

Appendix C - Historic Preservation and Mitigation Documentation
23 Pages Total including cover

ELLICOTT CITY

8081, 8085, 8095, 8111, 8113 and 8125 Main Street,
Ellicott City, Maryland

Historic Preservation and Mitigation Documentation

Howard County
July 2021



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***Unless otherwise noted, all photographs were taken by EHT Traceries in 2021.**

INTRODUCTION

The following report focuses on six historic resources on Main Street in Ellicott City: 8081, 8085, 8095, 8111, 8113, and 8125 Main Street that are part of the planned construction project to improve the stream channel and install an underground culvert in the vicinity of Main Street and Maryland Avenue. The report includes a brief history of each property, its architectural significance and identification of character defining features.

8081 MAIN STREET

Historic Name: Partington House; Boone House; Stone Shop

Located on Parcel 52, 8081 Main Street (historically 108 Frederick Avenue) was constructed circa 1833.¹ The stone building is two-stories tall and four-bays wide, with a gable roof and brick chimney sitting flush against the eastern elevation. The primary entrance is located along Main Street, and the building abuts Tiber Alley to the east. All window openings are comprised of a granite lintel with wooden sill. Windows along the first floor are nine-over-six sash with wooden shutters, while the second floor features six-over-six sash windows with wood shutters. The entry doorway is topped with a granite lintel and sill, along with a twelve-light transom. A two-story concrete block addition covered with siding sits at the rear of the building. The first floor of this addition was added sometime between 1910-1959, and the other two were added later on.² The building is a significant example of mid-nineteenth century architecture and is a contributing resource to the Elliott City Historic District.

The history of the stone building begins in 1833 when Samuel Ellicott leased part of Lot 10 to Richard Partington. Six years later, the building changed from a dwelling to a commercial establishment when Selman Crooks, a Baltimore merchant, bought the property for \$1,500. In 1849, John Collier leased the building and used the space to operate a family-run store which selling stoves, ranges, and tinware. In 1881, two decades after the death of Mr. Collier, Dorothy Kraft purchased the store for \$1,500. A family of German immigrants, the Krafts were well regarded to be one of Howard County's most successful butchers. In 1916, Dorothy Kraft died and left the property to her family who sold the building in 1931 when it likely became a doctor's office. The property has since changed hands several times. 8081 Main Street is one of the properties that has seen continual



Figure 1: 8081 Main Street

1 Howard County, Maryland, Liber #9, Folio 75-76, recorded 16 May 1848. www.MarylandLandRec.net
2 Architectural Survey File, Boone House (Stone Shop), 8081 Main Street, Ellicott City, H-360.

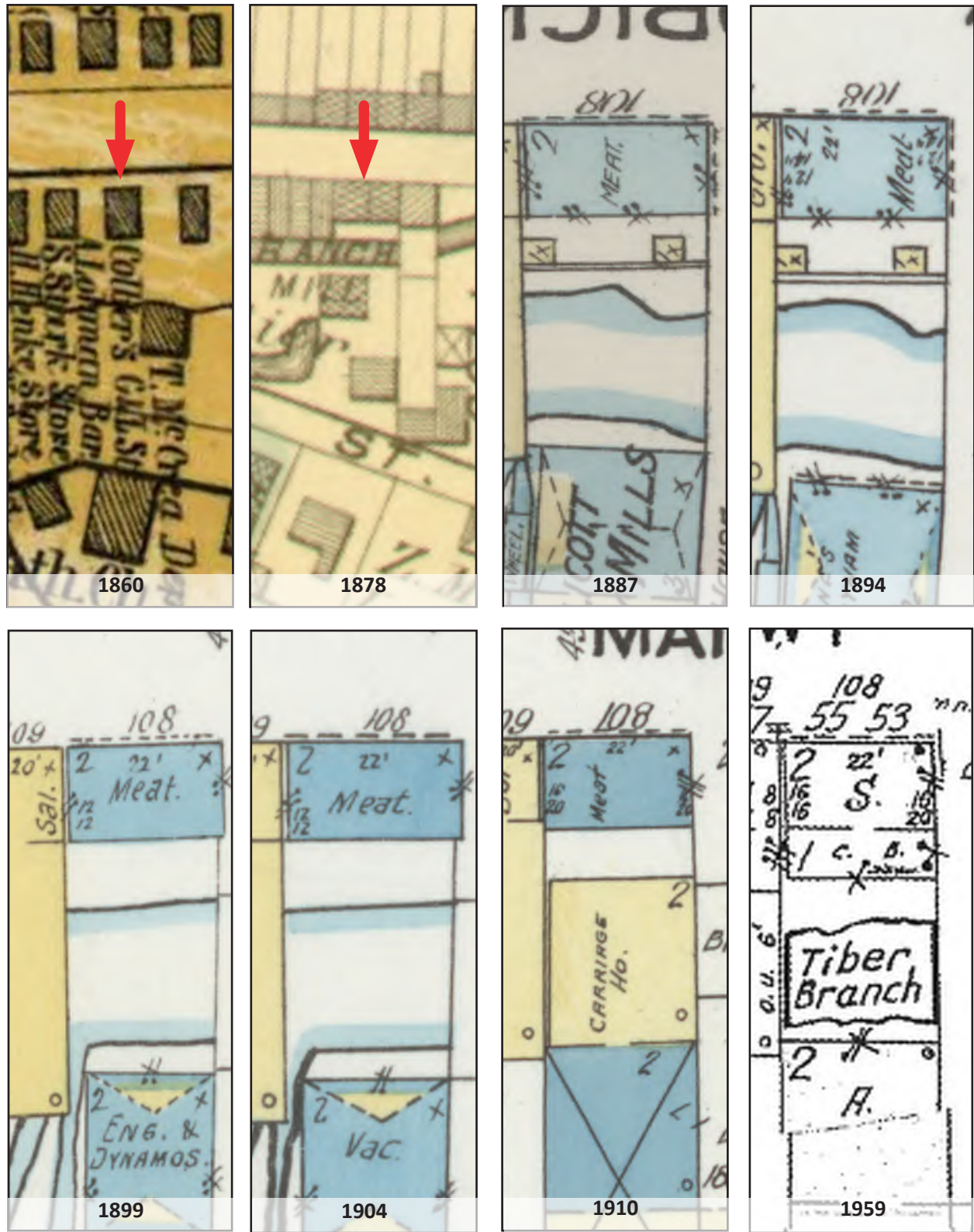


Figure 2: (Top, left to right) 1860 Martenet, 1878 Hopkins, and 1887, 1894 Sanborn maps; (Bottom, left to right) 1899, 1904, 1910, and 1959 Sanborn maps. Maryland State Archives and Library of Congress

