



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: |
|--|---|
| Robert Hollenbeck, Howard County DPW 9200 Berger Road Columbia, MD 21046 | Property Address: 8081 Main Street, Ellicott City Minor Alteration Case Number: MA-19-53 Property Information: Map 25A, Parcel 52 |

| OWNER INFORMATION: | HISTORIC DISTRICT INFORMATION |
|---|--|
| Howard County Department of Public Works 3430 Court House Drive Ellicott City, MD 21043 | Ellicott City Historic District <input checked="" type="checkbox"/> Lawyers Hill Historic District <input type="checkbox"/> |

| PROPOSED WORK: |
|---|
| The applicant proposes to repoint portions of the exterior stone masonry on the side and front of the building, as shown in the diagrams in the application. The brick chimney is damaged beyond repair and will be rebuilt (bricks will be re-used where feasible) to match the existing. DPW is currently performing mortar tests to determine the correct mortar mix to match the existing mortar on 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 |
| <ol style="list-style-type: none"> 1) Maintain or restore granite buildings, foundations, steps, lintels, sills, fence posts and retaining walls. 2) Repair rather than replace masonry walls, through repointing and limited replacement of masonry with units that match the size, color and texture of damaged or missing units. 3) If a masonry wall or feature must be replaced, use material as similar to the original as possible, particularly if the materials are visible from a public road or are key elements of the building's style or character. 4) Use mortar mixes that are compatible with early brick and stone. |

| Date Posted to HPC Website: | Executive Secretary Signature |
|-----------------------------|---|
| 12/17/19 |  Beth Burgess, Executive Secretary Historic Preservation Commission |
| | 12/17/19 Date |

8081 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

cc: 8081 Main Street File

1/11/18

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 - 19-53

Meeting Date:

posted online

Date Received:

RECEIVED

DEC 13 2019

PROPERTY INFORMATION

Address of Subject Property: 8081 MAIN ST, ELLICOTT CITY MD 21043

Name of Property Owner: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

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):

HOWARD COUNTY DPW
ROBERT HOLLENBECK

Mailing address: 9200 BERGER ROAD, COLUMBIA MD 21046

Phone No. (W) 410-313-5784 (H) 410-984-6512

Email: rhollenbeck@howardcountymd.gov Contact Preference: n/a

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.

~~Repoint exterior stone masonry facade as required (only at damaged areas).
Remove damaged brick chimney and reconstruct using in-kind materials.
Please refer to attachment.
The brick chimney appears to be damaged beyond point of repair due to spalling / "rotting" of bricks near base of chimney and is visibly listing. Bricks will be re-used where feasible.
DPW is currently performing mortar testing to determine the correct mortar mix design to match the proposed mortar type.~~

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.

~~Chapter 6, C.1: Masonry - "Maintain or restore granite buildings, foundations, steps, lintels, sills, fence posts and retaining walls"... "Maintain or restore original brick, stone, concrete block or stucco. Make repairs with materials that match the original as closely as possible."~~

Part 2: General Application for Certificate of Approval Checklist

12/03/19

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: **Please refer to attachment.** _____

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 .

