



**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**

<b>APPLICANT INFORMATION:</b> Bruce Taylor, President, Historic Ellicott Properties 4100 College Avenue Ellicott City, MD 21043	<b>PROPERTY INFORMATION:</b> Property Address: 8129 Main Street, Ellicott City Minor Alteration Case Number: MA-17-36 Property Information: Map N/A, Parcel N/A
<b>OWNER INFORMATION:</b> Historic Ellicott Properties 4100 College Avenue Ellicott City, MD 21043	<b>HISTORIC DISTRICT INFORMATION</b> Ellicott City Historic District <input checked="" type="checkbox"/> Lawyers Hill Historic District <input type="checkbox"/>

<b>PROPOSED WORK:</b>
<p><b>Storefront:</b> Rebuild storefront to match pre-flood conditions. Wood will be used for replacement and will match the details on the building. Glass windows to be re-installed. The missing granite sill below the storefront windows will be replaced.</p> <p><b>Rear of Building:</b> Construct a 6' deep by 28' wide deck to span the width of the building. If the Department of Inspections, Licenses and Permits does not allow this size, deck will be installed to match previously existing size of 6'x6'. The decking and railing will be Trex, and the color will be "Beach Dune". The joists of the deck will be pressure treated wood.</p> <p>The air conditioning compressor previously sat on the deck, but is proposed to be raised and mounted on the rear wall as shown in the attached elevations.</p> <p>Prior to the flood there was a single door exiting onto the 6'x6' deck and large 24-lite windows to the right of the door (if looking at rear of building). The Applicant proposes to install two sets of French doors in these locations, one where the single door was and the other set of French doors where the 24-lite window was. The French doors will be constructed out of wood and glass. Each door will be 36"x80", and each set will be 72" by 80" with 3"x5" lites in each door. The doors will be fixed until the deck expansion is approved by DILP.</p>

<b>COMPLIANCE WITH GUIDELINES:</b>
The Executive Secretary has determined that the proposed roof replacement and gutter work/cleaning is considered a minor alteration and is consistent with the Guidelines as referenced below.
<p>Chapter 6.K - Storefronts</p> <ol style="list-style-type: none"> <li>1) Repair historic metal, glass, stone or wood details. If elements are too deteriorated to repair, replace in kind.</li> <li>2) Routine Maintenance – Replacing storefront details with materials that exactly match the existing materials.</li> </ol>
<p>Chapter 6.G – Entrances</p> <ol style="list-style-type: none"> <li>1) Many historic building have secondary entrances not visible from street or other properties. Where these entrances already have a modern replacement door, a new door does not necessarily need to be of a historically appropriate style.</li> </ol>
<p>Chapter 7.B – Construction of New Porches and Decks</p> <ol style="list-style-type: none"> <li>1) Decks should not be added to a historic building's primary façade or a façade highly visible from a public way.</li> </ol>

**COMPLIANCE WITH COUNTY CODE SECTION 20.112 FOR TAX CREDIT PRE-APPROVAL:**

The Executive Secretary has determined that the storefront repair 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
<p>7/18/17</p>	<p> 7/18/17 Beth Burgess, Executive Secretary      Date Historic Preservation Commission</p>

<b>8129 Main Street, Ellicott City Minor Alteration Determination</b>		
<b>AFTER 5 DAYS POSTING ON WEBSITE:</b>		
<b>Written Objection WAS NOT Received:</b>	<b>Written Objection WAS Received:</b>	<b>Date Issued:</b>
<p><input type="checkbox"/> No written objection was received and the proposed work was determined to be a minor alteration, not requiring Commission approval.</p>	<p><input type="checkbox"/> Yes, a written objection was received. A Certificate of Approval is required.</p>	
<b>Executive Secretary Signature</b>		
<p>_____ Beth Burgess, Executive Secretary      Date Historic Preservation Commission</p>		

# 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](mailto:sholmes@howardcountymd.gov).

### FOR STAFF USE ONLY

**Application #:**

HPC - **MA-17-36**

**Meeting Date:**

**posted online**

**Date Received:**

**RECEIVED**

**JUL 11 2017**

### PROPERTY INFORMATION

Address of Subject Property: 8129 Main Street, Ellicott City, MD 21043

Name of Property Owner: Historic Ellicott Properties, Inc.