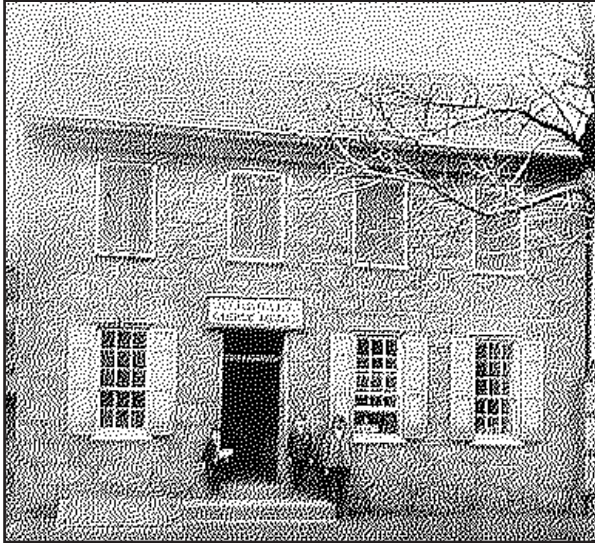


Figure 3: Facade of 8081 Main Street, undated (*Ellicott City, Then and Now*)



Figure 4: Facade of 8081 Main Street, undated (Howard County Historical Society)

damage from flooding events including Hurricane Agnes (1972), and the 2016 flood that damaged many of the neighboring buildings along Main Street.³

Character Assessment

Exterior

- Field stone walls
- Gabled roof
- Entrance steps
- Fenestration pattern
- Chimney

Interior

- Fireplaces
- Fieldstone walls on interior
- Floor joists and flooring - second floor and attic
- Rafters and joints

Note: The interior is a white shell with furred out walls and a contemporary wood stair. Very little historic fabric remains.



Figure 5: Facade and east elevation of 8081 Main Street, undated (Howard County Historical Society)

3 Shelley Davies Wygant. *Haunted Ellicott City* (Charleston: The History Press, 2018). Kindle.

8085 MAIN STREET

Located on Parcel 51, 8085 Main Street (historically 109-110 Frederick Avenue, and 8085-8089 Main Street) is a commercial three-story, two bay masonry building that likely dates to the early twentieth-century. The building consists of a rectangular plan with a flat roof. The building's facade is a simple, symmetric design clad in dark red brick construction. The windows are double-hung arranged in a six-over-one configuration at the second and third stories. The storefront contains a central entry door flanked by fixed storefront windows, topped with a heavy cornice. The upper facade of the building is topped with a bracketed cornice.

A series of frame buildings are depicted on this property on the 1860 Martenet and 1878 Hopkins maps. Later Sanborn maps dating from 1887-1910 indicate the two buildings once functioned as dwellings, grocery stores, and a fish store. The earlier buildings on the site were two stories tall and built of frame construction. They were likely demolished in the 1920s and replaced with the three-story masonry building that exists today.

On January 15, 1923, Reuben D. Rogers, a Trustee, acquired the property from Sameul A. and Elizabeth M. Curran.⁴ Two years later, John M. Valmas in partnership with his brother Paul began operating a restaurant in the building called "Valmas Brother's Restaurant" on Main Street. After the death of John in 1972, Paul continued to operate the restaurant along Main Street.⁵ The building remained largely unchanged until 1983, when owner Thomas A. Vyrostek temporarily covered the rear and side elevations of the building with vinyl siding. This decision was approved by the Historic District Commission of Howard County with the understanding that it would be replaced



Figure 6: 8085 Main Street

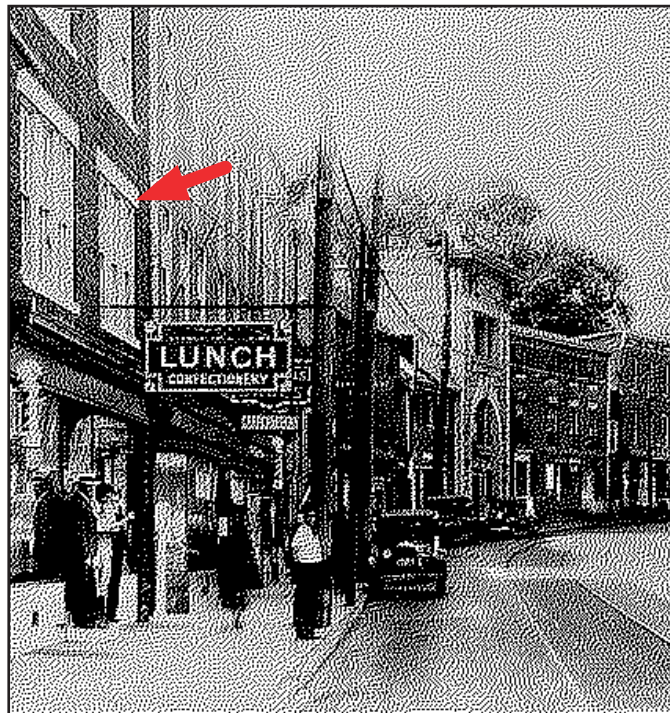


Figure 7: Detail of 8085 Main Street circa 1920s-1930s
(Maryland State Archives)

4 Howard County, Maryland, Liber #HBN 116, Folio 515-516, recorded 15 January 1923. www.MarylandLandRec.net

5 "Valmas Services Scheduled," *Baltimore Sun*, 21 April 1972. Page 13.

