

NPS Form 10-168a (Rev. 6/2023)
National Park Service
OMB Control No. 1024-0009



HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

NPS Project Number

48466

1. Historic Property Name N/AStreet 400 N Howard StreetCity Baltimore County Baltimore City State MD Zip 21201-3602Name of Historic District or National Register property Market Center Historic District/Howard Street Commercial (Local)

- ☐ Listed individually in the National Register of Historic Places; date of listing _____
- ☒ Located in a Registered Historic District; name of district Market Center Historic District/Howard Street Commercial (Local)
- ☒ Part 1 – Evaluation of Significance submitted? Date submitted Attached Date of certification _____

2. Project Data (for phased projects, data entered in this section must be totals for entire project)

Date of building c. 1875 Estimated total rehabilitation costs (QRE) \$1,500,000

Number of buildings in project 1 Floor area before / after rehabilitation 14,938 / 14,938 sq ft

Start date (estimated) 07/01/2024 Use(s) before / after rehabilitation Commercial / Mixed-Use

Completion date (estimated) 12/31/2024 Number of housing units before / after rehabilitation 0 / 14

Application includes phase(s) 1 of 1 phases Number of low-moderate income housing units before / after rehabilitation 0 / 0

☐ Intend to apply the IRS 60-month measuring period for the purposes of substantial rehabilitation

3. Project Contact (if different from applicant)

Name Sharon Seitchik Company O'Connell and Associates

Street 3702 Elm Avenue City Baltimore State MD

Zip 21211 Telephone (410) 215-8038 Email Address sharon@oconnellandassociates.com

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:

- ☒ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or
- ☐ if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).

For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Victoria Robinson Signature Victoria Robinson for Sharon Seitchik Date 04/22/2024

Applicant Entity 400 N Howard, LLC SSN _____ or TIN 99-1558799

Street 1029 N Calvert Street City Baltimore State MD

Zip 21202 Telephone (410) 873-1664 Email Address Victoria@thedominiogroup.com

☐ Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:

- ☐ the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.
- ☒ the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.
- ☐ the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date

National Park Service Authorized Signature

☒ NPS conditions or comments attached



HISTORIC PRESERVATION CERTIFICATION APPLICATION NATIONAL PARK SERVICE CONDITIONS

Historic Property Name _____ Project Number _____

Property Address 400 N. Howard St., Baltimore, MD 21201-3602

The rehabilitation of this property as described in the Historic Preservation Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

1. **Cleaning of exterior masonry** must be accomplished using the gentlest means possible without damaging the surface of the masonry, per *Standard #7*. This work must be accomplished in accordance with the guidance provided in *Preservation Brief #1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings*. Specifications and test cleaning samples should be submitted via an amendment to be reviewed and approved by the State Historic Preservation Office before proceeding with this work. Good quality overall and close-up color photographs of the masonry both **before** and **after** cleaning must be submitted with *Part 3: Request for Certification of Completed Work* application form.
2. Masonry **repair** and **repointing** mortar must match the existing historic mortar in color, texture, composition, joint width, joint profile, and other visual qualities, per *Standard #6*. This work must be accomplished in accordance with the guidance provided in *Preservation Brief #2: Repointing Mortar Joints in Historic Masonry Buildings*. Removal of existing mortar must be done by hand as power tools can cause unnecessary damage to the masonry units by breaking the edges and overcutting the joints. Specifications and repointing or repair samples should be reviewed and approved by the State Historic Preservation Office before proceeding with this work. Good quality **before** and **after** photographs of the mortar joints must be submitted with the *Part 3: Request for Certification of Completed Work* application.
3. Any new or **replacement brick** or other masonry must be done in-kind to match the existing historic brick in size, texture, color, materials, and other visual qualities, per *Standard #6*. Samples of replacement bricks must be submitted on an Amendment form for review and approval prior to installation. Replaced sections of masonry must be shown with a close-up photograph submitted with the *Part 3: Request for Certification of Completed Work* application forms.
4. The replacement **storefront** must be compatible with the historic character of the building, and this can most readily be achieved when the design, proportions, profiles and finish are consistent with those of a storefront typical of the period of the building or based off historic photographic evidence. The glazing must be clear. Metal or aluminum framing must have a baked enamel or painted finish. Additional details about the finish of the storefront framing system must be submitted on an Amendment form for review and approval prior to installation.
5. In order to minimize the visual effect of **new rooftop equipment**, units must be installed with a low profile and feature a non-reflective darker finish and be placed away from the roof edge.
6. In keeping with Standards #2 and #9, any new **exterior features** including the proposed **awnings, lighting, and signage** must not harm the existing historic fabric and be reversible. The mechanical attachments for any exterior features must be installed at the mortar joints to not harm any historic masonry. Any exterior lighting or signage that is going to be affixed to the building must be reversible.