Is this property listed on the Howard County Historic Sites Inventory?  Y  N #HO- 357

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): Bruce Taylor, President Historic Ellicott Properties

Mailing address: 4100 College Avenue, Ellicott City, MD 212043-5506

Phone No. (W) 410-465-3674 (H) 410-868-9871

Email: btaylor@taylorservice.com Contact Preference: email

If the Applicant is not the owner of the subject property, the ow \_\_\_\_\_ proposed work is required .

### SIGNATURE(S)/CERTIFICATION:

Bruce T. Taylor, M.D.

revised  
7/10/17

Applicant or Authorized Agent

Date

Owner (if different than Applicant)

Date

Bruce T. Taylor, M.D., President, Historic Ellicott Properties, Inc.

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.

Rebuild and repaint 1st floor front of building to match prior. Rebuild 1st floor rear wall with french doors with mullions to match windows above in location of prior windows (which matched 2nd floor windows) for better flood relief to help prevent destruction of rear wall in future flood conditions. Rebuild rear deck in Trex "Beach Dune" tan color floor and safety rail to match prior on top of new steel frame support added across rear wall to stabilize rear wall and to help prevent damage from flood debris to building. Prior rear deck was approximately 6'x6' with an air conditioner compressor and an access door. Rear deck to be built to allow access to one leaf of french door, other leaf and second french doors to be fixed until permission given to extend deck full width of building to match deck on adjacent building. Replacement deck to be 6'x28' or dimensions as permitted.

**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.

Front replacement to match previous. Including missing granite lintel at foundation on left front.

Rear replacement to match previous style. Rear deck expansion to be same depth. Trex floor & rail, and style as prior deck, but attached to building with steel frame structure for stability and safety to help prevent future flood debris damage

to deck and building rear and front walls. Trex deck and railings will be mounted on pressure treated lumber on top of steel supports.

Trex deck and railings will be "Beach Dune" color from the "Enhance" collection as carried by Home Depot; sample of the color below.

**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.

**Photos required.**

Description:

Attached plans and photos show prior rear deck, new steel structure to be covered with replacement deck to match, and neighboring deck of similar size, projection and materials. French doors replacing prior windows on rear of first floor shown to match windows above. Steel frame below deck to help protect building from flood debris will be hidden by replacement wood deck. French doors with windows to baton at floor and mullions to match above windows to help provide flood water relief to hopefully prevent wall washing out as occurred on 7/16 flood.

## 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.

Prior air conditioning and heating compressor was located on rear deck. New compressor to be located on left exterior rear wall as shown on rear elevation, above prior location for better flood resistance. HVAC access will be by rear deck as before.

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.

Attached plans and photos show French doors replacing prior single door and windows on rear of first floor shown to match windows above. French doors with windows to baton at floor and mullions to match above windows to help provide flood water relief to hopefully prevent wall washing out as occurred on 7/16 flood. Finish and color to match existing rear wall and windows above.

Specification: 3x5 wood lites in each door, painted wood white inside and out to match exterior of building, each door 36x80, total 72x80.