R. S. Sle

12/13/2019

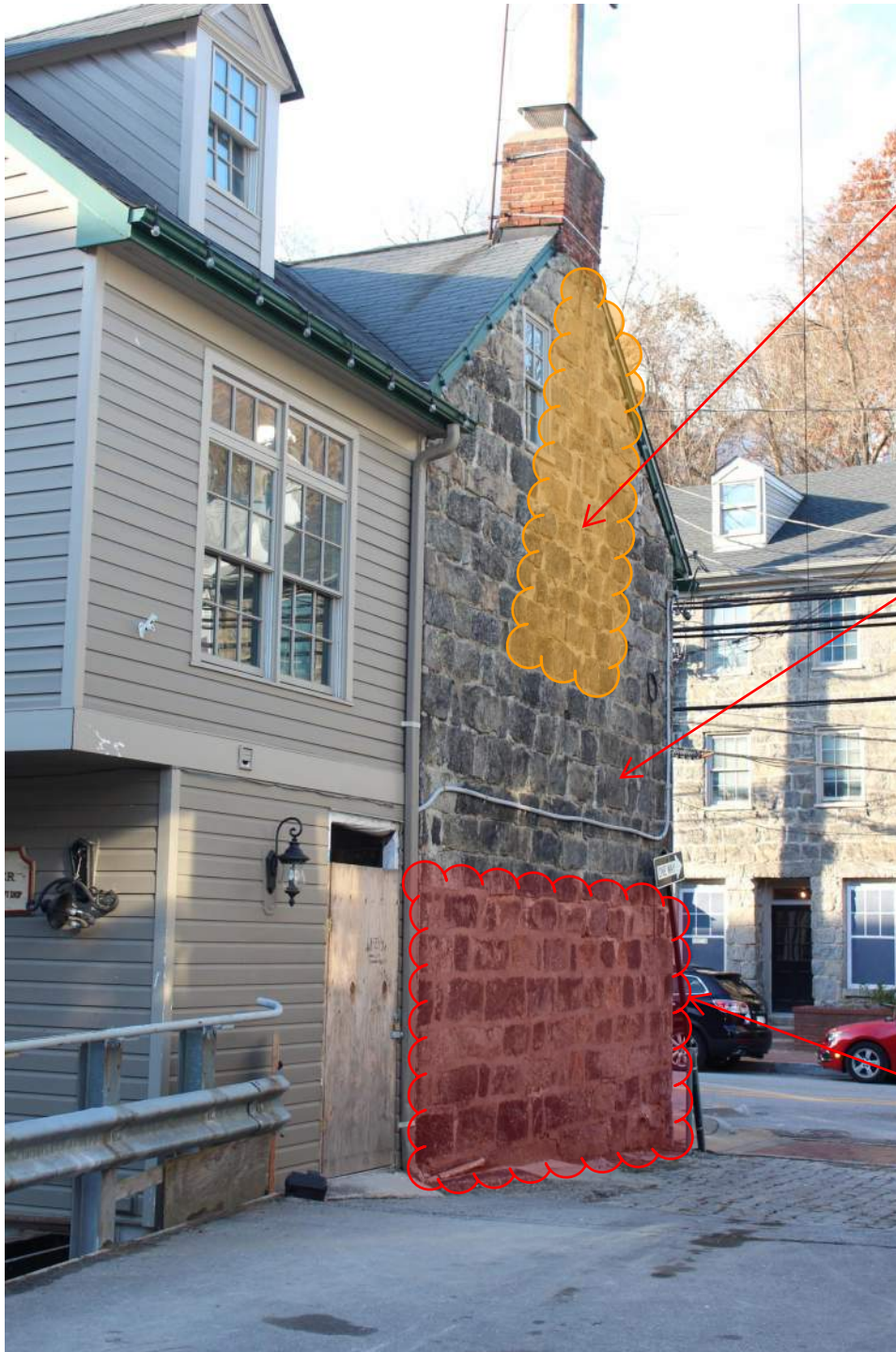
Applicant or Authorized Agent

Date

Owner (if different than Applicant)

Date

This application seeks to re-point the exterior masonry, where required. There are approximately five different types of mortar present on the building. These are documented below:



Mortar Type B - light gray, poor workmanship. To be removed and replaced to match Type A.

Remainder of mortar on this facade in mostly poor condition. To be removed and replaced to match Type A.

Mortar Type A - brown, sand texture, mostly in good condition. Spot repairs will be made as necessary.

Image 1.1 - Side Elevation



Mortar Type C - dark gray with faint white line in center of joint, mostly in good condition. *To remain in place.*

Mortar Type A - brown, sand texture, mostly in good condition. *Where damaged, this will be replaced in kind / spot repairs made as necessary.*

Image 2.1 - Front Elevation



Mortar Type D -
painted gray with
raised "V" profile

Image 3.1 - Interior / Rear of Original Building (2nd Floor of Addition)



Mortar Type E -
flat, slightly
recessed
medium gray

Image 3.2 - Interior - First Floor Fireplace

There are approximately five different types of mortar present on the building. These are summarized in the chart below. Detailed images of these follow. We request to re-point the exterior, where needed, to match "Type A". This is the most prevalent type of mortar present on the building, and is mostly in good condition. In order to be good stewards of the limited funding we have available, we propose to re-point where needed.

Where present, "Type B" mortar will be removed in its entirety.

| Mortar Type | Location | Tooling / Pattern | Color | Notes |
|--------------------|---------------------------------|--|--------------------------|----------------------------------|
| <i>A</i> | Exterior, Front and Side | Flat, flush with adjacent stone | Brown | Mostly in good condition |
| <i>B</i> | Exterior, Side, Second Floor | Semi-flush, sloppy | Light Gray | Poor workmanship |
| <i>C</i> | Exterior, Front, Second Floor | Flush, with faint white line in center | Dark gray | Mostly in good condition |
| <i>D</i> | Interior rear of main building | Raised "V" Pattern | Sand color painted black | In need of repoint in the future |
| <i>E</i> | Interior fireplace, First Floor | Flat, slightly recessed | Medium gray | Like new condition |

Table 4.1 - Summary of Mortar Types

The County's Architectural Historian, Ken Short, visited the building and believes that "Type D" may be original to the building. He advised that the mortar would have likely been light in color, and painted black at a later date as a more monolithic appearance (no contrast between the joints) was favored aesthetically.