7. All finishes for the **future tenant spaces** must be in keeping with the historic nature of the building, per *Standard #2*. Proposed new interior finishes, including flooring, wall treatments, and ceilings, must be submitted on an Amendment form for review and approval.
8. This approval does not extend to **work not described** in the Part 2 application and subsequent Amendment form. This approval may be superseded if it is found that the overall rehabilitation does not meet the Secretary's *Standards*. Please submit for review the information regarding any additional work as soon as available to ensure conformance of the overall project with the Secretary's *Standards*.

Photographs documenting that the conditions have been met must be submitted with the Request for Certification of Completed Work.

Any substantive change in the work as described in the application should be brought to the attention of the State Historic Preservation Office and the National Park Service in writing, using the Amendment/Advisory Determination form, prior to execution to ensure that the proposed project continues to meet the Standards.

10/2/2024

Date


[Collin Ingraham \(Oct 2, 2024 12:17 EDT\)](#)
State Historic Preservation Office Signature

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed above are met.

Date

National Park Service Signature



HISTORIC PRESERVATION CERTIFICATION APPLICATION NATIONAL PARK SERVICE CONDITIONS

Historic Property Name _____ Project Number 48466

Property Address, City, State 400 N. Howard St., Baltimore, MD 21201-3602

The rehabilitation of this property as described in the Historic Preservation Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

These conditions are in addition to those stipulated by the SHPO. All conditions must be met to comply with the Standards.

9. **Additional Storefront Condition:** The storefront design is *not approved* as proposed. The design of the storefront must incorporate the existing historic fabric and configuration as seen in photographs and physical evidence. The 2nd floor windows facing Howard Street should have a three-part window configuration with the central window larger with two flanking equal sized smaller windows. Additionally, the proportion of the windows on the Mulberry Street side should have proportions based on the remaining physical fabric including existing mullions. Mullion size and design must be based on the surviving historic fabric and photographs. The framing members must be reduced in section to create a less bulky effect and proportions must be corrected to match the historic-comparable drawings are required to confirm this. In order to ensure the storefront meets the *Standards*, detailed dimensioned drawings of the proposed replacement storefront and glazing specifications must be submitted for review.
10. **Replacement windows** must match the appearance, size, design, proportions, and profiles of the existing windows and must have clear glazing. In order to ensure the proposed windows meet the Standards, detailed dimensioned drawings of both the existing and any proposed replacement windows, showing them in relationship to the wall assembly must be submitted for review. The drawings should include measured sections of the head, jamb, sill, mullions, and various muntins. You must also include further information about the finish of the windows and the proposed glazing. The drawings provided did not include all of the required measured sections mentioned above and are not able to be reviewed and approved without this required information to ensure compliance with the Standards.
11. Replacement material on the existing metal-clad **rooftop pop-up** must be a compatible color and texture as it is visible from the public right of way. Smooth panels in a color similar to the brick would be acceptable to minimize the impact of the new material.
12. Replacement **flooring** must be compatible with the historic character of the building. Unless there is evidence for a wide plank, the replacement engineered wood flooring must be no wider than 4 inches. Engineered wood or Luxury Vinyl Plank are both acceptable options if and only if the color,



HISTORIC PRESERVATION CERTIFICATION APPLICATION NATIONAL PARK SERVICE CONDITIONS

texture, finish, and width are compatible with historic finished wood flooring. To ensure compliance with the Standards you must submit a revised product for review and approval.

Photographs documenting that the conditions have been met must be submitted with the Request for Certification of Completed Work.

Any substantive change in the work as described in the application should be brought to the attention of the State Historic Preservation Office and the National Park Service in writing, using the Amendment/Advisory Determination form, prior to execution to ensure that the proposed project continues to meet the Standards.

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed above are met.

Date

National Park Service Signature