



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:
Bruce T. Taylor 8 Park Center Court, Suite 200 Owings Mills, MD 21117	Property Address: 3758 St. Paul Street, Ellicott City
	Minor Alteration Case Number: MA-20-04
	Property Information: Map 025A, Parcel 0141

OWNER INFORMATION:	HISTORIC DISTRICT INFORMATION
Historic Ellicott Properties 8 Park Center Court, Suite 200 Owings Mills, MD 21117	Ellicott City Historic District <input checked="" type="checkbox"/>
	Lawyers Hill Historic District <input type="checkbox"/>

PROPOSED WORK:
The applicant proposes to construct a 4'x4'x4' shed at the rear of the house to contain the sewer ejection pump to improve the appearance, prevent freezing and tripping hazard. The sewer previously went underground from the rear to a pipe at 8095 Main Street, crossing the Tiber River under the 8095 Main Street building. This is no longer permitted, so the sewer pump is needed to get the sewer to the higher elevation of St. Paul Street. The shed will be constructed with wood siding to match the historic house, painted red to match the house with tan Tarco Cedar Blend fiberglass mineral surfaced roll roofing.

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 7.C: New Construction: Additions, Porches and Outbuildings; Construction of New Garages, Sheds and Other Outbuildings
<ol style="list-style-type: none"> 1) If allowed by the size and shape of the property, place new outbuildings to the side or rear of the main building, separated from the main building by a substantial setback. 2) Do not place a new outbuilding where it blocks or obscures views of a historic building. 3) Design outbuildings to be subordinate in size and detail to principal buildings in the immediate vicinity. 4) Use materials compatible with the main building on the lot or with historic outbuildings in the immediate neighborhood.
Chapter 7.A: New Construction: Additions, Porches and Outbuildings; Materials
<ol style="list-style-type: none"> 1) Roofing material may be similar to historic roofing material on the existing building or may be an unobtrusive modern material such as asphalt shingles. Asphalt shingles should be flat and uniform in color and texture. 2) For frame construction, use wood siding or wood shingles similar in appearance to the siding or shingles on the existing building.

Date Posted to HPC Website:	Executive Secretary Signature
1/30/2020	 Beth Burgess, Executive Secretary 1/29/2020 Date Historic Preservation Commission

3758 St. Paul 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

HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

NEW CONSTRUCTION AND DEMOLITION: PRINCIPAL STRUCTURES AND OUTBUILDINGS APPLICATION FOR CERTIFICATE OF APPROVAL

SUBMIT 10 COPIES of this application package, including all supporting materials required on pages 2-4 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.

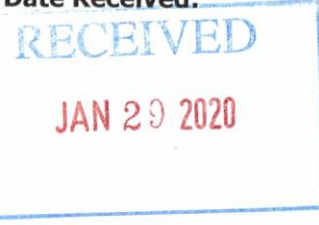
Questions

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

FOR STAFF USE ONLY

Application #:
HPC -
MA-20-04

Meeting Date:
posted online

Date Received:

JAN 29 2020

PROPERTY INFORMATION

Address of Subject Property: 3758 St. Paul St. Ellicott City, MD 21043

Name of Property Owner: Historic Ellicott Properties, Inc.

Map 25A Parcel 0141

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): Brue T. Taylor

Mailing address: 8 Park Center Court, Suite 200, Owings Mills, MD 21117-5616

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

Email: btaylor@taylorservice.com Contact Preference: email

SIGNATURE(S):

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

Brue T. Taylor, MD

1/18/2020

Applicant or Authorized Agent	Date	Owner (if different than Applicant)	Date
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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.

Part 1: New Construction and Demolition: Principal Structures and Outbuildings

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 (see below or provide separate sheet of paper if needed).
- Product specification sheets/photographs of product that clearly shows materials, colors, and dimensions.
- Plot plan of property or site plans showing location and dimension of new construction.
- Elevation drawings of proposed structure(s) indicating dimensions, design, height, color, and materials. Product spec sheets are required for all new elements.
- Product spec sheets for all items approval is sought for.
- 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.
- I have read the Ellicott City or Lawyers Hill Design Guidelines and find my proposal complies with the recommendations in the Guidelines.
- Completed Demolition Checklist (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 3-4) to complete required checklists.

4'X4'X4' shed at rear to house sewer ejection pump to improve appearance, prevent freezing and tripping hazard.

