES UNLESS SUBMITTED WITH A PREVIOUSLY SIGNED AUTHORIZATION FROM CRI.

**Approval and Permits** - The Homeowner agrees to obtain any and all necessary permits or approvals from local government, home owners associations, architectural committees, historical societies or any other governing authority having jurisdiction of their property. CRI will supply samples for selection of material for approval if requested by homeowner but is the owner's responsibility to handle all fees, logistics and communications with the agency as require.

Repairs -new material may not match due to color/style or discontinued material.

Homeowner Initial:   
CRI: Initial: JMC





area where repairs to metal are needed



Area referred to as "catwalk" that requires new asphalt shingles.



area referred to as catwalk