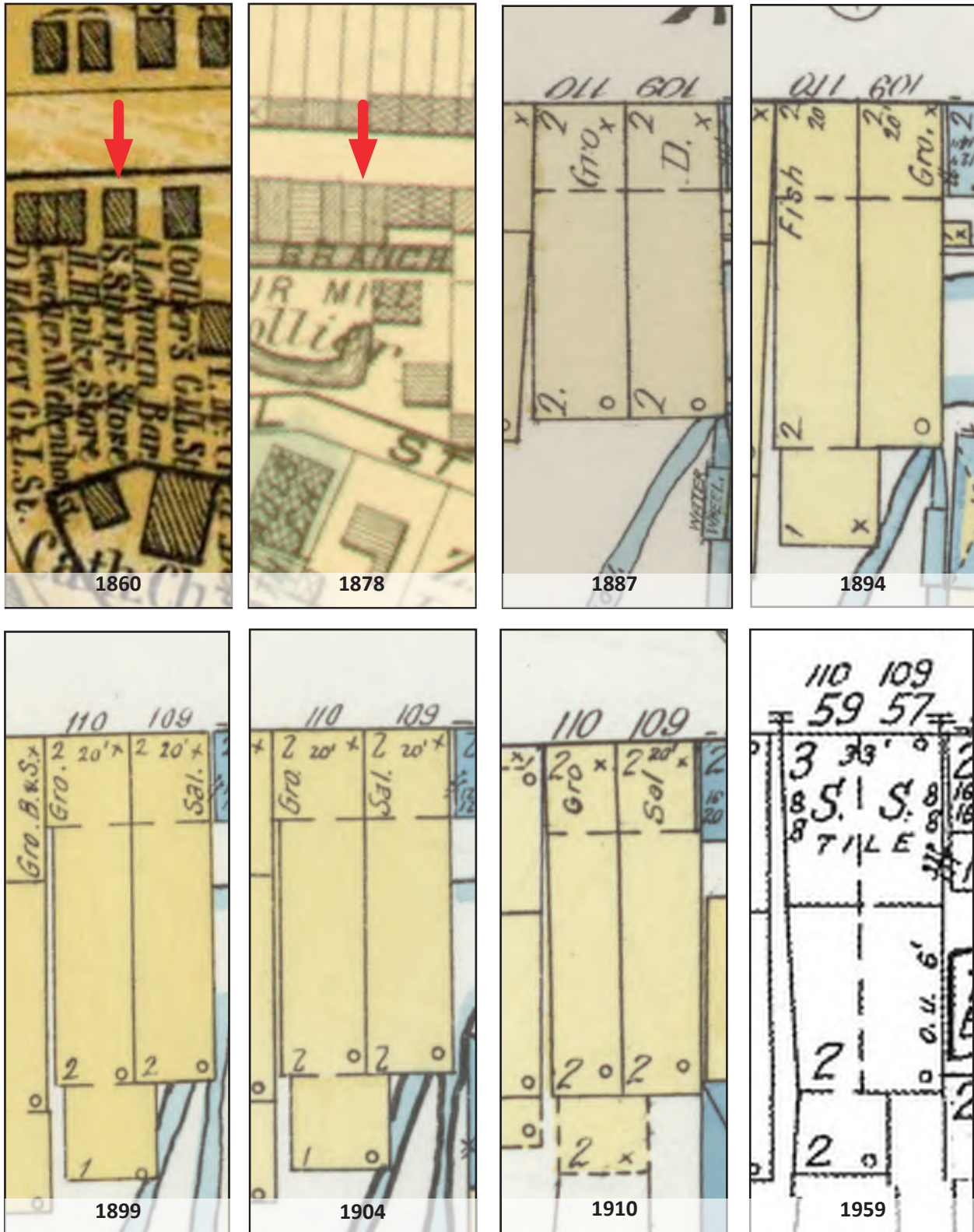


Figure 8: (Top, left to right) 1860 Martenet, 1878 Hopkins, and 1887, 1894 Sanborn maps; (Bottom, left to right) 1899, 1904, 1910, and 1959 Sanborn maps. Maryland State Archives and Library of Congress



Figure 9: Detail of 8085 Main Street in 1939 (Baltimore Sun)

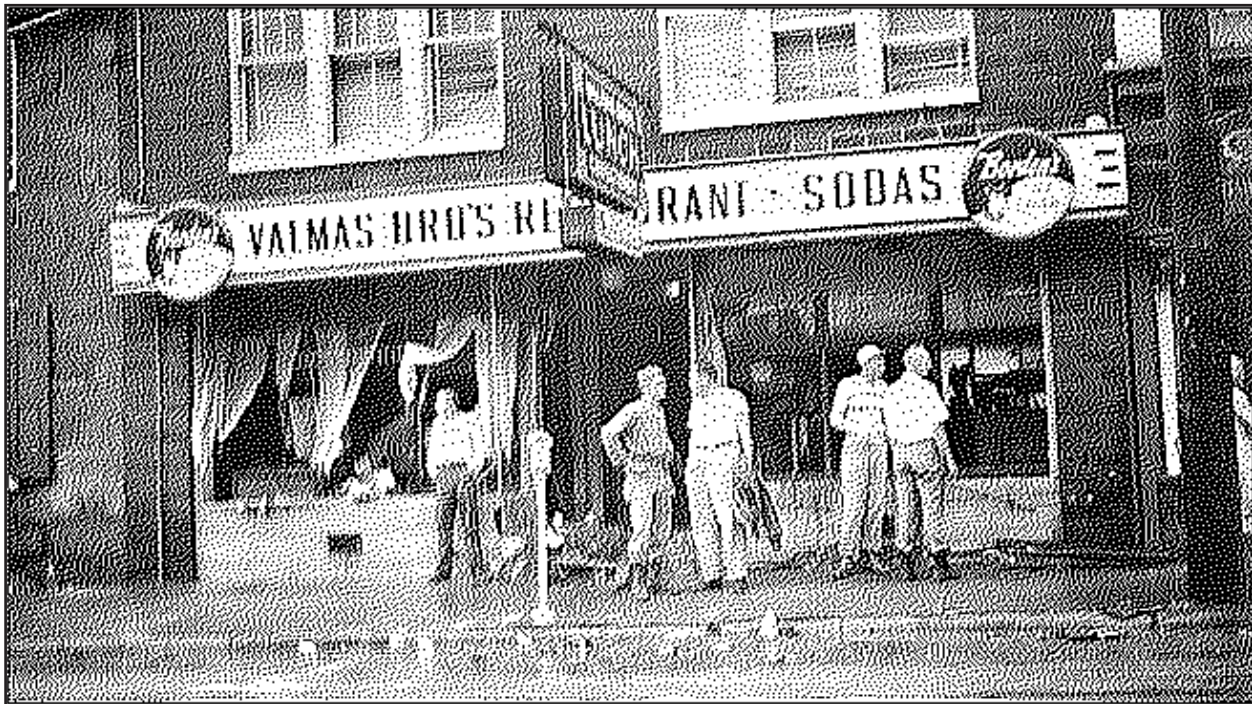


Figure 10: View of storefront of 8085 Main Street after 1953 flood (Ellicott City, Images of America)

with wood tongue-and-groove-siding within two years. However in 1988, Judge R. Russell Sadler ordered Thomas A. Vyrostek to replace the vinyl siding with wood along the rear and sides of the building.⁶ This resulted in a long battle between the owner and the historic commission, but the siding was eventually removed.

Character Assessment

Exterior

- Brick
- Storefront configuration
- Fenestration
- Bracketed Cornice
- Flat roof

Interior

- Timber supports

Note: The only remaining materials on the interior of this building are the stud walls, piping, heavy timber structural supports, and contemporary stairs.



Figure 11: One of the timber supports that span the interior of the building

6 Michael J. Clark. "Take Down Vinyl Siding, Owner of Ellicott Site Told," *The Sun*, 13 December 1988. Page 6F.

8095 MAIN STREET

Historic Name: Rosenstock Building

Located on Parcels 49 and 50, 8095 Main Street (historically 112-11 Frederick Avenue) was constructed in 2000. The present building replaces three buildings once collectively known as the “Rosenstock Building,” which was constructed in the late nineteenth century. Sadly, the original buildings were destroyed by a devastating six-alarm fire on November 9, 1999.⁷

The building today has a commanding presence along Main Street, standing three-stories tall, and three-bays wide. According to an article published in the *Baltimore Sun*, the design of the new 12,000 square-foot building was based on a 1920s historic photograph found in the basement of a nearby property. Decorative iron railings define the balcony apartments and a thick cornice tops the building. Clad in large concrete block, the main facade echoes the architecture of the original building that was destroyed by the fire. One of the main goals of the project when the building was replaced was to make the building as fire and flood proof as possible. Almost the entire structure is constructed from non-combustible materials including concrete, steel, and plastic with exception of the stair rails, trim, and kitchen cabinets which are made of wood. The

building’s foundation partially crosses the Tiber Branch, and is made of a concrete mixture with “additives that makes it less permeable to water.” The buildings’ three-foot thick concrete walls are attached to the



Figure 13: Facade 8095 Main Street



Figure 12: Detail of 8095 Main Street, circa 1950 (Enoch Pratt Free Library)