Sewer previously went underground from rear to a pipe under 8095 Main St., crossing the Tiber River under the 8095 building. This is no longer permitted, see attached email from the County, so the sewer pump pit is needed to

get the sewer to higher elevation of St. Paul Street. Wood siding shed painted red to match house with tan mineral paper roof.

DEMOLITION CHECKLIST:

Does this project involves demolition of a principal structure? Yes No

If yes, what is the age of the structure? _____

Does this project involve demolition of outbuildings? Yes No

If yes, how many outbuildings are proposed for demolition? _____

If yes, what is the age of the structure(s)? _____

I understand that any application for demolition of a structure is subject to the procedure established in Section 300 of the Historic preservation Commission's Rules of Procedure and the documentary evidence requested therein and confirm this application contains that information. I understand that failure to provide this information will result in an incomplete application that could be rejected for consideration.

Yes No

Part 2: New Construction Checklist

Please check the appropriate box for the proposed work and fill in required blanks. Color 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 proposed features.

FRONT DOOR

Proposed Type: _____

Proposed Color: _____

Proposed Material: _____

Specs/Photos Included: Yes No

STORM DOOR: circle if the storm door is located on the front, side or rear of the house

Proposed Type: _____

Proposed Color: _____

Proposed Material: _____

Specs/Photos Included: Yes No

SIDE DOOR

Proposed Type: _____

Proposed Color: _____

Proposed Material: _____

Specs/Photos Included: Yes No

REAR DOOR

Proposed Type: _____

Proposed Color: _____

Proposed Material: _____

Specs/Photos Included: Yes No

For all doors—If the panel and window arrangement is not shown on the elevations, a list of all doors, their location on the house and proposed panel and window arrangement must be provided on a separate document.

WINDOWS

Proposed Material: _____

Proposed Sash Arrangement Shown on Elevations:

Yes No

Proposed Color: _____

Specs/Photos Included: Yes No

If the sash arrangement is not shown on the elevations, a list of all windows, their location on the house and proposed sash arrangement must be provided on a separate document.

PRIMARY SIDING

Proposed Material: _____

Proposed Color: _____

Proposed Style: _____

Specs/Photos Included: Yes No

ACCENT SIDING

Proposed Material: _____

Proposed Color: _____

Proposed Style: _____

Specs/Photos Included: Yes No

Part 2: New Construction 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 proposed features.

ROOF

Proposed Product and Material: Tarco Cedar Blend Fiberglass Mineral Surfaced Roll Roofing Model # 24/008016

Proposed Color: tan

Specs/Photos Included: Yes No

SHUTTERS

Proposed Type: _____

Proposed Color: _____

Proposed Material: _____

Specs/Photos Included: Yes No

EXTERIOR LIGHTS

Proposed Type: _____

Proposed Color: _____

Proposed Material: _____

Specs/Photos Included: Yes No

If the location of exterior lighting is not shown on the elevations, a list of all exterior lights, their location on the house/property and type of light (wall sconce, step light, pathway light) must be provided on a separate document.

OTHER (such as decking, walkways and patios, railings, etc. Please explain in detail): Refer to applicable Guidelines. Please attach additional pages as necessary or write up separate document.

Description: 4'X4'X4' shed at rear to house sewer ejection pump to improve appearance, prevent freezing and tripping hazard. Sewer previously went underground from rear to a pipe under 8095 Main St., crossing the Tiber River under the 8095 building. This is no longer permitted, see attached email from the County, so the sewer pump pit is needed to get the sewer to higher elevation of St. Paul Street. Wood siding shed against house painted red to match with tan mineral paper roof.

Specs/Photos Included: Yes

Additional Info Included: Yes No

OTHER (such as decking, walkways and patios, railings, etc. Please explain in detail): Refer to applicable Guidelines. Please attach additional pages as necessary or write up separate document.