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: \_\_\_\_\_

\_\_\_\_\_

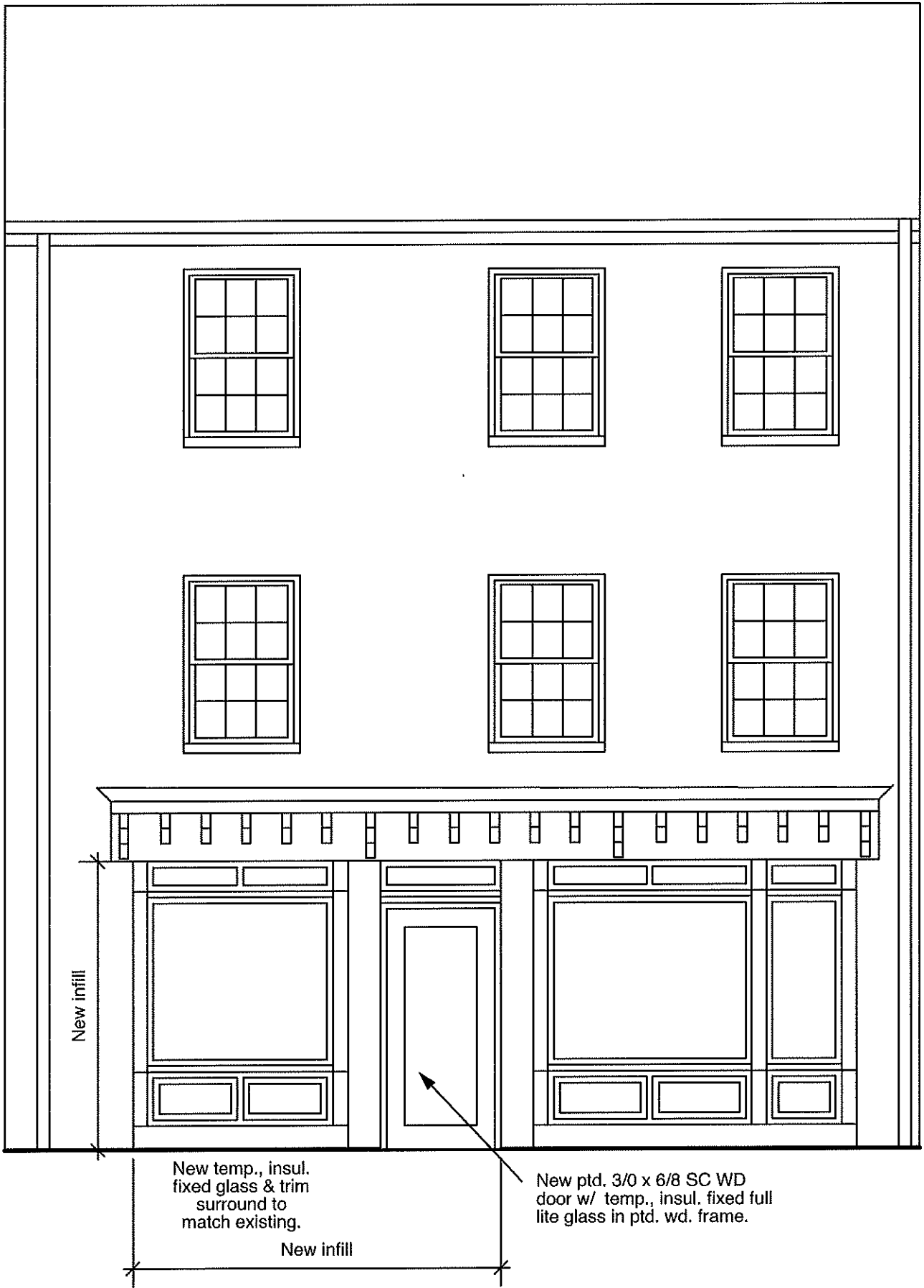
\_\_\_\_\_

**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.

Attached plans and photos show prior rear deck, new steel structure to be covered with replacement deck to match, and neighboring deck of similar size, projection and materials. Steel frame below deck to help protect building from flood debris will be hidden by replacement wood deck and will hopefully prevent wall washing out as occurred on 7/16 flood. Attached photo also of current front of building.

Specs/Photos Included:  Yes  No

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



New temp., insul.  
fixed glass & trim  
surround to  
match existing.

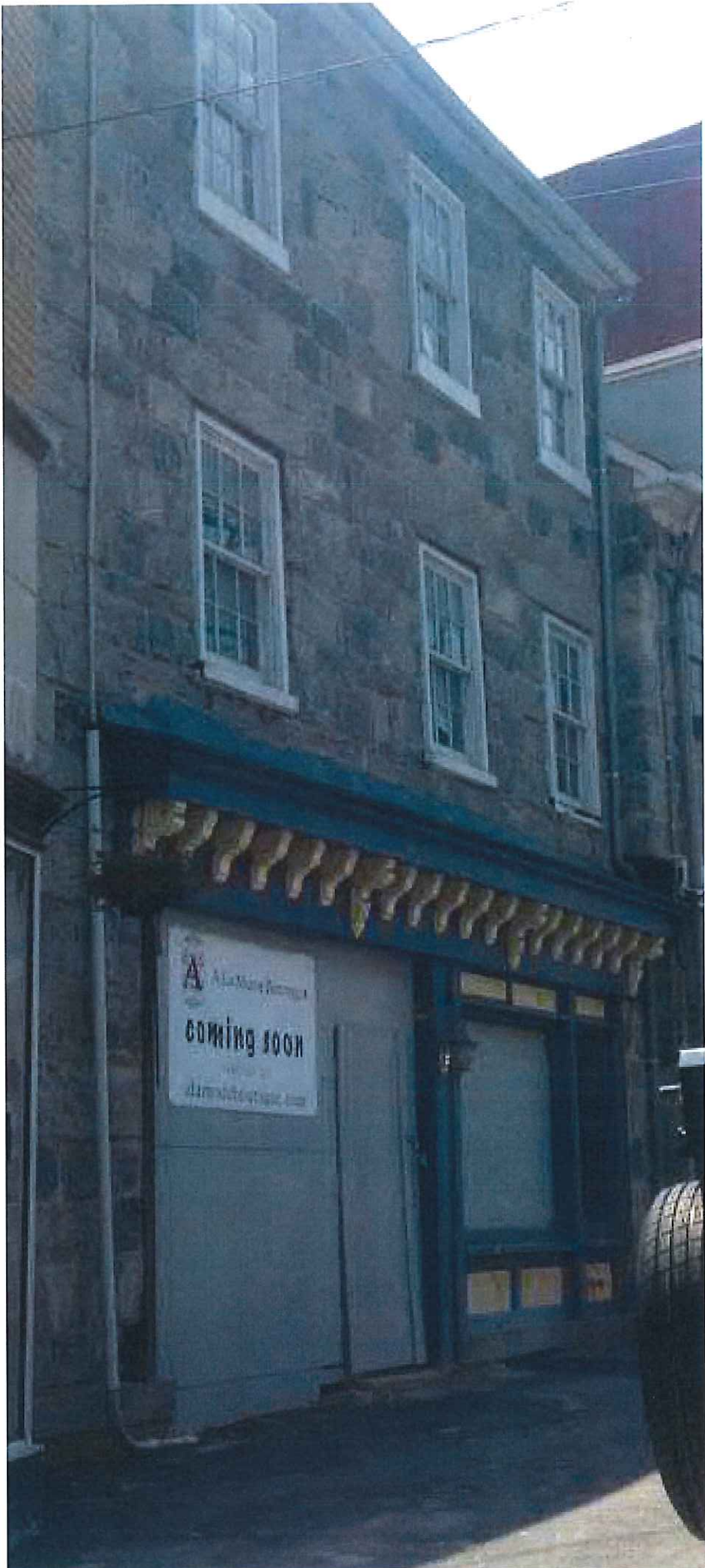
New ptd. 3/0 x 6/8 SC WD  
door w/ temp., insul. fixed full  
lite glass in ptd. wd. frame.

5  
A1

Front Elevation 8129 Main Street

Scale: 1/4" = 1'-0"