7 Angela Paik. “Demolition of Historic Ellicott City Building Begins,” *The Washington Post*, 11 January, 2000.

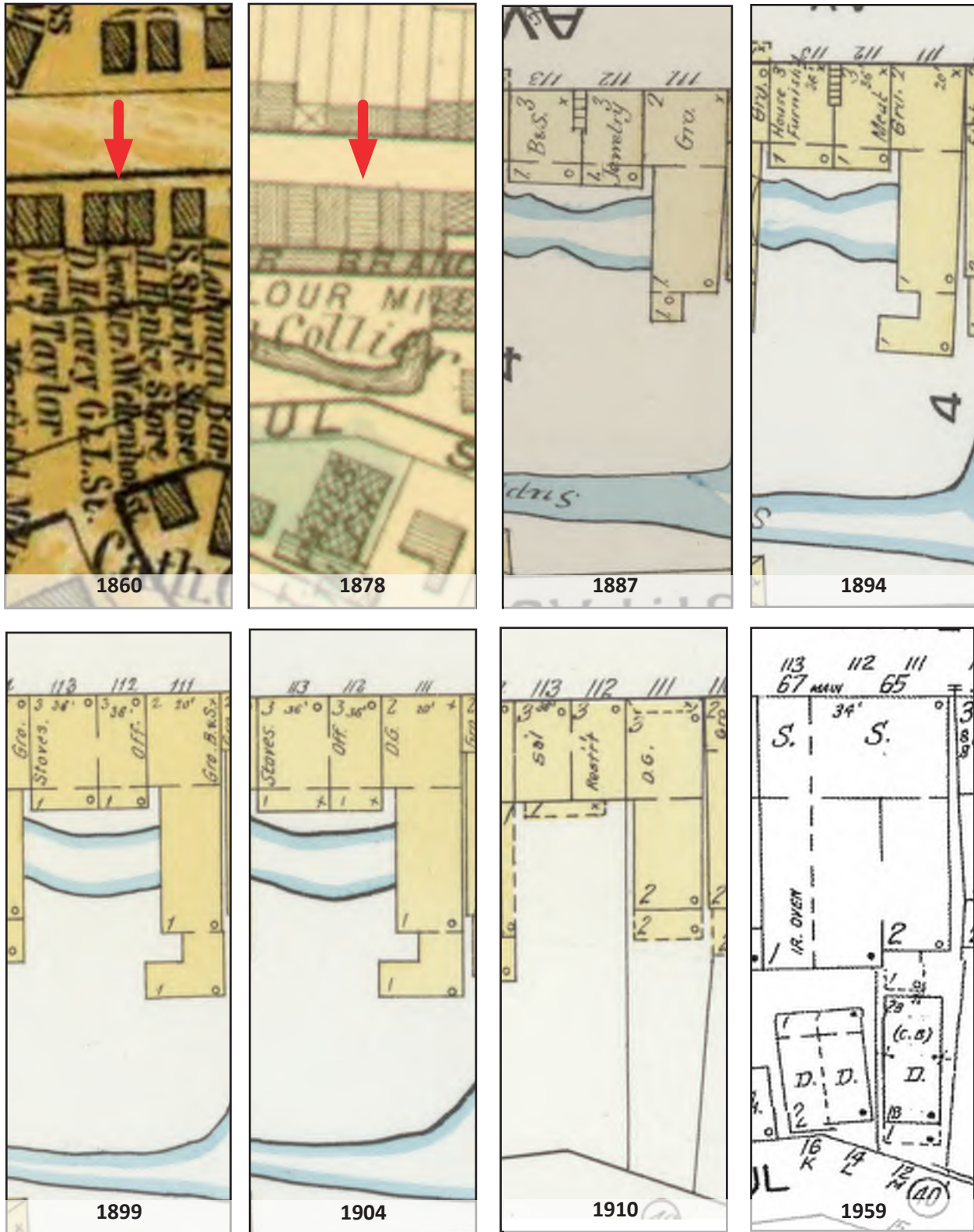


Figure 14: (Top. left to right) 1860 Martenet, 1878 Hopkins, and 1887, 1894 Sanborn maps; (Bottom. left to right) 1899, 1904, 1910, and 1959 Sanborn maps. Maryland State Archives and Library of Congress



Figure 15: Photograph of 8095 Main Street after fire in 1899. (Ellicott City, Then and Now)

sides of the building to form a “concrete bathtub” to act as a barricade against flooding.⁸

Character Assessment

There are no historic elements remaining on the interior of the building.

8 Jackie Powder. “Building Locks Out Disaster,” *The Sun*, 28 March 2004. Page 1B.



Figure 16: View of 8111 Main Street, circa 1950 (Enoch Pratt Free Library)

8111 MAIN STREET

Historic Name: Katydid

8111 Main Street (historically 113 Frederick Avenue, also 8109 Main Street) sits on a portion of Parcel 48. Today, 8111 Main Street stands three stories tall and spans two-bays wide. The building is clad in German siding and lap boards with a painted standing seam metal roof. Windows along the third story are arranged in a one-over-one pattern, and a two-over-two at the second floor with wood shutters. The main entrance is centrally located along the facade. A secondary entry door is positioned to the left of the main door. A fixed show window sits to the right of the main entry door.

The building appears on historic maps as early as 1860, but may have been constructed as early as 1800 due to hand hewn trusses in the building. Early property records indicate the property was acquired by John Holtman on April 15, 1878 from Helena Wallenhorst. and was from then on known as Holtman Grocery Store.



Figure 17: Facade of 8111 Main Street

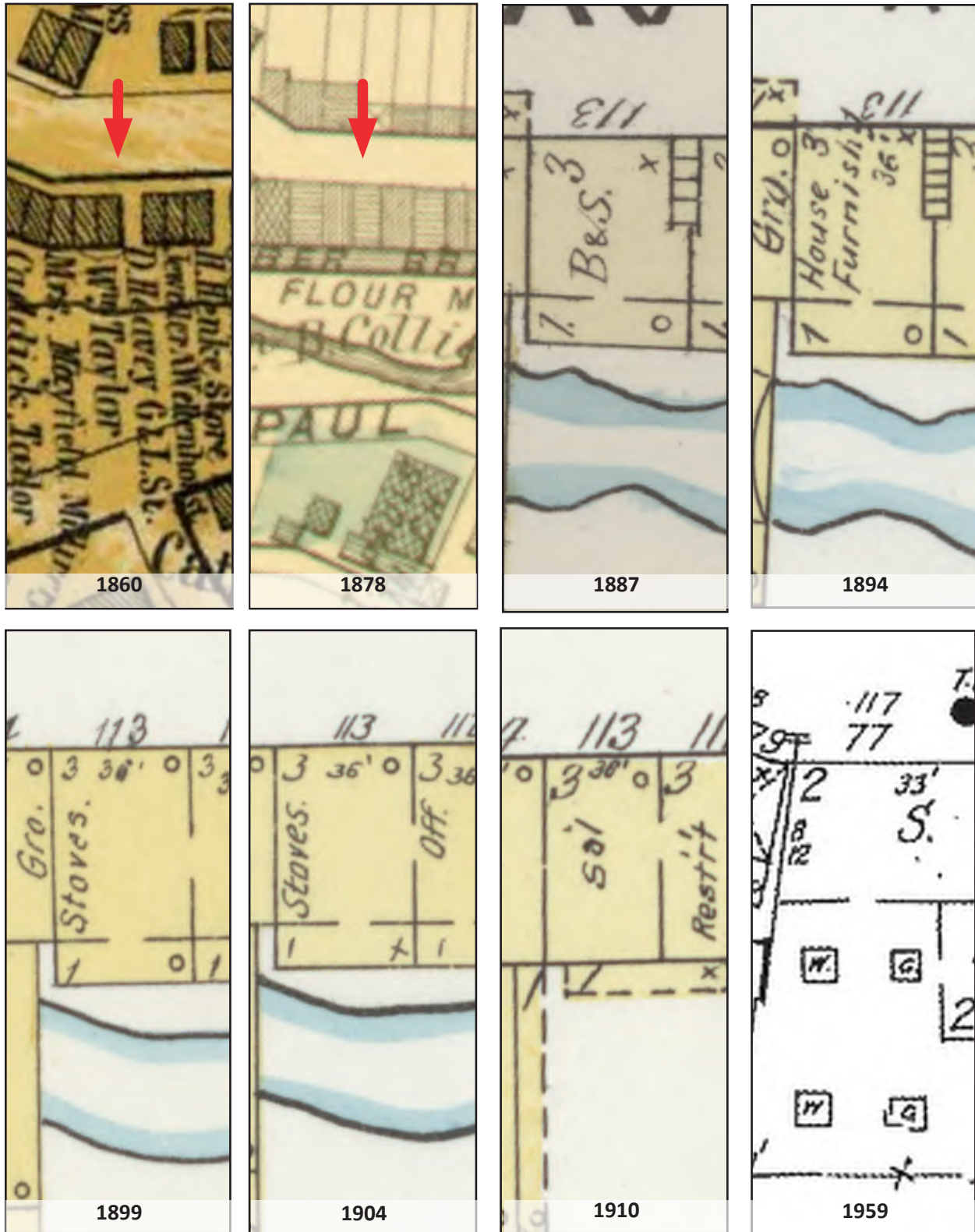


Figure 18: (Top, left to right) 1860 Martenet, 1878 Hopkins, and 1887, 1894 Sanborn maps; (Bottom, left to right) 1899, 1904, 1910, and 1959 Sanborn maps. Maryland State Archives and Library of Congress

The building remained under the family's ownership through the mid-twentieth century when Isabel B. Cavey, a descendant of the Holtman family sold the property to Samuel H. Caplan on November 30, 1951.⁹ The building was significantly altered during the twentieth century.