Description: _____

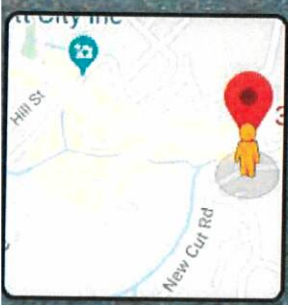
Specs/Photos Included: Yes No

Additional Info Included: Yes No

3758 St Paul St
Ellicott City, Maryland



Street View

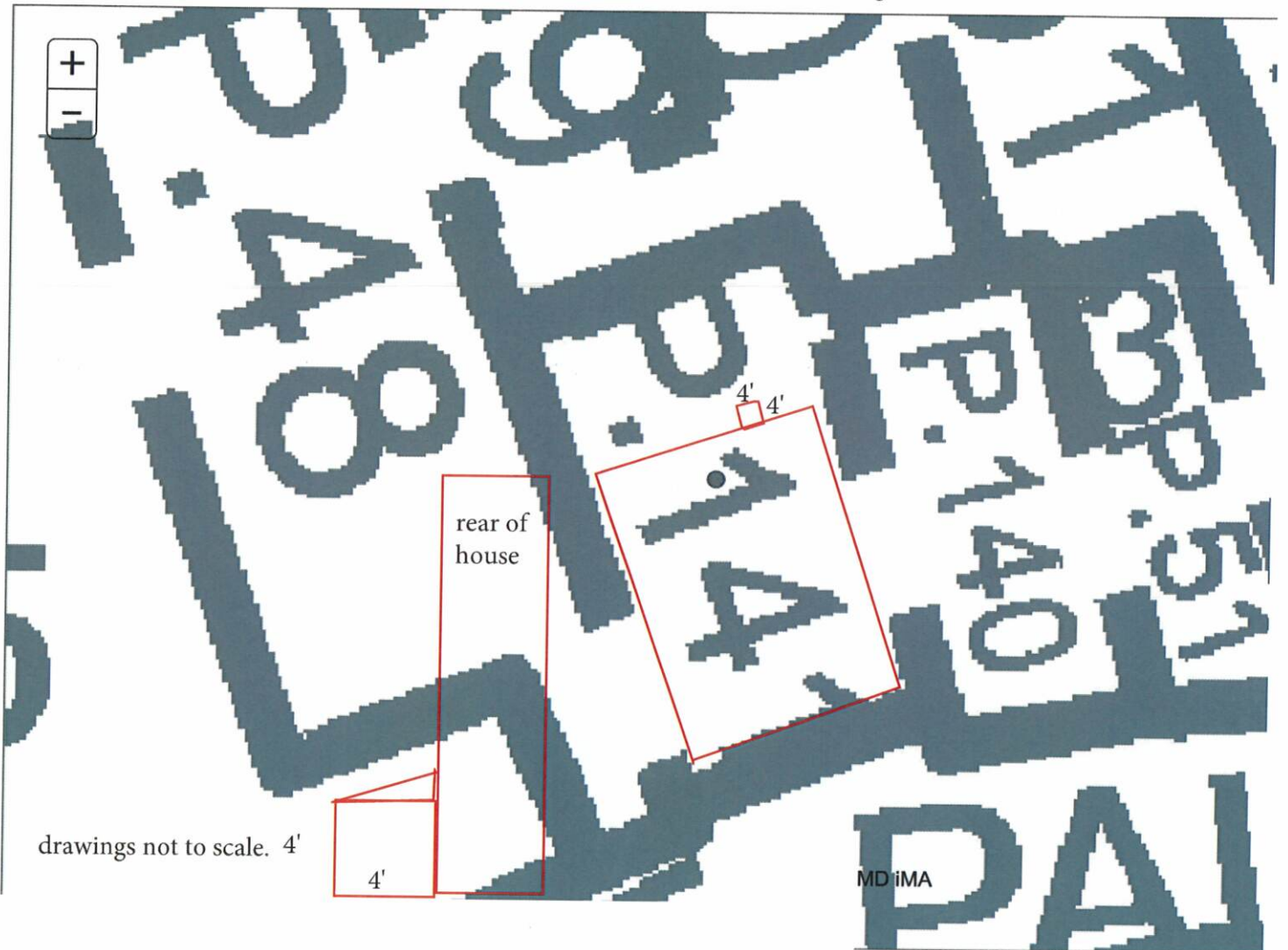


Google

Howard County

District: **02** Account Number: **217228**

Rear shed for 3758 St. Paul St., Ellicott City, MD 21043
shed to be approximately 4'x4'x4' against rear of house, with slightly sloping
roof. Shed to be constructed of wood siding exterior painted red to match
house. Roof of plywood with shingles to match house.



3758 St. Paul St rear
Sewer Pump pit to be covered by shed
approx. 4'x4'x4' outlined in red
red wood siding to match house
roof: gray mineral paper on plywood



Bruce Taylor

From: Davis, Daniel <ddavis@howardcountymd.gov>
Sent: Wednesday, November 20, 2019 1:53 PM
To: Bruce Taylor
Cc: Irvin, Jim
Subject: RE: Sewer for 3758 St. Paul St. and 8095 Main Street

Dr. Taylor,

I am unsure of the County's future plans for 8095 Main Street however we will hold ourselves and any others (as the case may be) to the same standard.