to be rebuilt to match appearance before July 2016 flood



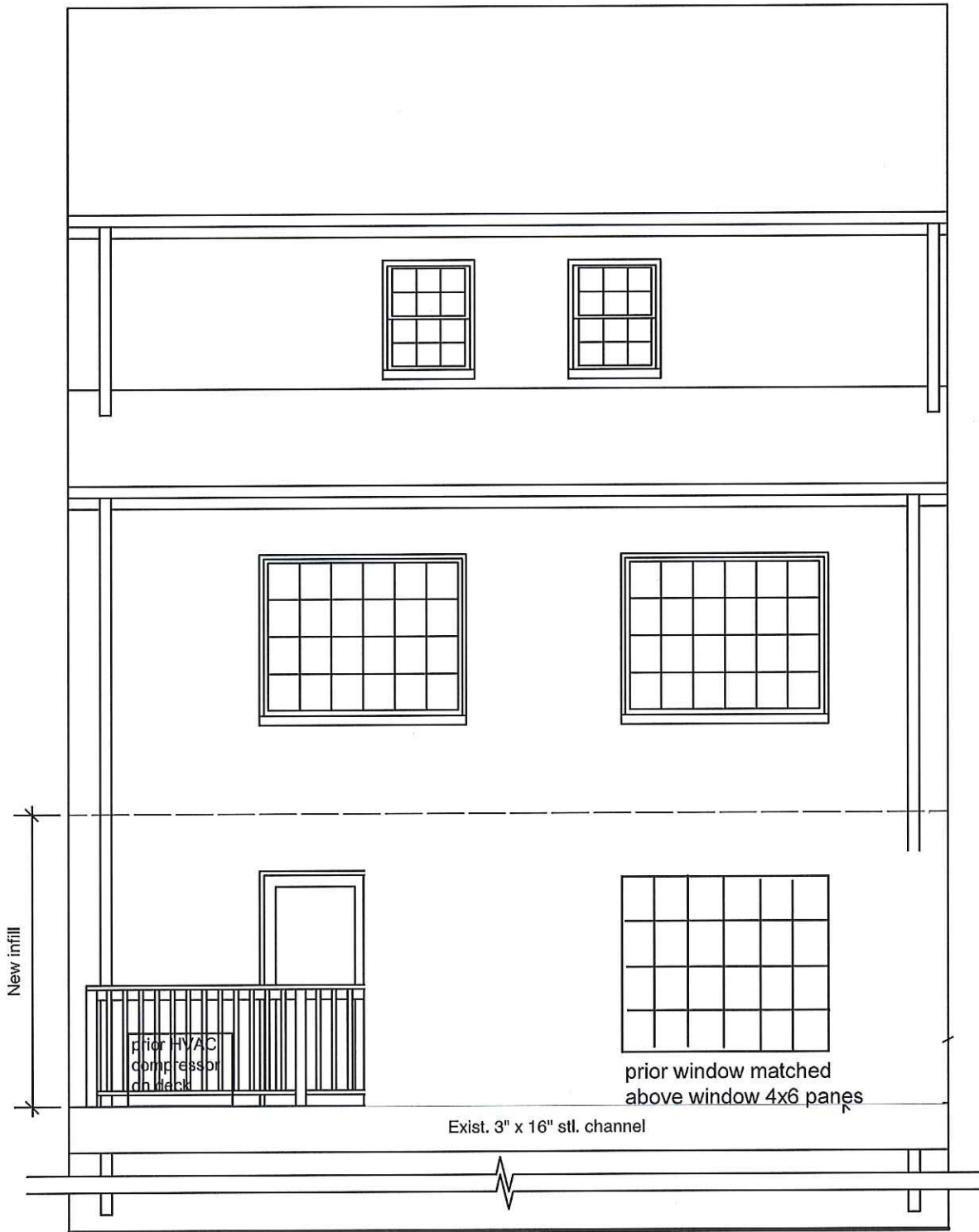




~~110~~

UNSAFE

KEEP



6  
A1

Rear Elevation approximate prior condition  
 Scale: 1/4" = 1'-0"  
 8129 Main Street