During the 1930s or 1940s, the storefront was reconfigured and "low-quality" plate glass windows were installed. Early photographs of the building depict a false stucco facade on the face of the building. When the stucco and asbestos shingles covering the surface were removed, the original German siding and lap boards were exposed and were found in good condition. They were cleaned and painted in order to preserve the original surface of the building as seen today. When the false facade was removed, the original timbers of the roof were also exposed. The roof was then restored to its original pitch and covered in standing seam metal roofing. In addition to the facade and roof, one of the original truss systems in the interior of the building was exposed.¹⁰ In 1962, Samuel Caplan conveyed the property to Yale Contracotrs, Inc.¹¹ On December 30, 1986, the property, including 8111-8113 was purchased by Charles E. and Jane B. Wehland and Walter L. and Jennifer D. Johnson as tenants by entirety.¹² In 1994, the Wehlands and Johnsons sold the property to Howard County, who owns the property today under the management of the Department of Public Works.¹³

Character Assessment

Exterior

- Fenestration
- Roof

Interior

- Timber supports

Note: The only remaining materials on the interior of this building are the stud walls, piping, heavy timber structural supports, and contemporary stairs.

9 "8109-8113 Main Street: A Brief History," The Amateur Historian, 11 August 2016. <https://theamateurhistoriandotorg.wordpress.com/2016/08/11/8109-8113-main-street-a-brief-history/> (accessed 19 July 2021).; Historic Preservation Certification - Rehabilitation, 8109-11 Main Street, Ellicott City, Maryland, #HO-586

10 Historic Preservation Certification - Rehabilitation, 8109-11 Main Street, Ellicott City, Maryland, #HO-586

11 Howard County, Maryland, Liber #WHH 386, Folio 549, recorded 18 July 1962. www.MarylandLandRec.net

12 Howard County, Maryland, Liber #CMP 1594, Folio 324, recorded 30 December 1986. www.MarylandLandRec.net

13 Howard County, Maryland, Liber #WAR 18561, Folio 147, recorded 25 February 2019. www.MarylandLandRec.net

8113 MAIN STREET

Historic Name: Crosscurrents; Caplan's Frame Shop

Occupying part of Parcel 48, 8113 Main Street (historically 114 Frederick Avenue). Like 8111 Main Street, the building appears on historic maps as early as 1860, but likely dates to the early nineteenth century when its neighbor, 8111 Main Street was built. The commercial building is rectangular in plan, and is two-stories in height, and two-bays wide topped with a gable roof. Modest in design, the main entrance is arranged with a central doorway flanked by fixed plate glass show windows. The two sash windows at the upper story are arranged in a six-over-one pattern with wooden shutters. A simple cornice separates the upper floor from the ground floor entryway.

Originally constructed over the Tiber River, with hand hewn beams like its neighbor at 8111. Early property records show the building was acquired by Anthony Laumann from John Collier in 1860, and was known as Laumann's Barber Shop. During the early part of



Figure 19: Facade of 8113 Main Street



Figure 20: Photograph of 8109-8113 after the flood in 2016 (Ellicott City Patch)

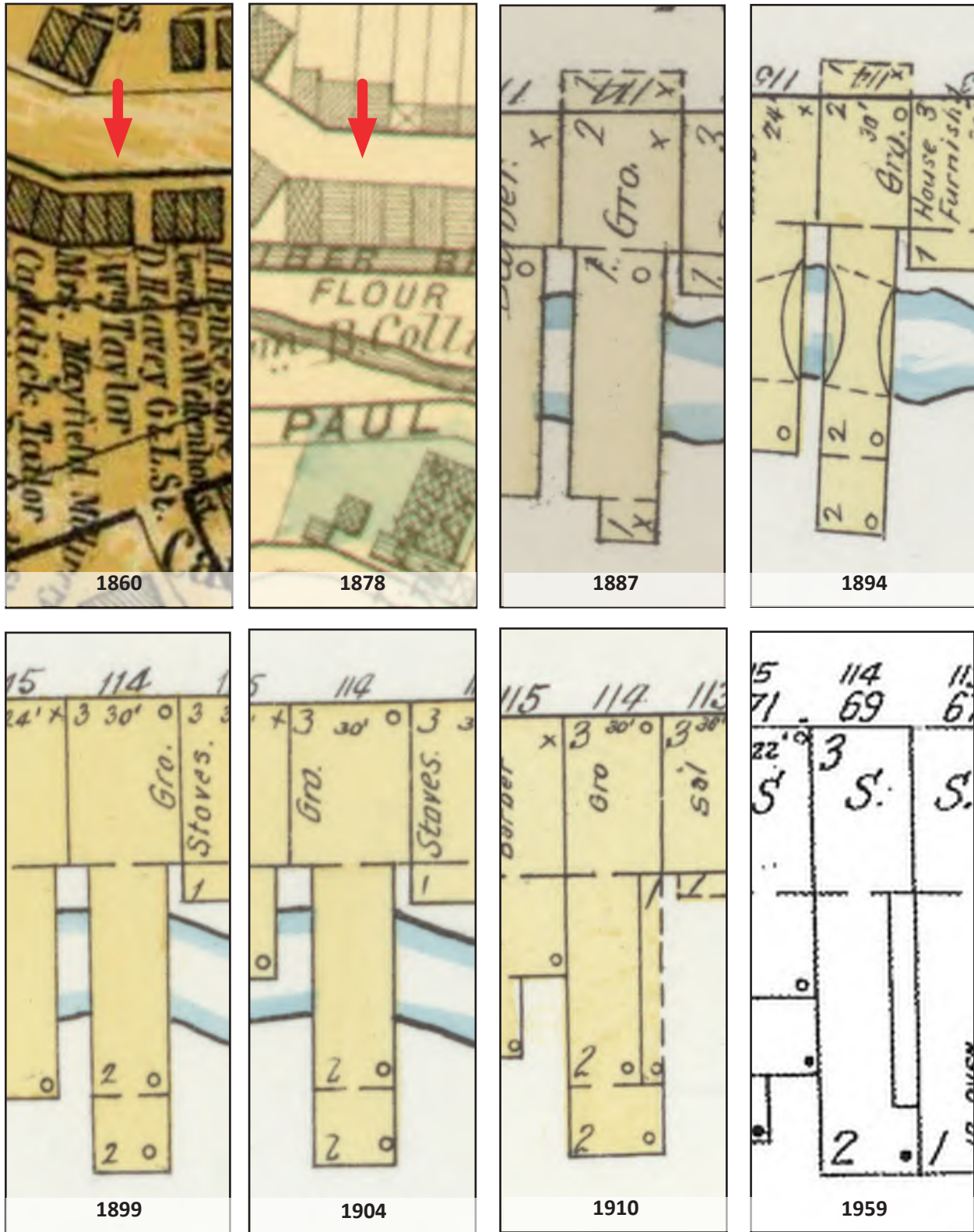


Figure 21: (Top, left to right) 1860 Martenet, 1878 Hopkins, and 1887, 1894 Sanborn maps; (Bottom, left to right) 1899, 1904, 1910, and 1959 Sanborn maps. Maryland State Archives and Library of Congress

the twentieth century, the property was known as Wosch's Barber Shop. The property remained with members of the Laumann family until March 12, 1952 when Albert Eugene Markley and Hannah Laumann Markley sold the property to Joseph G. and Earnese A. Miller on March 12, 1952. On July 10, 1958, the Millers conveyed the property to Yale Contractors, Inc. In July 1962, the property was sold to Samuel H. Caplan, who sold the property to Charles E. and Jane Best Wehland, along with Walter L. and Jennifer D. Johnson in February 1987.¹⁴

After the flood of 2016, the buildings at 8111-8113 Main Street sustained extensive damage concentrated along the ground floor. From August 2016 through May 2017, structural engineers Keast & Hood led emergency efforts to stabilize the two buildings in order to prevent a total loss.¹⁵ The Wehlands and Johnsons sold the property to Howard County, who owns the property today under the management of the Department of Public Works.¹⁶

Character Assessment

Exterior

- Fenestration
- Standing seam roof

Interior

- Timber supports

Note: The only remaining materials on the interior of this building are the stud walls, piping, heavy timber structural supports, and contemporary stairs.



Figure 22: Timber supports

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- 14 "After Action Report," Preservation Maryland (Baltimore, MD). <https://www.preservationmaryland.org/wp-content/uploads/2017/07/preservation-maryland-ellicott-city-flood-after-action-report-2017-web.pdf> (accessed 20 July 2021).; Howard County, Maryland, Liber #CMP 1594, Folio 324, recorded 30 December 1986. www.MarylandLandRec.net
- 15 "After Action Report," Preservation Maryland (Baltimore, MD). <https://www.preservationmaryland.org/wp-content/uploads/2017/07/preservation-maryland-ellicott-city-flood-after-action-report-2017-web.pdf> (accessed 20 July 2021).
- 16 Howard County, Maryland, Liber #WAR 18561, Folio 147, recorded 25 February 2019. www.MarylandLandRec.net

8125 MAIN STREET

Historic Name: Caplan's
Department Store

8125 Main Street sits on Parcel 45 and dates to the early twentieth century. The building is two stories in height and three-bays wide clad in yellow brick. The footprint of the building is irregular in shape, filling the angular lot that it sits on. The windows along the upper story are double-hung in a six-over-one pattern. The store entrance is recessed and accented by an arched entryway. Large store front windows frame the main doorway along Main Street. Two of the character defining features of the exterior include the large sign fixed on the facade of the building, and the shaped brick parapet topped with a cast-stone inscription displaying the name "Caplan's" at the top.

The history of Caplan's Department Store begins in 1895, when the matriarch of the Caplan family, Rachel Caplan founded the department store along Main Street. The family helped operate the store and resided on the upper stories.¹⁷ Caplan's Department Store was Howard County's first and only department store for many years.¹⁸ The store continuously operated at this location until 1977, when their doors officially closed. One June 18, 1976, Samuel Caplan sold the property to Historic Ellicott City Properties, who later sold the property back to Samuel on January

14, 1983.¹⁹ According to Samuel H. Caplan, son of Rachel Caplan, the 1972 flood damaged a large amount of merchandise and played a big roll in the closure of the department store in March 1977. In 1977, the



Figure 23: 8125 Main Street (EHT Tracerics, Inc. 2021)

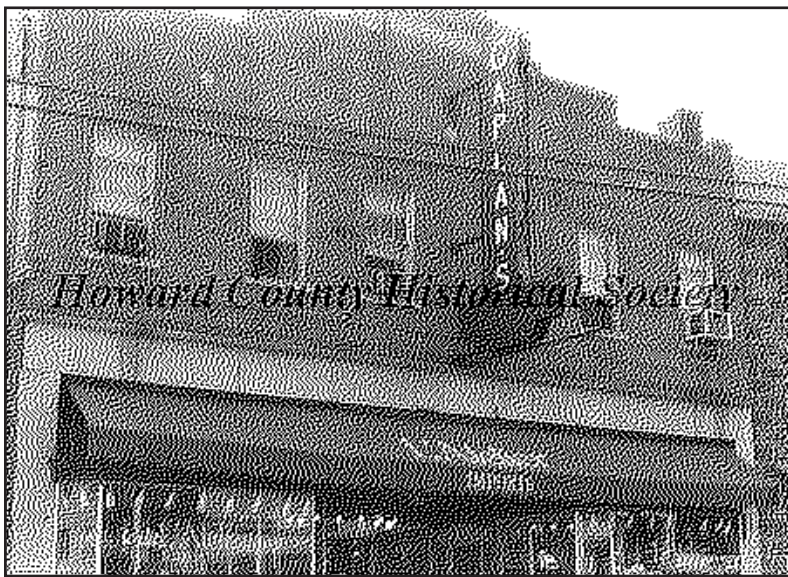


Figure 24: Image of 8125 Main Street in 1985 (Howard County
Historic Society)

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- 17 "Samuel Harry Caplan, 90, Ellicott City Merchant, dies," *The Sun*, 22 April 1990. Page 6B.; "Caplan's, and the Retail Trade," *The Baltimore Sun*, 3 April 2001.
- 18 "Samuel Harry Caplan, 90, Ellicott City Merchant, dies," *The Sun*, 22 April 1990. Page 6B.
- 19 Howard County, Maryland, Liber #CMP 792, Folio 351, recorded 18 June 1976. www.MarylandLandRec.net; Howard County, Maryland, Liber #CMP 1139, Folio 699, recorded 14 January 1983. www.MarylandLandRec.net

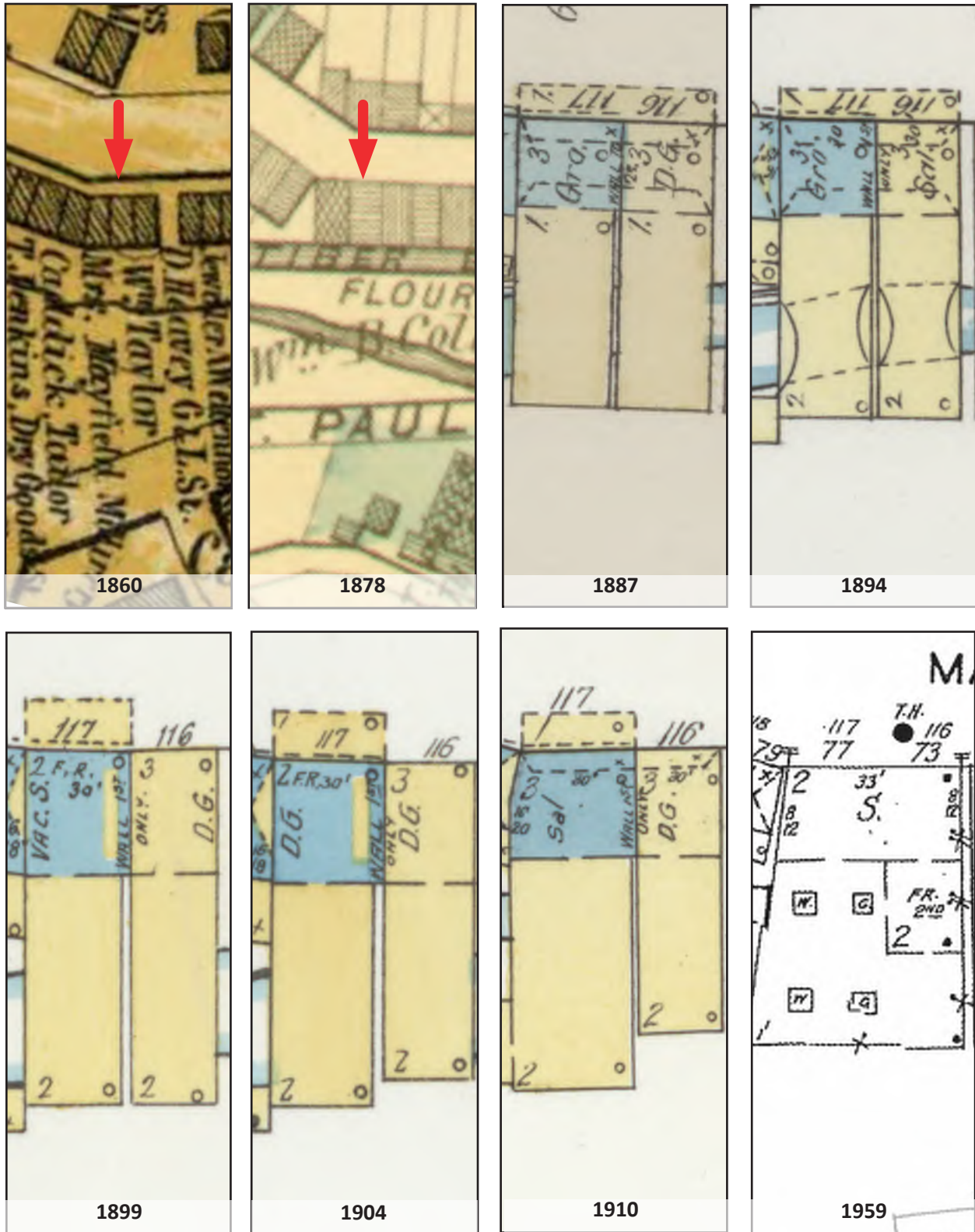


Figure 25: (Top, left to right) 1860 Martenet, 1878 Hopkins, and 1887, 1894 Sanborn maps; (Bottom, left to right) 1899, 1904, 1910, and 1959 Sanborn maps. Maryland State Archives and Library of Congress



Figure 26: View of 8125 Main Street, circa 1950 (Enoch Pratt Free Library)

county requested the removal of the Caplan store sign that had been fixed to facade of the building since 1925. The county agreed to allow the sign to stay up as long as the words “department store” at the bottom were removed. It appears that Caplan won this argument as the sign is still extant on the facade of the building as it was originally installed.²⁰



Figure 27: Photograph of entrance of 8125 Main Street, circa 2006
(*Ellicott City, Then and Now*)

20 “Old Sign is a Landmark, Caplan Tells Howard,” *The Sun*, 4 December 1977. Page B12.

Character Assessment

Exterior

- Brick
- Pediment
- Fenestration
- Signage
- Storefront configuration including wood detailing

Interior

- Pressed tin ceiling
- Wood flooring - second floor.



Figure 28: Pressed tin ceiling and remainder of storefront



Figure 30: Caplan's signage



Figure 29: Wood flooring at second floor

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