While it is believed this most accurately represents what was originally present, the building itself is not in need of a full re-point. After evaluation, it was determined that most of the "Type A" mortar is in good condition and thus it would be the most economically viable to match it.

Detailed images of the mortar / conditions follow:



Image 5.1 - Mortar "Type B"



Image 5.2 - Mortar in poor condition



Image 5.3 - Mortar "Type A" - in good condition



Faint white line
visible

Image 6.1 - Mortar "Type C"



Image 6.2 - Mortar "Type D"



Image 6.3 - Mortar "Type D"



Bricks appear heavily deteriorated near bottom of brick portion of chimney

Chimney appears to be visibly twisted / listing

Image 7.1 - Chimney



Image 7.2 - Chimney

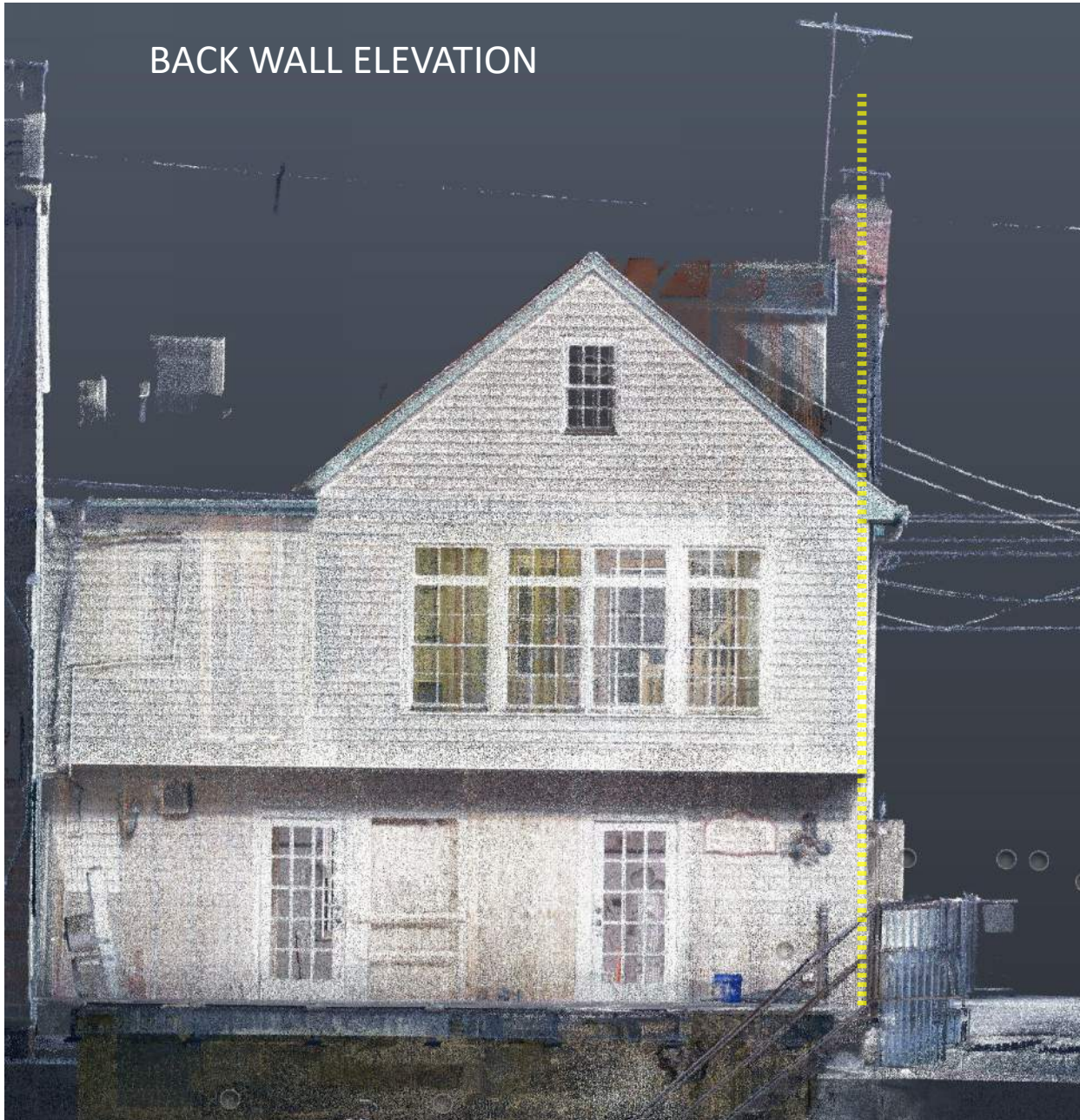


Image 8.1 - LIDAR Scan of Rear Elevation showing chimney listing to the right (yellow line superimposed)



Image 8.1 - LIDAR Scan of Front Elevation showing chimney listing to the left (yellow line superimposed)