*conditions prior to flood*



6  
A1

Rear Elevation

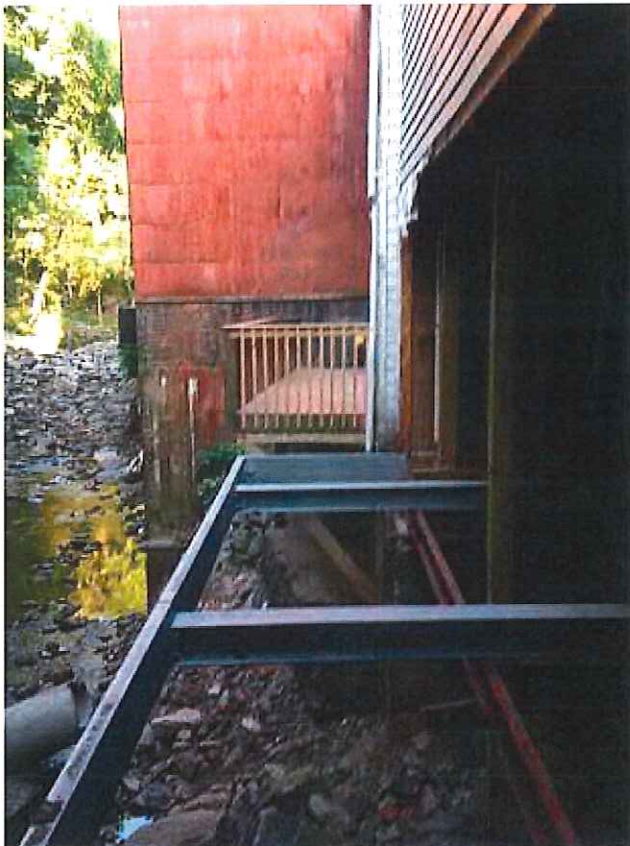
Scale: 1/4" = 1'-0"

proposed



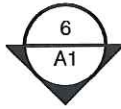
Rear of 8129 after removal of 7/2016 flood debris and destroyed first floor wall.  
Prior deck after removal of compressor and existing rear windows.

Rear of 8129 showing new steel deck support frame and protection structure tied into existing foundation steel shown from side and above. Also showing next door deck of material which matches prior deck of 8129. New Trex deck and rail on 8129 to match prior materials and appearance, as on neighboring deck.

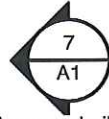




Interior of building look at rear after flood - rear wall destroyed



Tiber River

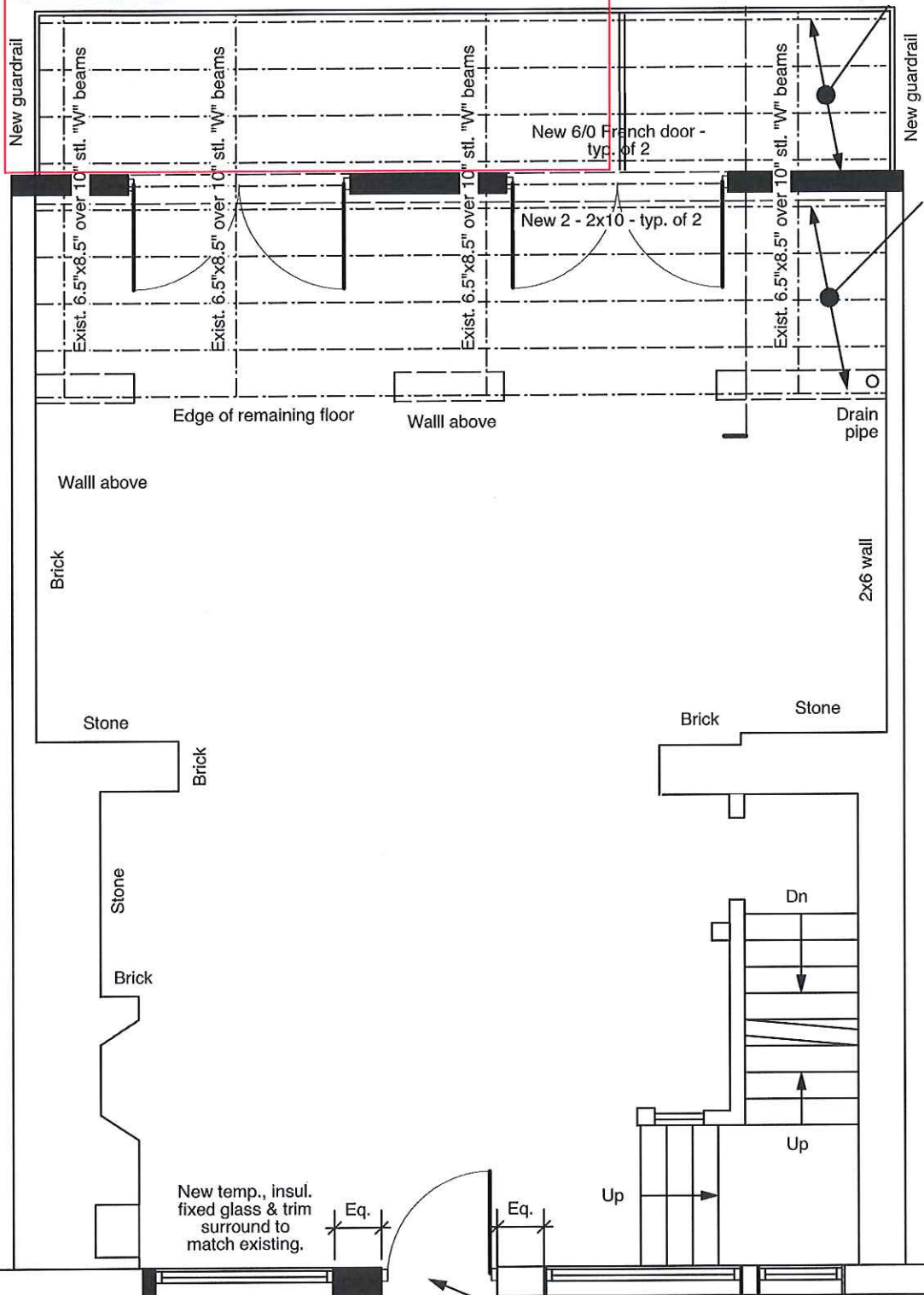


possible future deck expansion if approved

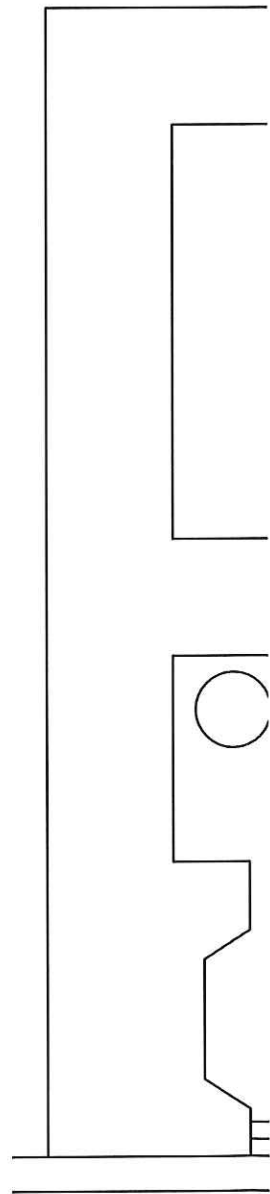
Exist. 3" x 16" stl. channel

new wooden guardrail to match previous

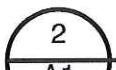
New Trex decking on treated 2x8 @ 16" o.c. jsts. on exist. stl.



New 3/4" T&G plywd. subfloor on 2x8 @ 16" o.c. jsts. on exist. stl. - New flooring to match exist. adj.



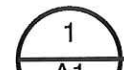
NO WC



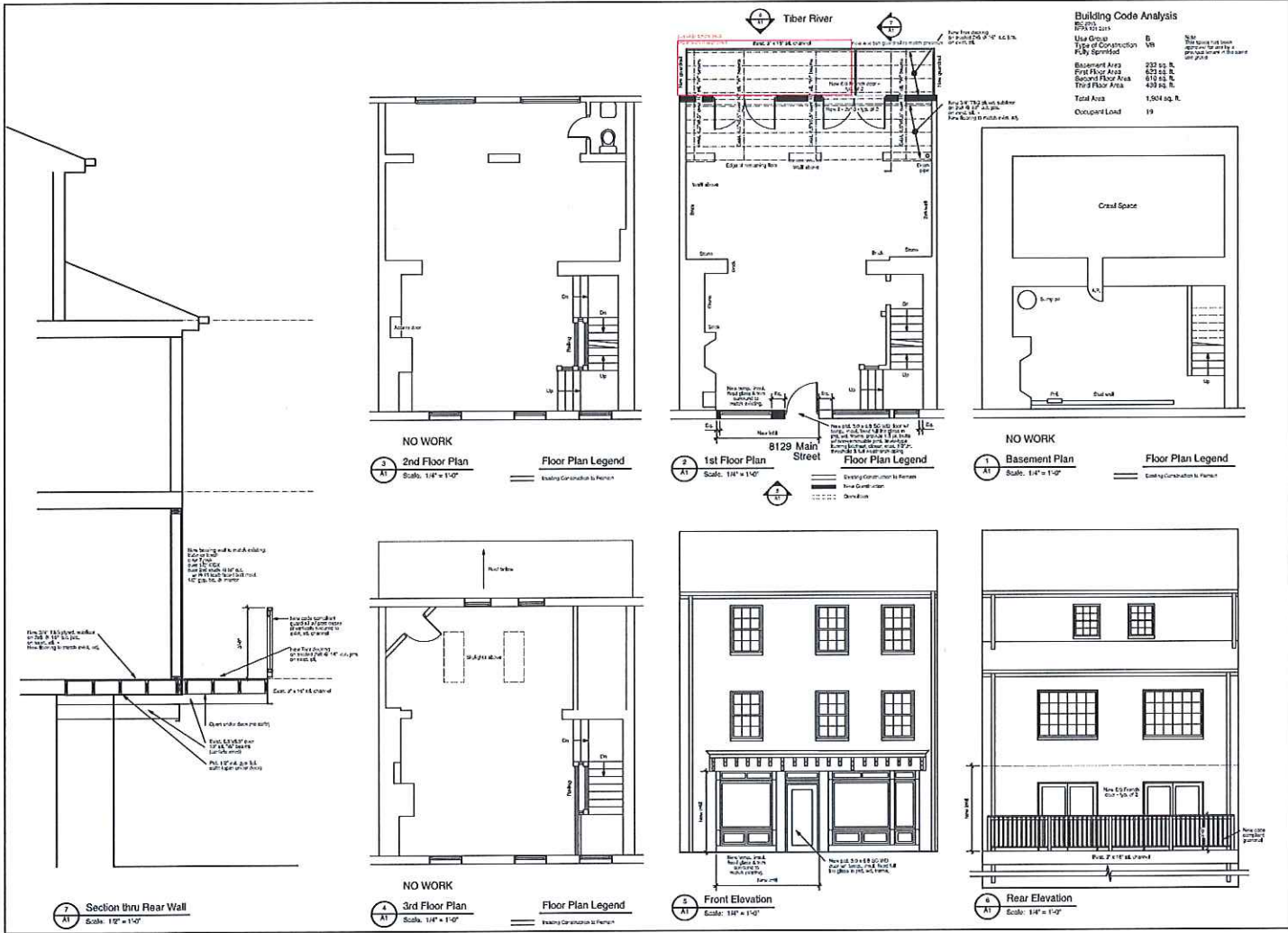
1st Floor Plan

8129 Main Street

Floor Plan Legend



Basem



**Building Code Analysis**

Building Code	2018	See Note on page 2
Year of Construction	1975	See Note on page 2
Basement Area	222 sq. ft.	
First Floor Area	672 sq. ft.	
Second Floor Area	410 sq. ft.	
Third Floor Area	429 sq. ft.	
Total Area	1,564 sq. ft.	
Occupied Load	19	


**Floor Plan**  
1/4" = 1'-0"

**Lloyd**  
ARCHITECTS, P.A.  
1215 Diamond Drive, Mayland, Maryland 20777

**Flood Repair Work**  
8129 Main Street  
Elksoft City,  
Mayland

6 Apr 17

**A1**

Trex color  
"Beach Dune"

**BEACH DUNE**

ENHANCE™