Respectfully,

-daniel

Daniel L. Davis, P.E.
Chief - Bureau of Engineering | Utility Design Division

From: Bruce Taylor <btaylor@taylorservice.com>
Sent: Wednesday, November 20, 2019 1:39 PM
To: Davis, Daniel <ddavis@howardcountymd.gov>
Cc: Irvin, Jim <jirvin@howardcountymd.gov>
Subject: RE: Sewer for 3758 St. Paul St. and 8095 Main Street

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Unless the county is going to demolish the rear of 8095, which is not shown on the website plans, and unless the county is going to re-plumb the inside of 8095, you will not be able to have any sewer service in the building without running a line underneath. Can you advise me of the county's plans for this?

Thanks,

Bruce T. Taylor, M.D.

Office: 410-465-3674
Cell: 410-868-9871

From: Davis, Daniel <ddavis@howardcountymd.gov>
Sent: Wednesday, November 20, 2019 1:29 PM
To: Bruce Taylor <btaylor@taylorservice.com>
Cc: Irvin, Jim <jirvin@howardcountymd.gov>
Subject: RE: Sewer for 3758 St. Paul St. and 8095 Main Street

Hello Dr. Taylor,

Director Irvin asked me to reply to your email regarding the restoration of sewer service to your property at 3758 Saint Paul Street.

After the 2018 storm, the decision was made that the County could no longer and would no longer allow hung sewers across the Tiber Branch Channel. Both [your neighbor's] #3754 and yours, #3758 St. Paul Street, will therefore have to connect to the existing sewer located within St. Paul Street.

In the case of #3754, this has occurred. To provide sewer service to this address, an existing sewer stub located at the front of the property was utilized. Gravity based sewer service was restored to the first floor and above. If and when desired, the lower level can be serviced by an internal ejector pump which pump upstairs to the internal gravity system that leads to St. Paul Street.

Likewise for #3758, the restoration of sewer service will require internal plumbing improvements that will direct the sewer discharge to the existing St. Paul Street sewer. There isn't an existing sewer house connection (SHC) stub in-place as was the case with #3754. Therefore the public portion of the #3758 SHC will need to be constructed. As we did with #3754, the County will coordinate (with you and/or your plumber) on the location of the #3758 SHC when you are ready. The cost and construction of the public portion of the SHC will be undertaken by the County and no service connection charges will be imposed. The cost for internal improvements will be your responsibility.

Please let me know if you have further questions and/or when or a representative are ready to proceed with coordinating the work.

Regards,

-daniel

Daniel L. Davis, P.E.
Chief - Bureau of Engineering | Utility Design Division
Office: 410.313.6123

From: Irvin, Jim
Sent: Monday, November 18, 2019 7:18 PM
To: Davis, Daniel <ddavis@howardcountymd.gov>
Subject: Fwd: Sewer for 3758 St. Paul St. and 8095 Main Street

Begin forwarded message:

From: Bruce Taylor <btaylor@taylorservice.com>
Date: November 18, 2019 at 5:01:17 PM EST
To: "Irvin, Jim" <jirvin@howardcountymd.gov>
Subject: Sewer for 3758 St. Paul St. and 8095 Main Street

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

When Historic Ellicott Properties owned 8095 Main Street prior to selling to the County, we had a sewer line under 8095 which served 8095, our 3758 St. Paul St. townhome (and an adjacent neighbor's house). We have had our St. Paul St. house vacant since the May 2018 flood due to the lack of sewer and the estimated cost to create a pump out to St. Paul Street and revisions to the interior of the building of over \$100,000.

Now it appears from the County website that the County will not be demolishing 8095 and that it intends to leave it intact crossing the Tiber. All the sewer from 8095 empties below the building in the rear, towards St. Paul and requires a line under the building to get it back to Main Street. We would like permission to re-connect to this line so we can get our house on St. Paul Street back in service. (I imagine the neighbor, if he has not already created a pump out to St. Paul, would like to connect to our line again, which would be OK with me with a shared expenses agreement I can work out with him.)

Kindly let me know if we can arrange to do this and what you would like my next step to be. Will an easement be required? When and if the County decides to abandon the sewer line under 8095, we can make other arrangements for sewer for the St Paul house.

Thanks,

Bruce T. Taylor, M.D.

Taylor Property Group
8 Park Center Court, Suite 200
Owings Mills, MD 21117-5616

Office: 410-465-3674
Cell: 410-868-9871

Shed Roll Roof Material below:

