Request for Advisory Comment from the Historic Preservation Commission –
Rear Façade reconstruction / improvements to:

8125 Main Street (Caplan's)
8111-8113 (aka 8109) Main Street (Caplan's Frame Shop, HO-359; Katydid, HO-586),
8095 (aka 8101) Main Street,
8085 (aka 8089) Main Street,
8081 Main Street (HO-360), Ellicott City, MD 21043
County owned lot off of St. Paul Street, aka 3760 St. Paul Street, Ellicott City, MD 21043

Howard County Department of Public Works | September 15, 2021
With revisions October 1, 2021 (in yellow)

Reference Pre-Application Advice: A detailed description of the proposed changes – please list point by point on a separate document.

The Department of Public Works is requesting advisory comment / pre-application advice for the implementation of permanent rear (south) facades at five buildings along Main Street; as well as modifications to one building (8081 Main Street). The proposed improvements are in response to the necessity of removing portions of these buildings to implement the Channel Constriction Project, a component of the *EC Safe and Sound* Program. (A separate application has been submitted to the Commission for the partial removals). Additionally, the Commission previously approved the removal of the rear portion of 8125 Main Street in May of 2019. This effort has since been completed, due to the immediate hazard that retention of the structure posed.

Upon taking office in late 2018, County Executive Ball continued with the planned acquisition of ten buildings on Lower Main Street, honoring a commitment to acquire the buildings made to private owners by the prior administration. Through the development of *EC Safe and Sound*, Executive Ball has stressed a commitment to preserving as much of those original ten buildings as possible. This application seeks advisory comments as the County seeks to restore six of those buildings to re-occupancy. The effort to partially remove the buildings, as well as reconstruct new rear facades and return the buildings to service is fully funded; and slated to start construction upon receipt of all local, state and federal approvals.

It is important to note that The Department of Public Works has also submitted a Joint Permit Application (JPA) to the US Army Corps of Engineers (USACE) and the Maryland Department of the Environment for this and other projects. As part of the JPA, a *Section 106 Programmatic Agreement* was recently reached between the County, UCACE, Maryland Historic Trust (MHT), and the Advisory Council on Historic Preservation. The following is an excerpt from Part II of the *Section 106 Programmatic Agreement:*

1. *Howard County has completed the removal of the rear section of 8125 Main Street (Caplan's), as it was in danger of collapse due to damage from flash flooding in 2018.*
2. *Upon completion of the Project, Howard County will (upon availability of funds), seek to return the buildings to occupancy as soon as possible.*

3. *Howard County will incorporate floodproofing approaches along the rear of the buildings (South side) once the portion spanning the stream channel has been removed. This is intended to keep water within the stream channel.*
4. *Howard County will commence an open, transparent public process to formulate program (uses) for the buildings. Howard County intends to retain ownership of the buildings until all flood mitigation projects have been completed.*
   a) *Howard County has secured funding to renovate the six buildings in accordance with the program prescribed through the public process.*
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5. *The proposed rear removals are not intended to alter the existing stream channel walls. Where the channel walls require repair, this will be executed as part of the project.*
   a) *Stone will be selected to match existing to the greatest extent possible.*
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6. *Maintaining the notion of structures spanning the stream channel is an important component of the project. At 8095 Main Street, only the portion of the first floor that spans the stream channel is proposed for removal. This allows the remainder of the structure to continue to span the stream channel – at an elevation suitable to not constrict the flow of water based on Howard County's detailed hydrologic and hydraulic modeling. This also provides an ideal opportunity for Howard County to incorporate the aforementioned kiosk; as well as portions of the structures deemed character-defining which are salvaged.*
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8. *The constriction removal affords the opportunity to develop a new rear façade for the affected buildings; as well as to develop the east and west facades of 8095 Main Street. These facades will be developed in accordance with the design guidelines of the Ellicott City Historic District. The County has included preliminary concepts for review and comment by the HPC, submitted concurrently for advisory comment.*

In early 2021, the Howard County Council adopted the *Ellicott City Watershed Master Plan (Master Plan)*. The *Master Plan* includes several policies that are directly associated with the properties included in this request for comment. These include:

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In development of the materials included herein for the Commission, DPW and its consultant team referenced the *Section 106 Programmatic Agreement*, the *Master Plan*, and most notably, the Commission's guidelines. Collectively, the team submits the following for review:

1. Rear Façade treatments
2. St. Paul Street Park

Rear Façade treatments:

To develop proposed treatments for the rear facades of buildings where partial building removal must take place, the design team considered the following design parameters:

- HPC Guidelines and EC Watershed Master Plan
- Preservation of Main Street Facades
- Potential utilization of salvaged character-defining elements from the same or other structures
- Flood egress, in addition to life safety requirements of the code.
- Accessibility, where technically feasible.

As part of the EC Safe and Sound Plan, the County has developed a *Code & Use Study* to consider how (both technically and functionally) the six unique structures can be utilized in the future. *Diagrams from the Code and Use Study are included in Appendix A.* Given the unique nature, the differing construction types, available space, and numerous vertical circulation means present, the County and its consultant team undertook the Code and Use Study to assess how to use the buildings in the future. The team has identified three potential scenarios – considering the six buildings collectively as one building, of one/two/three (8081, 8085/8095, and 8111-8113/8125), and three/three (8081, 8085, 8095 / 8111-8113, 8125).
The resultant options potentially lead to alternative rear egress strategies. Generally speaking, the alternative egress strategies and not dissimilar enough that the County nor its consultants feel different strategies warrant development for this application.

For the rear façade treatments, the general design approach was to respond to the materials and treatments present on the front or visible sides of the buildings. This approach was selected because the buildings are generally small in scale, and introducing alternative materials or approaches could overly complicate a series of relatively modest structures. The following is a building by building summary:

8081 Main Street: The rear façade of the building visible was constructed c.1990s and is clad with German-lap wood siding, a material common and highly prevalent in the Historic District. As flood proofing approaches are considered, the first floor fenestration must be altered to alleviate potential water infiltration points. The rear addition that was constructed in the 1990s is appropriately scaled to the original structure. The addition also allows the original structure to read independently. The approach for this structure is to maintain the shape and form of the c.1990s addition, to restructure the rear addition using flood resilient materials with no visible change to the exterior siding or shape / form of the building. Alternative fenestration is planned for the face of the building paralleling the stream channel, on the First Floor only. Windows will be located at a higher elevation, and will be awning or casement function, single light design.
Since the German lap siding may be exposed to rising water, replacing it with a composite material, such as fiber cement, would maintain the look but provide additional flood resilience.

Image 8081.1 – Composite Lap Siding profile

8085 Main Street: The portion of the building being preserved was constructed from terra cotta masonry, which was prevalent during the time period. While the Main Street façade appears to be larger scale brick masonry units, it is actually terra cotta. To emulate this approach, cladding the rear façade with larger scale brick masonry units is proposed. The design team is considering a Utility size brick, nominally 4 inches by 12 inches, as the closest readily-available option; however additional material research is ongoing.
The use of punched window openings, scaled slightly smaller than the front façade, is proposed for the new rear façade. The windows will be wood, or aluminum-clad wood should the Commission consider it (for ease of long-term maintenance).

Image 8085.1 – Existing Terra Cotta

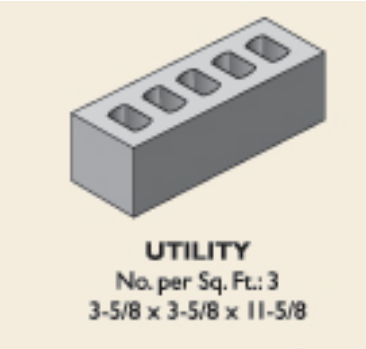

Image 8085.2 – Utility size brick

8095 Main Street: 8095 presents a unique opportunity to improve a relatively contemporary structure into a focal point spanning the stream channel, visible from new expanded park space along Lower Main Street and St. Paul Street. This structure will become one that will be experienced from all facades. Given that the building is only approximately 20 years old, and that the side and rear facades have no distinguishing features, two approaches have been developed for this structure.

The first approach is generally responsive to the illustrative vision of the Master Plan, and consistent with other masonry structures throughout the Historic District. This approach proposes a series of punched window openings, and considers the logic of similar 'side' facades, most notably the side of 8059 Main Street. In order to improve the energy efficiency, and provide additional visual interest, a new cladding for the side and rear facades is proposed. This cladding respects and channels the prevalence of horizontal siding present throughout the District, but augments that by proposing a larger scale and slightly more contemporary detailing. This approach could utilize fiber composite panels that are painted, or potentially include the use of a rain-screen system, utilizing aluminum composite panels.

Image 8095.1 – Image of 8059 Main Street, windows in rear block wall

The second approach includes developing more contemporary window openings, elongated and responsive to the building shape and form. Along the east side of the building, a glass curtain wall system is proposed on the portion of the building spanning the stream channel. This affords a unique opportunity to view and experience the stream channel from inside the structure – a concept harmonious with the Commission's guidelines. It also potentially allows for salvaged truss components to potentially be displayed interior to the building, but be visible through the curtain

wall system. With the contemporary approach, considerations for alternative cladding approaches are contained within Appendix A.

The rear façade of 8095 is proposed to be clad in a rain-screen matching that of the side facades. Fenestration, however, will remain as existing, and door openings will only be provided as required for egress.

Additionally, the design team considered potential alternations to the front (Main Street) façade of 8095. The approach to the front facade of 8095 is intended to unify the aesthetics of the whole building in an economic fashion. The glass curtain wall system from the second approach is applied to the building's center bay updating the appearance without altering its function. Additionally, the shallow balconies will be wrapped in the same curtain wall system updating their appearance and adding to the usable floor space on the second level.

8111-8113 Main Street: The portion of the building being removed is an addition to the original structure. On the second and third floors of the building, German-lap wood siding is visible, as are several sliding doors and windows that do not appear to relate to the Main Street façade of the building. Building upon the materials already present, the new rear façade is proposed to be clad in similar German-lap wood siding. New windows are proposed, following the logic of the Main Street façade. It is envisioned that with the reduced floor plate, most, if not all interior walls will be removed, hence one would be able to experience both facades while inside the building. The new windows would be either wood double-hung or aluminum-clad wood, should the Commission allow it, for ease of maintenance.

Image 8111-8113.1 – Rear Façade (currently wood siding)

8125 Main Street: Recently, DPW completed removal of the rear portion of the building that was in danger of collapse. During this process, DPW was able to maintain the far south brick wall, on the south side of the stream channel, as well as components of the original building structure which span the stream channel. Given that the new construction on the First Floor was not originally the rear of the building, which differs from 8085 or 8111-8113, two approaches are presented.
The first approach is to install a composite 'board and baton' type siding, generally with a 12" exposure and nominally 3" batons. The siding would extend from the top of the existing stream channel wall, to the underside of the 2nd story, above; and be painted in a color complementary to the existing brick above. The board and baton look was selected to provide a visual break from the prevalence of horizontal siding on either side of the building; and also since the length of the building is longer than buildings typically present in the area.

Image 8125.1 – Board and Baton composite siding, painted dark in color.

A second approach would be to install brick masonry, complementary to the existing brick visible on the 2nd floor, on the lower level as well.
With either option, clerestory windows are proposed for installation. The placement was developed in response to the 3-bay rhythm of the front façade.

Rear Balcony Treatments:

As reviewed in *Appendix A*, the *Code and Use Study* recommends two separate sets of balconies on the rear sides of the buildings, primarily to facilitate egress. The concept of rear balconies is also addressed and included as an implementing action in the *Ellicott City Watershed Master Plan.*
With the concepts presented in Appendix A, a downstream rear balcony, connecting 8081, 8085, and 8095 is proposed, in addition to an upstream balcony, connecting 8111-8113 and 8125. The upstream balcony may also include an option to connect with 8095. While this offers two distinct design opportunities, it may serve the County, as the Owner of both, to adopt a single aesthetic. The design options presented use clean, simple modern lines to complement, yet distinguish itself from the historic/traditional elements and echo the proposed contemporary features of 8095.

8085 Main Street: Rear Balcony

The balcony is proposed as a solid concrete deck on steel stringers. Stringers run above the stream channel, cantilevered from the rear of the building, and carry both floor and roof structure. The walking surface will receive a coating for increased durability and maintenance, which can be colored or tinted.

Railing Concepts:

Option 1 - Thin wood/metal rail on thin cylindrical pickets canted outward: Balcony railings are minimal, consisting of a rectangular rail held up by thin cylindrical, outwardly canted pickets. This modern design differentiates itself without competing with historic structures; while complementing both design approaches for 8095. It specifically, mimics the thin joints of the rainscreen in option one and referencs the light glass curtain wall spanning the stream channel in option two.

Option 2 - Rectangular rail and hefty square columns with gridded mesh panels in between: A more traditional profile consisting of a rectangular railing on hefty square columns with gridded mesh panels in between. It echoes the contemporary styling of both options for 8095. And the more prominent, but highly transparent profile is in concert with the historic structures.

Image 8085.3 – Railing Option 1

Image 8085.4 – Railing Option 2

8125 Main Street: Rear Balcony

Balcony Construction:

The existing beams spanning the channel at Caplan's provide a base for an egress walkway/balcony. Existing structure will be built up to accommodate a deck of one of the following materials:

1. Concrete
2. Metal grating. (Grating is lighter which is beneficial, but vibration and the tendency to ice and become slippery are drawbacks. If the option is preferred by the Commission, inclusion of heat trace may be warranted.)

Railing Concepts: Same as proposed for 8085

St. Paul 'Pocket Park':

The grade change from the egress landing at the 8095 property to St. Paul Street varies from 19' nearest to the 3744 property to approximately 21' at the current park entrance near the 3754 property. In order to comply with ADA, approximately 240 linear feet of ramps will be required along with roughly 8 landings. In order to accommodate this linear footage, the ramps will have to switch back and forth. And because of the width of the ramps and slope of the hill, retaining walls will be required to support the ramps in cross section.

Approach A: Minimize wall heights

In order to minimize wall heights, the ramps are situated to minimize cut and fill. That said, there are still walls show that exceed 5' in height. This concept treats the park as more of a pass-through space with no large gathering space. Two small overlooks are created that would allow users to view the stream channel, and a small breakout seating area is provided that could act as a lunch space for the Main Street businesses. This seating area could be limited to a seat-height wall with enough space for people to sit out of the flow of traffic. It could also be made large enough to fit 2-3 small café-size tables. The space between ramps would be planted with low maintenance plant material so that regular mowing is not required.

Approach B: Maximize open / lawn space

This option attempts to make usable space in the form of a larger seating area and lawn open space. If properly activated, the larger seating area could draw people into the space and could be an outdoor seating area if 8095 has a restaurant or similar use. Similar to Approach A, this area would double as an overlook to the channel below. The grassy open space could be lounge space, lunch space or a small dog walking area for local residents. It is close enough to St. Paul Street to be publicly accessible. Retaining walls in this option would be more substantial than option 1, being as tall as 8' at one location.

Aesthetics/Considerations

Given the historic nature of the area and surrounding architecture, the intent here is to use similar materials used locally, but also key off the proposed materials of the building renovations. While historic accents and details may be used for the majority of the park space, more modern elements could be introduced dependent on the architectural approach to the buildings. Generally speaking, brick paving would be used for gathering area, but ramps would be concrete for ease of construction and maintenance. Items such as guardrails and handrails, pathway lighting, and signage will be in the same style family and color as some of the architectural elements. Most importantly, both concepts plan for the existing carriage house wall to be salvaged and reconstructed.

In development of the improvements submitted as part of this application, DPW, along with their consultant teams, extensively reviewed the *Ellicott City Historic District Design Guidelines*, as well as the Commission's *Rules of Procedures* and applicable portions of the *County Code.* The following synopsis provides the proposed project's response to applicable portions of those documents.

Chapter 9: Landscape and Site Elements

A. Topography and Water courses

"…the water courses themselves are not highly visible in the center of the historic district. … Tiber Creek flows parallel to Main Street, through Ellicott City's central commercial area, but is confined to channels behind buildings or culverts beneath roads and buildings. Recent changes {c.1990} in downtown Ellicott City have helped to make Tiber Creek visible from public areas. These and similar projects that open up views of the streams or rivers to help to emphasize the relationship of Ellicott City to its natural setting."

Recommended:

- *Preserve the relationship of historic buildings to their sites.*
    - This project preserves historic portions of buildings on their original site. The project proposes to only remove a portion of each building – and maintains their facades, presence along the Main Street streetscape, and also preserves useable space within each building.
    - Furthermore, the project maintains and enhances the notion of buildings spanning the stream channel, by preserving the upper floors of the building at 8095 Main Street. With a contemporary approach, the opportunity exists to install a glass curtain wall system, furthering a visual connection between the interior of the building and the stream channel below.

- *Minimize grading by siting new structures and other improvements to make use of the land's natural contours. When necessary, use appropriately designed retaining walls or building walls to create the minimum level area needed for a new use in accordance with historic development patterns.*
    - For the St. Paul Street access, a series of retaining walls are proposed to facilitate ingress and egress through the slope. These retaining walls are proposed to be modest in height and constructed from materials prevalent throughout the district – potentially from salvaged building stone reclaimed from other projects.

- *Maintain and reinforce natural landscape elements, such as rock outcroppings, water courses and tree lines. Make views of natural elements, especially the Patapsco River and its tributaries, available to the public where possible.*
    - The water courses will be accentuated, and not altered, by this project. Views to the natural stream channel will be enhanced through the implementation of the project.

B. Trees and Other Vegetation

- The project proposes additional natural landscape elements and plantings, to be incorporated as part of the St. Paul access component.
- No mature trees or other vegetation under the purview of HPC is impacted by this application.
- The final design will consult the guidelines and implement a plan in accordance with the recommendations. Most notably, it will *'include landscaping improvements as part of any construction project in locations visible from a public way'.*

C. Cemeteries – Not Applicable

D. Walls, Fences, Terraces, Walkways and Driveways

- *Identify and retain site features that are important to the historic character of a site.*
  a. As part of this project, historic stream channel walls that define the stream channel are being retained and repaired. Additionally, stone retaining walls along the South side of the parcels are being maintained. There are no walkways or driveways impacted by this application.
- *Preserve historic features, such as retaining walls, freestanding walls, fences, terraces, walkways, driveways, and steps. When possible, reuse the historic building materials to repair or restore these structures.*
  b. This project seeks to preserve the historic stream channel walls (which act as retaining walls); and will maintain stone retaining walls along the South side of the parcels.

The following attachments are provided to support this Request for Advisory Comments, included as Appendicles to the Application for Certificate of Approval, submitted concurrently:

Appendix A: Presentation

Appendix C: Historic Preservation and Mitigation Documentation, EHT Traceries

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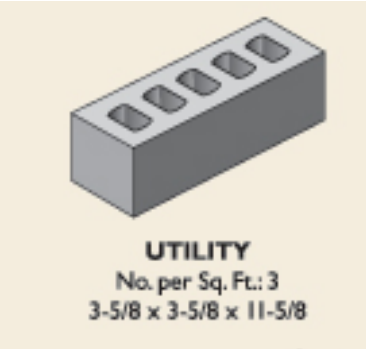

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Image 8095.1 – Image of 8059 Main Street, windows in rear block wall

The second approach includes developing more contemporary window openings, elongated and responsive to the building shape and form. Along the east side of the building, a glass curtain wall system is proposed on the portion of the building spanning the stream channel. This affords a unique opportunity to view and experience the stream channel from inside the structure – a concept harmonious with the Commission's guidelines. It also potentially allows for salvaged truss components to potentially be displayed interior to the building, but be visible through the curtain

wall system. With the contemporary approach, considerations for alternative cladding approaches are contained within Appendix A.

The rear façade of 8095 is proposed to be clad in a rain-screen matching that of the side facades. Fenestration, however, will remain as existing, and door openings will only be provided as required for egress.

Additionally, the design team considered potential alternations to the front (Main Street) façade of 8095. The approach to the front facade of 8095 is intended to unify the aesthetics of the whole building in an economic fashion. The glass curtain wall system from the second approach is applied to the building's center bay updating the appearance without altering its function. Additionally, the shallow balconies will be wrapped in the same curtain wall system updating their appearance and adding to the usable floor space on the second level.

8111-8113 Main Street: The portion of the building being removed is an addition to the original structure. On the second and third floors of the building, German-lap wood siding is visible, as are several sliding doors and windows that do not appear to relate to the Main Street façade of the building. Building upon the materials already present, the new rear façade is proposed to be clad in similar German-lap wood siding. New windows are proposed, following the logic of the Main Street façade. It is envisioned that with the reduced floor plate, most, if not all interior walls will be removed, hence one would be able to experience both facades while inside the building. The new windows would be either wood double-hung or aluminum-clad wood, should the Commission allow it, for ease of maintenance.

Image 8111-8113.1 – Rear Façade (currently wood siding)

8125 Main Street: Recently, DPW completed removal of the rear portion of the building that was in danger of collapse. During this process, DPW was able to maintain the far south brick wall, on the south side of the stream channel, as well as components of the original building structure which span the stream channel. Given that the new construction on the First Floor was not originally the rear of the building, which differs from 8085 or 8111-8113, two approaches are presented.
The first approach is to install a composite 'board and baton' type siding, generally with a 12" exposure and nominally 3" batons. The siding would extend from the top of the existing stream channel wall, to the underside of the 2nd story, above; and be painted in a color complementary to the existing brick above. The board and baton look was selected to provide a visual break from the prevalence of horizontal siding on either side of the building; and also since the length of the building is longer than buildings typically present in the area.

Image 8125.1 – Board and Baton composite siding, painted dark in color.

A second approach would be to install brick masonry, complementary to the existing brick visible on the 2nd floor, on the lower level as well.
With either option, clerestory windows are proposed for installation. The placement was developed in response to the 3-bay rhythm of the front façade.

Rear Balcony Treatments:

As reviewed in *Appendix A*, the *Code and Use Study* recommends two separate sets of balconies on the rear sides of the buildings, primarily to facilitate egress. The concept of rear balconies is also addressed and included as an implementing action in the *Ellicott City Watershed Master Plan.*
With the concepts presented in Appendix A, a downstream rear balcony, connecting 8081, 8085, and 8095 is proposed, in addition to an upstream balcony, connecting 8111-8113 and 8125. The upstream balcony may also include an option to connect with 8095. While this offers two distinct design opportunities, it may serve the County, as the Owner of both, to adopt a single aesthetic. The design options presented use clean, simple modern lines to complement, yet distinguish itself from the historic/traditional elements and echo the proposed contemporary features of 8095.

8085 Main Street: Rear Balcony

The balcony is proposed as a solid concrete deck on steel stringers. Stringers run above the stream channel, cantilevered from the rear of the building, and carry both floor and roof structure. The walking surface will receive a coating for increased durability and maintenance, which can be colored or tinted.

Railing Concepts:

Option 1 - Thin wood/metal rail on thin cylindrical pickets canted outward: Balcony railings are minimal, consisting of a rectangular rail held up by thin cylindrical, outwardly canted pickets. This modern design differentiates itself without competing with historic structures; while complementing both design approaches for 8095. It specifically, mimics the thin joints of the rainscreen in option one and referencs the light glass curtain wall spanning the stream channel in option two.

Option 2 - Rectangular rail and hefty square columns with gridded mesh panels in between: A more traditional profile consisting of a rectangular railing on hefty square columns with gridded mesh panels in between. It echoes the contemporary styling of both options for 8095. And the more prominent, but highly transparent profile is in concert with the historic structures.

Image 8085.3 – Railing Option 1

Image 8085.4 – Railing Option 2

8125 Main Street: Rear Balcony

Balcony Construction:

The existing beams spanning the channel at Caplan's provide a base for an egress walkway/balcony. Existing structure will be built up to accommodate a deck of one of the following materials:

1. Concrete
2. Metal grating. (Grating is lighter which is beneficial, but vibration and the tendency to ice and become slippery are drawbacks. If the option is preferred by the Commission, inclusion of heat trace may be warranted.)

Railing Concepts: Same as proposed for 8085

St. Paul 'Pocket Park':

The grade change from the egress landing at the 8095 property to St. Paul Street varies from 19' nearest to the 3744 property to approximately 21' at the current park entrance near the 3754 property. In order to comply with ADA, approximately 240 linear feet of ramps will be required along with roughly 8 landings. In order to accommodate this linear footage, the ramps will have to switch back and forth. And because of the width of the ramps and slope of the hill, retaining walls will be required to support the ramps in cross section.

Approach A: Minimize wall heights

In order to minimize wall heights, the ramps are situated to minimize cut and fill. That said, there are still walls show that exceed 5' in height. This concept treats the park as more of a pass-through space with no large gathering space. Two small overlooks are created that would allow users to view the stream channel, and a small breakout seating area is provided that could act as a lunch space for the Main Street businesses. This seating area could be limited to a seat-height wall with enough space for people to sit out of the flow of traffic. It could also be made large enough to fit 2-3 small café-size tables. The space between ramps would be planted with low maintenance plant material so that regular mowing is not required.

Approach B: Maximize open / lawn space

This option attempts to make usable space in the form of a larger seating area and lawn open space. If properly activated, the larger seating area could draw people into the space and could be an outdoor seating area if 8095 has a restaurant or similar use. Similar to Approach A, this area would double as an overlook to the channel below. The grassy open space could be lounge space, lunch space or a small dog walking area for local residents. It is close enough to St. Paul Street to be publicly accessible. Retaining walls in this option would be more substantial than option 1, being as tall as 8' at one location.

Aesthetics/Considerations

Given the historic nature of the area and surrounding architecture, the intent here is to use similar materials used locally, but also key off the proposed materials of the building renovations. While historic accents and details may be used for the majority of the park space, more modern elements could be introduced dependent on the architectural approach to the buildings. Generally speaking, brick paving would be used for gathering area, but ramps would be concrete for ease of construction and maintenance. Items such as guardrails and handrails, pathway lighting, and signage will be in the same style family and color as some of the architectural elements. Most importantly, both concepts plan for the existing carriage house wall to be salvaged and reconstructed.

In development of the improvements submitted as part of this application, DPW, along with their consultant teams, extensively reviewed the *Ellicott City Historic District Design Guidelines*, as well as the Commission's *Rules of Procedures* and applicable portions of the *County Code.* The following synopsis provides the proposed project's response to applicable portions of those documents.

Chapter 9: Landscape and Site Elements

A. Topography and Water courses

"…the water courses themselves are not highly visible in the center of the historic district. … Tiber Creek flows parallel to Main Street, through Ellicott City's central commercial area, but is confined to channels behind buildings or culverts beneath roads and buildings. Recent changes {c.1990} in downtown Ellicott City have helped to make Tiber Creek visible from public areas. These and similar projects that open up views of the streams or rivers to help to emphasize the relationship of Ellicott City to its natural setting."

Recommended:

- *Preserve the relationship of historic buildings to their sites.*
    - This project preserves historic portions of buildings on their original site. The project proposes to only remove a portion of each building – and maintains their facades, presence along the Main Street streetscape, and also preserves useable space within each building.
    - Furthermore, the project maintains and enhances the notion of buildings spanning the stream channel, by preserving the upper floors of the building at 8095 Main Street. With a contemporary approach, the opportunity exists to install a glass curtain wall system, furthering a visual connection between the interior of the building and the stream channel below.

- *Minimize grading by siting new structures and other improvements to make use of the land's natural contours. When necessary, use appropriately designed retaining walls or building walls to create the minimum level area needed for a new use in accordance with historic development patterns.*
    - For the St. Paul Street access, a series of retaining walls are proposed to facilitate ingress and egress through the slope. These retaining walls are proposed to be modest in height and constructed from materials prevalent throughout the district – potentially from salvaged building stone reclaimed from other projects.

- *Maintain and reinforce natural landscape elements, such as rock outcroppings, water courses and tree lines. Make views of natural elements, especially the Patapsco River and its tributaries, available to the public where possible.*
    - The water courses will be accentuated, and not altered, by this project. Views to the natural stream channel will be enhanced through the implementation of the project.

B. Trees and Other Vegetation

- The project proposes additional natural landscape elements and plantings, to be incorporated as part of the St. Paul access component.
- No mature trees or other vegetation under the purview of HPC is impacted by this application.
- The final design will consult the guidelines and implement a plan in accordance with the recommendations. Most notably, it will *'include landscaping improvements as part of any construction project in locations visible from a public way'.*

C. Cemeteries – Not Applicable

D. Walls, Fences, Terraces, Walkways and Driveways

- *Identify and retain site features that are important to the historic character of a site.*
  a. As part of this project, historic stream channel walls that define the stream channel are being retained and repaired. Additionally, stone retaining walls along the South side of the parcels are being maintained. There are no walkways or driveways impacted by this application.
- *Preserve historic features, such as retaining walls, freestanding walls, fences, terraces, walkways, driveways, and steps. When possible, reuse the historic building materials to repair or restore these structures.*
  b. This project seeks to preserve the historic stream channel walls (which act as retaining walls); and will maintain stone retaining walls along the South side of the parcels.

The following attachments are provided to support this Request for Advisory Comments, included as Appendicles to the Application for Certificate of Approval, submitted concurrently:

Appendix A: Presentation

Appendix C: Historic Preservation and Mitigation Documentation, EHT Traceries

Request for Advisory Comment from the Historic Preservation Commission –
Rear Façade reconstruction / improvements to:

8125 Main Street (Caplan's)
8111-8113 (aka 8109) Main Street (Caplan's Frame Shop, HO-359; Katydid, HO-586),
8095 (aka 8101) Main Street,
8085 (aka 8089) Main Street,
8081 Main Street (HO-360), Ellicott City, MD 21043
County owned lot off of St. Paul Street, aka 3760 St. Paul Street, Ellicott City, MD 21043

Howard County Department of Public Works | September 15, 2021
With revisions October 1, 2021 (in yellow)

Reference Pre-Application Advice: A detailed description of the proposed changes – please list point by point on a separate document.

The Department of Public Works is requesting advisory comment / pre-application advice for the implementation of permanent rear (south) facades at five buildings along Main Street; as well as modifications to one building (8081 Main Street). The proposed improvements are in response to the necessity of removing portions of these buildings to implement the Channel Constriction Project, a component of the *EC Safe and Sound* Program. (A separate application has been submitted to the Commission for the partial removals). Additionally, the Commission previously approved the removal of the rear portion of 8125 Main Street in May of 2019. This effort has since been completed, due to the immediate hazard that retention of the structure posed.

Upon taking office in late 2018, County Executive Ball continued with the planned acquisition of ten buildings on Lower Main Street, honoring a commitment to acquire the buildings made to private owners by the prior administration. Through the development of *EC Safe and Sound*, Executive Ball has stressed a commitment to preserving as much of those original ten buildings as possible. This application seeks advisory comments as the County seeks to restore six of those buildings to re-occupancy. The effort to partially remove the buildings, as well as reconstruct new rear facades and return the buildings to service is fully funded; and slated to start construction upon receipt of all local, state and federal approvals.

It is important to note that The Department of Public Works has also submitted a Joint Permit Application (JPA) to the US Army Corps of Engineers (USACE) and the Maryland Department of the Environment for this and other projects. As part of the JPA, a *Section 106 Programmatic Agreement* was recently reached between the County, UCACE, Maryland Historic Trust (MHT), and the Advisory Council on Historic Preservation. The following is an excerpt from Part II of the *Section 106 Programmatic Agreement:*

1. *Howard County has completed the removal of the rear section of 8125 Main Street (Caplan's), as it was in danger of collapse due to damage from flash flooding in 2018.*
2. *Upon completion of the Project, Howard County will (upon availability of funds), seek to return the buildings to occupancy as soon as possible.*

3. *Howard County will incorporate floodproofing approaches along the rear of the buildings (South side) once the portion spanning the stream channel has been removed. This is intended to keep water within the stream channel.*
4. *Howard County will commence an open, transparent public process to formulate program (uses) for the buildings. Howard County intends to retain ownership of the buildings until all flood mitigation projects have been completed.*
   a) *Howard County has secured funding to renovate the six buildings in accordance with the program prescribed through the public process.*
   b) *Howard County aims to renovate the structures for public use as soon as possible.*
   c) *Howard County endeavors to reuse salvaged elements from four buildings previously approved for removal (8049, 8055, 8059, and 8069 Main Street) to be removed, and/or the portions of buildings removed as part of the channel constriction project, to be reused in the completed renovations.*
5. *The proposed rear removals are not intended to alter the existing stream channel walls. Where the channel walls require repair, this will be executed as part of the project.*
   a) *Stone will be selected to match existing to the greatest extent possible.*
   b) *Stone will be laid in a pattern consistent with adjacent materials.*
   c) *Mortar samples will be collected and examined to determine a mix compatible with the adjacent material.*
6. *Maintaining the notion of structures spanning the stream channel is an important component of the project. At 8095 Main Street, only the portion of the first floor that spans the stream channel is proposed for removal. This allows the remainder of the structure to continue to span the stream channel – at an elevation suitable to not constrict the flow of water based on Howard County's detailed hydrologic and hydraulic modeling. This also provides an ideal opportunity for Howard County to incorporate the aforementioned kiosk; as well as portions of the structures deemed character-defining which are salvaged.*
7. *On sites where structures are removed, Howard County does not intend to construct occupiable space/structures, aside from where the Ellicott City Watershed Master Plan prescribes future site treatment.*
8. *The constriction removal affords the opportunity to develop a new rear façade for the affected buildings; as well as to develop the east and west facades of 8095 Main Street. These facades will be developed in accordance with the design guidelines of the Ellicott City Historic District. The County has included preliminary concepts for review and comment by the HPC, submitted concurrently for advisory comment.*

In early 2021, the Howard County Council adopted the *Ellicott City Watershed Master Plan (Master Plan)*. The *Master Plan* includes several policies that are directly associated with the properties included in this request for comment. These include:

Policy 8.5: County-Owned Lower Main Street Buildings
High Ground Access
Pedestrian Bridge
Amenity Space
Interpretation

Policy 8.6: Access to St. Paul Street

Policy 8.7: St. Paul Placemaking
Terraced Park
Interpretation
Lighting
Wayfinding

In development of the materials included herein for the Commission, DPW and its consultant team referenced the *Section 106 Programmatic Agreement*, the *Master Plan*, and most notably, the Commission's guidelines. Collectively, the team submits the following for review:

1. Rear Façade treatments
2. St. Paul Street Park

Rear Façade treatments:

To develop proposed treatments for the rear facades of buildings where partial building removal must take place, the design team considered the following design parameters:

- HPC Guidelines and EC Watershed Master Plan
- Preservation of Main Street Facades
- Potential utilization of salvaged character-defining elements from the same or other structures
- Flood egress, in addition to life safety requirements of the code.
- Accessibility, where technically feasible.

As part of the EC Safe and Sound Plan, the County has developed a *Code & Use Study* to consider how (both technically and functionally) the six unique structures can be utilized in the future. *Diagrams from the Code and Use Study are included in Appendix A.* Given the unique nature, the differing construction types, available space, and numerous vertical circulation means present, the County and its consultant team undertook the Code and Use Study to assess how to use the buildings in the future. The team has identified three potential scenarios – considering the six buildings collectively as one building, of one/two/three (8081, 8085/8095, and 8111-8113/8125), and three/three (8081, 8085, 8095 / 8111-8113, 8125).
The resultant options potentially lead to alternative rear egress strategies. Generally speaking, the alternative egress strategies and not dissimilar enough that the County nor its consultants feel different strategies warrant development for this application.

For the rear façade treatments, the general design approach was to respond to the materials and treatments present on the front or visible sides of the buildings. This approach was selected because the buildings are generally small in scale, and introducing alternative materials or approaches could overly complicate a series of relatively modest structures. The following is a building by building summary:

8081 Main Street: The rear façade of the building visible was constructed c.1990s and is clad with German-lap wood siding, a material common and highly prevalent in the Historic District. As flood proofing approaches are considered, the first floor fenestration must be altered to alleviate potential water infiltration points. The rear addition that was constructed in the 1990s is appropriately scaled to the original structure. The addition also allows the original structure to read independently. The approach for this structure is to maintain the shape and form of the c.1990s addition, to restructure the rear addition using flood resilient materials with no visible change to the exterior siding or shape / form of the building. Alternative fenestration is planned for the face of the building paralleling the stream channel, on the First Floor only. Windows will be located at a higher elevation, and will be awning or casement function, single light design.
Since the German lap siding may be exposed to rising water, replacing it with a composite material, such as fiber cement, would maintain the look but provide additional flood resilience.

Image 8081.1 – Composite Lap Siding profile

8085 Main Street: The portion of the building being preserved was constructed from terra cotta masonry, which was prevalent during the time period. While the Main Street façade appears to be larger scale brick masonry units, it is actually terra cotta. To emulate this approach, cladding the rear façade with larger scale brick masonry units is proposed. The design team is considering a Utility size brick, nominally 4 inches by 12 inches, as the closest readily-available option; however additional material research is ongoing.
The use of punched window openings, scaled slightly smaller than the front façade, is proposed for the new rear façade. The windows will be wood, or aluminum-clad wood should the Commission consider it (for ease of long-term maintenance).

Image 8085.1 – Existing Terra Cotta

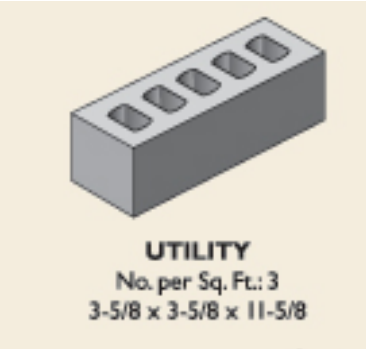

Image 8085.2 – Utility size brick

8095 Main Street: 8095 presents a unique opportunity to improve a relatively contemporary structure into a focal point spanning the stream channel, visible from new expanded park space along Lower Main Street and St. Paul Street. This structure will become one that will be experienced from all facades. Given that the building is only approximately 20 years old, and that the side and rear facades have no distinguishing features, two approaches have been developed for this structure.

The first approach is generally responsive to the illustrative vision of the Master Plan, and consistent with other masonry structures throughout the Historic District. This approach proposes a series of punched window openings, and considers the logic of similar 'side' facades, most notably the side of 8059 Main Street. In order to improve the energy efficiency, and provide additional visual interest, a new cladding for the side and rear facades is proposed. This cladding respects and channels the prevalence of horizontal siding present throughout the District, but augments that by proposing a larger scale and slightly more contemporary detailing. This approach could utilize fiber composite panels that are painted, or potentially include the use of a rain-screen system, utilizing aluminum composite panels.

Image 8095.1 – Image of 8059 Main Street, windows in rear block wall

The second approach includes developing more contemporary window openings, elongated and responsive to the building shape and form. Along the east side of the building, a glass curtain wall system is proposed on the portion of the building spanning the stream channel. This affords a unique opportunity to view and experience the stream channel from inside the structure – a concept harmonious with the Commission's guidelines. It also potentially allows for salvaged truss components to potentially be displayed interior to the building, but be visible through the curtain

wall system. With the contemporary approach, considerations for alternative cladding approaches are contained within Appendix A.

The rear façade of 8095 is proposed to be clad in a rain-screen matching that of the side facades. Fenestration, however, will remain as existing, and door openings will only be provided as required for egress.

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- *Maintain and reinforce natural landscape elements, such as rock outcroppings, water courses and tree lines. Make views of natural elements, especially the Patapsco River and its tributaries, available to the public where possible.*
    - The water courses will be accentuated, and not altered, by this project. Views to the natural stream channel will be enhanced through the implementation of the project.

B. Trees and Other Vegetation

- The project proposes additional natural landscape elements and plantings, to be incorporated as part of the St. Paul access component.
- No mature trees or other vegetation under the purview of HPC is impacted by this application.
- The final design will consult the guidelines and implement a plan in accordance with the recommendations. Most notably, it will *'include landscaping improvements as part of any construction project in locations visible from a public way'.*

C. Cemeteries – Not Applicable

D. Walls, Fences, Terraces, Walkways and Driveways

- *Identify and retain site features that are important to the historic character of a site.*
  a. As part of this project, historic stream channel walls that define the stream channel are being retained and repaired. Additionally, stone retaining walls along the South side of the parcels are being maintained. There are no walkways or driveways impacted by this application.
- *Preserve historic features, such as retaining walls, freestanding walls, fences, terraces, walkways, driveways, and steps. When possible, reuse the historic building materials to repair or restore these structures.*
  b. This project seeks to preserve the historic stream channel walls (which act as retaining walls); and will maintain stone retaining walls along the South side of the parcels.

The following attachments are provided to support this Request for Advisory Comments, included as Appendicles to the Application for Certificate of Approval, submitted concurrently:

Appendix A: Presentation

Appendix C: Historic Preservation and Mitigation Documentation, EHT Traceries

Request for Advisory Comment from the Historic Preservation Commission –
Rear Façade reconstruction / improvements to:

8125 Main Street (Caplan's)
8111-8113 (aka 8109) Main Street (Caplan's Frame Shop, HO-359; Katydid, HO-586),
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County owned lot off of St. Paul Street, aka 3760 St. Paul Street, Ellicott City, MD 21043

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Reference Pre-Application Advice: A detailed description of the proposed changes – please list point by point on a separate document.

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It is important to note that The Department of Public Works has also submitted a Joint Permit Application (JPA) to the US Army Corps of Engineers (USACE) and the Maryland Department of the Environment for this and other projects. As part of the JPA, a *Section 106 Programmatic Agreement* was recently reached between the County, UCACE, Maryland Historic Trust (MHT), and the Advisory Council on Historic Preservation. The following is an excerpt from Part II of the *Section 106 Programmatic Agreement:*

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2. *Upon completion of the Project, Howard County will (upon availability of funds), seek to return the buildings to occupancy as soon as possible.*

3. *Howard County will incorporate floodproofing approaches along the rear of the buildings (South side) once the portion spanning the stream channel has been removed. This is intended to keep water within the stream channel.*
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5. *The proposed rear removals are not intended to alter the existing stream channel walls. Where the channel walls require repair, this will be executed as part of the project.*
   a) *Stone will be selected to match existing to the greatest extent possible.*
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7. *On sites where structures are removed, Howard County does not intend to construct occupiable space/structures, aside from where the Ellicott City Watershed Master Plan prescribes future site treatment.*
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In early 2021, the Howard County Council adopted the *Ellicott City Watershed Master Plan (Master Plan)*. The *Master Plan* includes several policies that are directly associated with the properties included in this request for comment. These include:

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Terraced Park
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Lighting
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In development of the materials included herein for the Commission, DPW and its consultant team referenced the *Section 106 Programmatic Agreement*, the *Master Plan*, and most notably, the Commission's guidelines. Collectively, the team submits the following for review:

1. Rear Façade treatments
2. St. Paul Street Park

Rear Façade treatments:

To develop proposed treatments for the rear facades of buildings where partial building removal must take place, the design team considered the following design parameters:

- HPC Guidelines and EC Watershed Master Plan
- Preservation of Main Street Facades
- Potential utilization of salvaged character-defining elements from the same or other structures
- Flood egress, in addition to life safety requirements of the code.
- Accessibility, where technically feasible.

As part of the EC Safe and Sound Plan, the County has developed a *Code & Use Study* to consider how (both technically and functionally) the six unique structures can be utilized in the future. *Diagrams from the Code and Use Study are included in Appendix A.* Given the unique nature, the differing construction types, available space, and numerous vertical circulation means present, the County and its consultant team undertook the Code and Use Study to assess how to use the buildings in the future. The team has identified three potential scenarios – considering the six buildings collectively as one building, of one/two/three (8081, 8085/8095, and 8111-8113/8125), and three/three (8081, 8085, 8095 / 8111-8113, 8125).
The resultant options potentially lead to alternative rear egress strategies. Generally speaking, the alternative egress strategies and not dissimilar enough that the County nor its consultants feel different strategies warrant development for this application.

For the rear façade treatments, the general design approach was to respond to the materials and treatments present on the front or visible sides of the buildings. This approach was selected because the buildings are generally small in scale, and introducing alternative materials or approaches could overly complicate a series of relatively modest structures. The following is a building by building summary:

8081 Main Street: The rear façade of the building visible was constructed c.1990s and is clad with German-lap wood siding, a material common and highly prevalent in the Historic District. As flood proofing approaches are considered, the first floor fenestration must be altered to alleviate potential water infiltration points. The rear addition that was constructed in the 1990s is appropriately scaled to the original structure. The addition also allows the original structure to read independently. The approach for this structure is to maintain the shape and form of the c.1990s addition, to restructure the rear addition using flood resilient materials with no visible change to the exterior siding or shape / form of the building. Alternative fenestration is planned for the face of the building paralleling the stream channel, on the First Floor only. Windows will be located at a higher elevation, and will be awning or casement function, single light design.
Since the German lap siding may be exposed to rising water, replacing it with a composite material, such as fiber cement, would maintain the look but provide additional flood resilience.

Image 8081.1 – Composite Lap Siding profile

8085 Main Street: The portion of the building being preserved was constructed from terra cotta masonry, which was prevalent during the time period. While the Main Street façade appears to be larger scale brick masonry units, it is actually terra cotta. To emulate this approach, cladding the rear façade with larger scale brick masonry units is proposed. The design team is considering a Utility size brick, nominally 4 inches by 12 inches, as the closest readily-available option; however additional material research is ongoing.
The use of punched window openings, scaled slightly smaller than the front façade, is proposed for the new rear façade. The windows will be wood, or aluminum-clad wood should the Commission consider it (for ease of long-term maintenance).

Image 8085.1 – Existing Terra Cotta

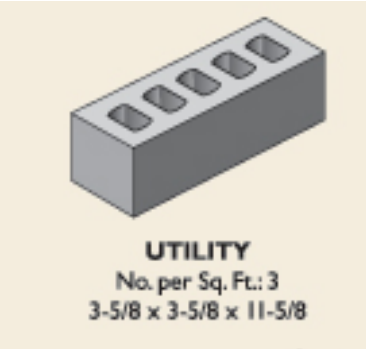

Image 8085.2 – Utility size brick

8095 Main Street: 8095 presents a unique opportunity to improve a relatively contemporary structure into a focal point spanning the stream channel, visible from new expanded park space along Lower Main Street and St. Paul Street. This structure will become one that will be experienced from all facades. Given that the building is only approximately 20 years old, and that the side and rear facades have no distinguishing features, two approaches have been developed for this structure.

The first approach is generally responsive to the illustrative vision of the Master Plan, and consistent with other masonry structures throughout the Historic District. This approach proposes a series of punched window openings, and considers the logic of similar 'side' facades, most notably the side of 8059 Main Street. In order to improve the energy efficiency, and provide additional visual interest, a new cladding for the side and rear facades is proposed. This cladding respects and channels the prevalence of horizontal siding present throughout the District, but augments that by proposing a larger scale and slightly more contemporary detailing. This approach could utilize fiber composite panels that are painted, or potentially include the use of a rain-screen system, utilizing aluminum composite panels.

Image 8095.1 – Image of 8059 Main Street, windows in rear block wall

The second approach includes developing more contemporary window openings, elongated and responsive to the building shape and form. Along the east side of the building, a glass curtain wall system is proposed on the portion of the building spanning the stream channel. This affords a unique opportunity to view and experience the stream channel from inside the structure – a concept harmonious with the Commission's guidelines. It also potentially allows for salvaged truss components to potentially be displayed interior to the building, but be visible through the curtain

wall system. With the contemporary approach, considerations for alternative cladding approaches are contained within Appendix A.

The rear façade of 8095 is proposed to be clad in a rain-screen matching that of the side facades. Fenestration, however, will remain as existing, and door openings will only be provided as required for egress.

Additionally, the design team considered potential alternations to the front (Main Street) façade of 8095. The approach to the front facade of 8095 is intended to unify the aesthetics of the whole building in an economic fashion. The glass curtain wall system from the second approach is applied to the building's center bay updating the appearance without altering its function. Additionally, the shallow balconies will be wrapped in the same curtain wall system updating their appearance and adding to the usable floor space on the second level.

8111-8113 Main Street: The portion of the building being removed is an addition to the original structure. On the second and third floors of the building, German-lap wood siding is visible, as are several sliding doors and windows that do not appear to relate to the Main Street façade of the building. Building upon the materials already present, the new rear façade is proposed to be clad in similar German-lap wood siding. New windows are proposed, following the logic of the Main Street façade. It is envisioned that with the reduced floor plate, most, if not all interior walls will be removed, hence one would be able to experience both facades while inside the building. The new windows would be either wood double-hung or aluminum-clad wood, should the Commission allow it, for ease of maintenance.

Image 8111-8113.1 – Rear Façade (currently wood siding)

8125 Main Street: Recently, DPW completed removal of the rear portion of the building that was in danger of collapse. During this process, DPW was able to maintain the far south brick wall, on the south side of the stream channel, as well as components of the original building structure which span the stream channel. Given that the new construction on the First Floor was not originally the rear of the building, which differs from 8085 or 8111-8113, two approaches are presented.
The first approach is to install a composite 'board and baton' type siding, generally with a 12" exposure and nominally 3" batons. The siding would extend from the top of the existing stream channel wall, to the underside of the 2nd story, above; and be painted in a color complementary to the existing brick above. The board and baton look was selected to provide a visual break from the prevalence of horizontal siding on either side of the building; and also since the length of the building is longer than buildings typically present in the area.

Image 8125.1 – Board and Baton composite siding, painted dark in color.

A second approach would be to install brick masonry, complementary to the existing brick visible on the 2nd floor, on the lower level as well.
With either option, clerestory windows are proposed for installation. The placement was developed in response to the 3-bay rhythm of the front façade.

Rear Balcony Treatments:

As reviewed in *Appendix A*, the *Code and Use Study* recommends two separate sets of balconies on the rear sides of the buildings, primarily to facilitate egress. The concept of rear balconies is also addressed and included as an implementing action in the *Ellicott City Watershed Master Plan.*
With the concepts presented in Appendix A, a downstream rear balcony, connecting 8081, 8085, and 8095 is proposed, in addition to an upstream balcony, connecting 8111-8113 and 8125. The upstream balcony may also include an option to connect with 8095. While this offers two distinct design opportunities, it may serve the County, as the Owner of both, to adopt a single aesthetic. The design options presented use clean, simple modern lines to complement, yet distinguish itself from the historic/traditional elements and echo the proposed contemporary features of 8095.

8085 Main Street: Rear Balcony

The balcony is proposed as a solid concrete deck on steel stringers. Stringers run above the stream channel, cantilevered from the rear of the building, and carry both floor and roof structure. The walking surface will receive a coating for increased durability and maintenance, which can be colored or tinted.

Railing Concepts:

Option 1 - Thin wood/metal rail on thin cylindrical pickets canted outward: Balcony railings are minimal, consisting of a rectangular rail held up by thin cylindrical, outwardly canted pickets. This modern design differentiates itself without competing with historic structures; while complementing both design approaches for 8095. It specifically, mimics the thin joints of the rainscreen in option one and referencs the light glass curtain wall spanning the stream channel in option two.

Option 2 - Rectangular rail and hefty square columns with gridded mesh panels in between: A more traditional profile consisting of a rectangular railing on hefty square columns with gridded mesh panels in between. It echoes the contemporary styling of both options for 8095. And the more prominent, but highly transparent profile is in concert with the historic structures.

Image 8085.3 – Railing Option 1

Image 8085.4 – Railing Option 2

8125 Main Street: Rear Balcony

Balcony Construction:

The existing beams spanning the channel at Caplan's provide a base for an egress walkway/balcony. Existing structure will be built up to accommodate a deck of one of the following materials:

1. Concrete
2. Metal grating. (Grating is lighter which is beneficial, but vibration and the tendency to ice and become slippery are drawbacks. If the option is preferred by the Commission, inclusion of heat trace may be warranted.)

Railing Concepts: Same as proposed for 8085

St. Paul 'Pocket Park':

The grade change from the egress landing at the 8095 property to St. Paul Street varies from 19' nearest to the 3744 property to approximately 21' at the current park entrance near the 3754 property. In order to comply with ADA, approximately 240 linear feet of ramps will be required along with roughly 8 landings. In order to accommodate this linear footage, the ramps will have to switch back and forth. And because of the width of the ramps and slope of the hill, retaining walls will be required to support the ramps in cross section.

Approach A: Minimize wall heights

In order to minimize wall heights, the ramps are situated to minimize cut and fill. That said, there are still walls show that exceed 5' in height. This concept treats the park as more of a pass-through space with no large gathering space. Two small overlooks are created that would allow users to view the stream channel, and a small breakout seating area is provided that could act as a lunch space for the Main Street businesses. This seating area could be limited to a seat-height wall with enough space for people to sit out of the flow of traffic. It could also be made large enough to fit 2-3 small café-size tables. The space between ramps would be planted with low maintenance plant material so that regular mowing is not required.

Approach B: Maximize open / lawn space

This option attempts to make usable space in the form of a larger seating area and lawn open space. If properly activated, the larger seating area could draw people into the space and could be an outdoor seating area if 8095 has a restaurant or similar use. Similar to Approach A, this area would double as an overlook to the channel below. The grassy open space could be lounge space, lunch space or a small dog walking area for local residents. It is close enough to St. Paul Street to be publicly accessible. Retaining walls in this option would be more substantial than option 1, being as tall as 8' at one location.

Aesthetics/Considerations

Given the historic nature of the area and surrounding architecture, the intent here is to use similar materials used locally, but also key off the proposed materials of the building renovations. While historic accents and details may be used for the majority of the park space, more modern elements could be introduced dependent on the architectural approach to the buildings. Generally speaking, brick paving would be used for gathering area, but ramps would be concrete for ease of construction and maintenance. Items such as guardrails and handrails, pathway lighting, and signage will be in the same style family and color as some of the architectural elements. Most importantly, both concepts plan for the existing carriage house wall to be salvaged and reconstructed.

In development of the improvements submitted as part of this application, DPW, along with their consultant teams, extensively reviewed the *Ellicott City Historic District Design Guidelines*, as well as the Commission's *Rules of Procedures* and applicable portions of the *County Code.* The following synopsis provides the proposed project's response to applicable portions of those documents.

Chapter 9: Landscape and Site Elements

A. Topography and Water courses

"…the water courses themselves are not highly visible in the center of the historic district. … Tiber Creek flows parallel to Main Street, through Ellicott City's central commercial area, but is confined to channels behind buildings or culverts beneath roads and buildings. Recent changes {c.1990} in downtown Ellicott City have helped to make Tiber Creek visible from public areas. These and similar projects that open up views of the streams or rivers to help to emphasize the relationship of Ellicott City to its natural setting."

Recommended:

- *Preserve the relationship of historic buildings to their sites.*
    - This project preserves historic portions of buildings on their original site. The project proposes to only remove a portion of each building – and maintains their facades, presence along the Main Street streetscape, and also preserves useable space within each building.
    - Furthermore, the project maintains and enhances the notion of buildings spanning the stream channel, by preserving the upper floors of the building at 8095 Main Street. With a contemporary approach, the opportunity exists to install a glass curtain wall system, furthering a visual connection between the interior of the building and the stream channel below.

- *Minimize grading by siting new structures and other improvements to make use of the land's natural contours. When necessary, use appropriately designed retaining walls or building walls to create the minimum level area needed for a new use in accordance with historic development patterns.*
    - For the St. Paul Street access, a series of retaining walls are proposed to facilitate ingress and egress through the slope. These retaining walls are proposed to be modest in height and constructed from materials prevalent throughout the district – potentially from salvaged building stone reclaimed from other projects.

- *Maintain and reinforce natural landscape elements, such as rock outcroppings, water courses and tree lines. Make views of natural elements, especially the Patapsco River and its tributaries, available to the public where possible.*
    - The water courses will be accentuated, and not altered, by this project. Views to the natural stream channel will be enhanced through the implementation of the project.

B. Trees and Other Vegetation

- The project proposes additional natural landscape elements and plantings, to be incorporated as part of the St. Paul access component.
- No mature trees or other vegetation under the purview of HPC is impacted by this application.
- The final design will consult the guidelines and implement a plan in accordance with the recommendations. Most notably, it will *'include landscaping improvements as part of any construction project in locations visible from a public way'.*

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- *Identify and retain site features that are important to the historic character of a site.*
  a. As part of this project, historic stream channel walls that define the stream channel are being retained and repaired. Additionally, stone retaining walls along the South side of the parcels are being maintained. There are no walkways or driveways impacted by this application.
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The use of punched window openings, scaled slightly smaller than the front façade, is proposed for the new rear façade. The windows will be wood, or aluminum-clad wood should the Commission consider it (for ease of long-term maintenance).

Image 8085.1 – Existing Terra Cotta

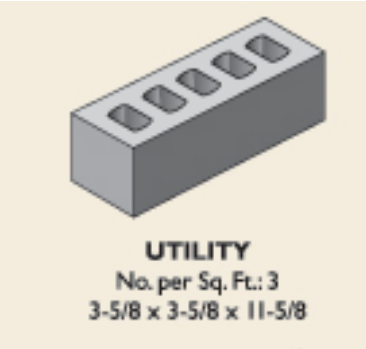

Image 8085.2 – Utility size brick

8095 Main Street: 8095 presents a unique opportunity to improve a relatively contemporary structure into a focal point spanning the stream channel, visible from new expanded park space along Lower Main Street and St. Paul Street. This structure will become one that will be experienced from all facades. Given that the building is only approximately 20 years old, and that the side and rear facades have no distinguishing features, two approaches have been developed for this structure.

The first approach is generally responsive to the illustrative vision of the Master Plan, and consistent with other masonry structures throughout the Historic District. This approach proposes a series of punched window openings, and considers the logic of similar 'side' facades, most notably the side of 8059 Main Street. In order to improve the energy efficiency, and provide additional visual interest, a new cladding for the side and rear facades is proposed. This cladding respects and channels the prevalence of horizontal siding present throughout the District, but augments that by proposing a larger scale and slightly more contemporary detailing. This approach could utilize fiber composite panels that are painted, or potentially include the use of a rain-screen system, utilizing aluminum composite panels.

Image 8095.1 – Image of 8059 Main Street, windows in rear block wall

The second approach includes developing more contemporary window openings, elongated and responsive to the building shape and form. Along the east side of the building, a glass curtain wall system is proposed on the portion of the building spanning the stream channel. This affords a unique opportunity to view and experience the stream channel from inside the structure – a concept harmonious with the Commission's guidelines. It also potentially allows for salvaged truss components to potentially be displayed interior to the building, but be visible through the curtain

wall system. With the contemporary approach, considerations for alternative cladding approaches are contained within Appendix A.

The rear façade of 8095 is proposed to be clad in a rain-screen matching that of the side facades. Fenestration, however, will remain as existing, and door openings will only be provided as required for egress.

Additionally, the design team considered potential alternations to the front (Main Street) façade of 8095. The approach to the front facade of 8095 is intended to unify the aesthetics of the whole building in an economic fashion. The glass curtain wall system from the second approach is applied to the building's center bay updating the appearance without altering its function. Additionally, the shallow balconies will be wrapped in the same curtain wall system updating their appearance and adding to the usable floor space on the second level.

8111-8113 Main Street: The portion of the building being removed is an addition to the original structure. On the second and third floors of the building, German-lap wood siding is visible, as are several sliding doors and windows that do not appear to relate to the Main Street façade of the building. Building upon the materials already present, the new rear façade is proposed to be clad in similar German-lap wood siding. New windows are proposed, following the logic of the Main Street façade. It is envisioned that with the reduced floor plate, most, if not all interior walls will be removed, hence one would be able to experience both facades while inside the building. The new windows would be either wood double-hung or aluminum-clad wood, should the Commission allow it, for ease of maintenance.

Image 8111-8113.1 – Rear Façade (currently wood siding)

8125 Main Street: Recently, DPW completed removal of the rear portion of the building that was in danger of collapse. During this process, DPW was able to maintain the far south brick wall, on the south side of the stream channel, as well as components of the original building structure which span the stream channel. Given that the new construction on the First Floor was not originally the rear of the building, which differs from 8085 or 8111-8113, two approaches are presented.
The first approach is to install a composite 'board and baton' type siding, generally with a 12" exposure and nominally 3" batons. The siding would extend from the top of the existing stream channel wall, to the underside of the 2nd story, above; and be painted in a color complementary to the existing brick above. The board and baton look was selected to provide a visual break from the prevalence of horizontal siding on either side of the building; and also since the length of the building is longer than buildings typically present in the area.

Image 8125.1 – Board and Baton composite siding, painted dark in color.

A second approach would be to install brick masonry, complementary to the existing brick visible on the 2nd floor, on the lower level as well.
With either option, clerestory windows are proposed for installation. The placement was developed in response to the 3-bay rhythm of the front façade.

Rear Balcony Treatments:

As reviewed in *Appendix A*, the *Code and Use Study* recommends two separate sets of balconies on the rear sides of the buildings, primarily to facilitate egress. The concept of rear balconies is also addressed and included as an implementing action in the *Ellicott City Watershed Master Plan.*
With the concepts presented in Appendix A, a downstream rear balcony, connecting 8081, 8085, and 8095 is proposed, in addition to an upstream balcony, connecting 8111-8113 and 8125. The upstream balcony may also include an option to connect with 8095. While this offers two distinct design opportunities, it may serve the County, as the Owner of both, to adopt a single aesthetic. The design options presented use clean, simple modern lines to complement, yet distinguish itself from the historic/traditional elements and echo the proposed contemporary features of 8095.

8085 Main Street: Rear Balcony

The balcony is proposed as a solid concrete deck on steel stringers. Stringers run above the stream channel, cantilevered from the rear of the building, and carry both floor and roof structure. The walking surface will receive a coating for increased durability and maintenance, which can be colored or tinted.

Railing Concepts:

Option 1 - Thin wood/metal rail on thin cylindrical pickets canted outward: Balcony railings are minimal, consisting of a rectangular rail held up by thin cylindrical, outwardly canted pickets. This modern design differentiates itself without competing with historic structures; while complementing both design approaches for 8095. It specifically, mimics the thin joints of the rainscreen in option one and referencs the light glass curtain wall spanning the stream channel in option two.

Option 2 - Rectangular rail and hefty square columns with gridded mesh panels in between: A more traditional profile consisting of a rectangular railing on hefty square columns with gridded mesh panels in between. It echoes the contemporary styling of both options for 8095. And the more prominent, but highly transparent profile is in concert with the historic structures.

Image 8085.3 – Railing Option 1

Image 8085.4 – Railing Option 2

8125 Main Street: Rear Balcony

Balcony Construction:

The existing beams spanning the channel at Caplan's provide a base for an egress walkway/balcony. Existing structure will be built up to accommodate a deck of one of the following materials:

1. Concrete
2. Metal grating. (Grating is lighter which is beneficial, but vibration and the tendency to ice and become slippery are drawbacks. If the option is preferred by the Commission, inclusion of heat trace may be warranted.)

Railing Concepts: Same as proposed for 8085

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The grade change from the egress landing at the 8095 property to St. Paul Street varies from 19' nearest to the 3744 property to approximately 21' at the current park entrance near the 3754 property. In order to comply with ADA, approximately 240 linear feet of ramps will be required along with roughly 8 landings. In order to accommodate this linear footage, the ramps will have to switch back and forth. And because of the width of the ramps and slope of the hill, retaining walls will be required to support the ramps in cross section.

Approach A: Minimize wall heights

In order to minimize wall heights, the ramps are situated to minimize cut and fill. That said, there are still walls show that exceed 5' in height. This concept treats the park as more of a pass-through space with no large gathering space. Two small overlooks are created that would allow users to view the stream channel, and a small breakout seating area is provided that could act as a lunch space for the Main Street businesses. This seating area could be limited to a seat-height wall with enough space for people to sit out of the flow of traffic. It could also be made large enough to fit 2-3 small café-size tables. The space between ramps would be planted with low maintenance plant material so that regular mowing is not required.

Approach B: Maximize open / lawn space

This option attempts to make usable space in the form of a larger seating area and lawn open space. If properly activated, the larger seating area could draw people into the space and could be an outdoor seating area if 8095 has a restaurant or similar use. Similar to Approach A, this area would double as an overlook to the channel below. The grassy open space could be lounge space, lunch space or a small dog walking area for local residents. It is close enough to St. Paul Street to be publicly accessible. Retaining walls in this option would be more substantial than option 1, being as tall as 8' at one location.

Aesthetics/Considerations

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In development of the improvements submitted as part of this application, DPW, along with their consultant teams, extensively reviewed the *Ellicott City Historic District Design Guidelines*, as well as the Commission's *Rules of Procedures* and applicable portions of the *County Code.* The following synopsis provides the proposed project's response to applicable portions of those documents.

Chapter 9: Landscape and Site Elements

A. Topography and Water courses

"…the water courses themselves are not highly visible in the center of the historic district. … Tiber Creek flows parallel to Main Street, through Ellicott City's central commercial area, but is confined to channels behind buildings or culverts beneath roads and buildings. Recent changes {c.1990} in downtown Ellicott City have helped to make Tiber Creek visible from public areas. These and similar projects that open up views of the streams or rivers to help to emphasize the relationship of Ellicott City to its natural setting."

Recommended:

- *Preserve the relationship of historic buildings to their sites.*
    - This project preserves historic portions of buildings on their original site. The project proposes to only remove a portion of each building – and maintains their facades, presence along the Main Street streetscape, and also preserves useable space within each building.
    - Furthermore, the project maintains and enhances the notion of buildings spanning the stream channel, by preserving the upper floors of the building at 8095 Main Street. With a contemporary approach, the opportunity exists to install a glass curtain wall system, furthering a visual connection between the interior of the building and the stream channel below.

- *Minimize grading by siting new structures and other improvements to make use of the land's natural contours. When necessary, use appropriately designed retaining walls or building walls to create the minimum level area needed for a new use in accordance with historic development patterns.*
    - For the St. Paul Street access, a series of retaining walls are proposed to facilitate ingress and egress through the slope. These retaining walls are proposed to be modest in height and constructed from materials prevalent throughout the district – potentially from salvaged building stone reclaimed from other projects.

- *Maintain and reinforce natural landscape elements, such as rock outcroppings, water courses and tree lines. Make views of natural elements, especially the Patapsco River and its tributaries, available to the public where possible.*
    - The water courses will be accentuated, and not altered, by this project. Views to the natural stream channel will be enhanced through the implementation of the project.

B. Trees and Other Vegetation

- The project proposes additional natural landscape elements and plantings, to be incorporated as part of the St. Paul access component.
- No mature trees or other vegetation under the purview of HPC is impacted by this application.
- The final design will consult the guidelines and implement a plan in accordance with the recommendations. Most notably, it will *'include landscaping improvements as part of any construction project in locations visible from a public way'.*

C. Cemeteries – Not Applicable

D. Walls, Fences, Terraces, Walkways and Driveways

- *Identify and retain site features that are important to the historic character of a site.*
  a. As part of this project, historic stream channel walls that define the stream channel are being retained and repaired. Additionally, stone retaining walls along the South side of the parcels are being maintained. There are no walkways or driveways impacted by this application.
- *Preserve historic features, such as retaining walls, freestanding walls, fences, terraces, walkways, driveways, and steps. When possible, reuse the historic building materials to repair or restore these structures.*
  b. This project seeks to preserve the historic stream channel walls (which act as retaining walls); and will maintain stone retaining walls along the South side of the parcels.

The following attachments are provided to support this Request for Advisory Comments, included as Appendicles to the Application for Certificate of Approval, submitted concurrently:

Appendix A: Presentation

Appendix C: Historic Preservation and Mitigation Documentation, EHT Traceries

Request for Advisory Comment from the Historic Preservation Commission –
Rear Façade reconstruction / improvements to:

8125 Main Street (Caplan's)
8111-8113 (aka 8109) Main Street (Caplan's Frame Shop, HO-359; Katydid, HO-586),
8095 (aka 8101) Main Street,
8085 (aka 8089) Main Street,
8081 Main Street (HO-360), Ellicott City, MD 21043
County owned lot off of St. Paul Street, aka 3760 St. Paul Street, Ellicott City, MD 21043

Howard County Department of Public Works | September 15, 2021
With revisions October 1, 2021 (in yellow)

Reference Pre-Application Advice: A detailed description of the proposed changes – please list point by point on a separate document.

The Department of Public Works is requesting advisory comment / pre-application advice for the implementation of permanent rear (south) facades at five buildings along Main Street; as well as modifications to one building (8081 Main Street). The proposed improvements are in response to the necessity of removing portions of these buildings to implement the Channel Constriction Project, a component of the *EC Safe and Sound* Program. (A separate application has been submitted to the Commission for the partial removals). Additionally, the Commission previously approved the removal of the rear portion of 8125 Main Street in May of 2019. This effort has since been completed, due to the immediate hazard that retention of the structure posed.

Upon taking office in late 2018, County Executive Ball continued with the planned acquisition of ten buildings on Lower Main Street, honoring a commitment to acquire the buildings made to private owners by the prior administration. Through the development of *EC Safe and Sound*, Executive Ball has stressed a commitment to preserving as much of those original ten buildings as possible. This application seeks advisory comments as the County seeks to restore six of those buildings to re-occupancy. The effort to partially remove the buildings, as well as reconstruct new rear facades and return the buildings to service is fully funded; and slated to start construction upon receipt of all local, state and federal approvals.

It is important to note that The Department of Public Works has also submitted a Joint Permit Application (JPA) to the US Army Corps of Engineers (USACE) and the Maryland Department of the Environment for this and other projects. As part of the JPA, a *Section 106 Programmatic Agreement* was recently reached between the County, UCACE, Maryland Historic Trust (MHT), and the Advisory Council on Historic Preservation. The following is an excerpt from Part II of the *Section 106 Programmatic Agreement:*

1. *Howard County has completed the removal of the rear section of 8125 Main Street (Caplan's), as it was in danger of collapse due to damage from flash flooding in 2018.*
2. *Upon completion of the Project, Howard County will (upon availability of funds), seek to return the buildings to occupancy as soon as possible.*

3. *Howard County will incorporate floodproofing approaches along the rear of the buildings (South side) once the portion spanning the stream channel has been removed. This is intended to keep water within the stream channel.*
4. *Howard County will commence an open, transparent public process to formulate program (uses) for the buildings. Howard County intends to retain ownership of the buildings until all flood mitigation projects have been completed.*
   a) *Howard County has secured funding to renovate the six buildings in accordance with the program prescribed through the public process.*
   b) *Howard County aims to renovate the structures for public use as soon as possible.*
   c) *Howard County endeavors to reuse salvaged elements from four buildings previously approved for removal (8049, 8055, 8059, and 8069 Main Street) to be removed, and/or the portions of buildings removed as part of the channel constriction project, to be reused in the completed renovations.*
5. *The proposed rear removals are not intended to alter the existing stream channel walls. Where the channel walls require repair, this will be executed as part of the project.*
   a) *Stone will be selected to match existing to the greatest extent possible.*
   b) *Stone will be laid in a pattern consistent with adjacent materials.*
   c) *Mortar samples will be collected and examined to determine a mix compatible with the adjacent material.*
6. *Maintaining the notion of structures spanning the stream channel is an important component of the project. At 8095 Main Street, only the portion of the first floor that spans the stream channel is proposed for removal. This allows the remainder of the structure to continue to span the stream channel – at an elevation suitable to not constrict the flow of water based on Howard County's detailed hydrologic and hydraulic modeling. This also provides an ideal opportunity for Howard County to incorporate the aforementioned kiosk; as well as portions of the structures deemed character-defining which are salvaged.*
7. *On sites where structures are removed, Howard County does not intend to construct occupiable space/structures, aside from where the Ellicott City Watershed Master Plan prescribes future site treatment.*
8. *The constriction removal affords the opportunity to develop a new rear façade for the affected buildings; as well as to develop the east and west facades of 8095 Main Street. These facades will be developed in accordance with the design guidelines of the Ellicott City Historic District. The County has included preliminary concepts for review and comment by the HPC, submitted concurrently for advisory comment.*

In early 2021, the Howard County Council adopted the *Ellicott City Watershed Master Plan (Master Plan)*. The *Master Plan* includes several policies that are directly associated with the properties included in this request for comment. These include:

Policy 8.5: County-Owned Lower Main Street Buildings
High Ground Access
Pedestrian Bridge
Amenity Space
Interpretation

Policy 8.6: Access to St. Paul Street

Policy 8.7: St. Paul Placemaking
Terraced Park
Interpretation
Lighting
Wayfinding

In development of the materials included herein for the Commission, DPW and its consultant team referenced the *Section 106 Programmatic Agreement*, the *Master Plan*, and most notably, the Commission's guidelines. Collectively, the team submits the following for review:

1. Rear Façade treatments
2. St. Paul Street Park

Rear Façade treatments:

To develop proposed treatments for the rear facades of buildings where partial building removal must take place, the design team considered the following design parameters:

- HPC Guidelines and EC Watershed Master Plan
- Preservation of Main Street Facades
- Potential utilization of salvaged character-defining elements from the same or other structures
- Flood egress, in addition to life safety requirements of the code.
- Accessibility, where technically feasible.

As part of the EC Safe and Sound Plan, the County has developed a *Code & Use Study* to consider how (both technically and functionally) the six unique structures can be utilized in the future. *Diagrams from the Code and Use Study are included in Appendix A.* Given the unique nature, the differing construction types, available space, and numerous vertical circulation means present, the County and its consultant team undertook the Code and Use Study to assess how to use the buildings in the future. The team has identified three potential scenarios – considering the six buildings collectively as one building, of one/two/three (8081, 8085/8095, and 8111-8113/8125), and three/three (8081, 8085, 8095 / 8111-8113, 8125).
The resultant options potentially lead to alternative rear egress strategies. Generally speaking, the alternative egress strategies and not dissimilar enough that the County nor its consultants feel different strategies warrant development for this application.

For the rear façade treatments, the general design approach was to respond to the materials and treatments present on the front or visible sides of the buildings. This approach was selected because the buildings are generally small in scale, and introducing alternative materials or approaches could overly complicate a series of relatively modest structures. The following is a building by building summary:

8081 Main Street: The rear façade of the building visible was constructed c.1990s and is clad with German-lap wood siding, a material common and highly prevalent in the Historic District. As flood proofing approaches are considered, the first floor fenestration must be altered to alleviate potential water infiltration points. The rear addition that was constructed in the 1990s is appropriately scaled to the original structure. The addition also allows the original structure to read independently. The approach for this structure is to maintain the shape and form of the c.1990s addition, to restructure the rear addition using flood resilient materials with no visible change to the exterior siding or shape / form of the building. Alternative fenestration is planned for the face of the building paralleling the stream channel, on the First Floor only. Windows will be located at a higher elevation, and will be awning or casement function, single light design.
Since the German lap siding may be exposed to rising water, replacing it with a composite material, such as fiber cement, would maintain the look but provide additional flood resilience.

Image 8081.1 – Composite Lap Siding profile

8085 Main Street: The portion of the building being preserved was constructed from terra cotta masonry, which was prevalent during the time period. While the Main Street façade appears to be larger scale brick masonry units, it is actually terra cotta. To emulate this approach, cladding the rear façade with larger scale brick masonry units is proposed. The design team is considering a Utility size brick, nominally 4 inches by 12 inches, as the closest readily-available option; however additional material research is ongoing.
The use of punched window openings, scaled slightly smaller than the front façade, is proposed for the new rear façade. The windows will be wood, or aluminum-clad wood should the Commission consider it (for ease of long-term maintenance).

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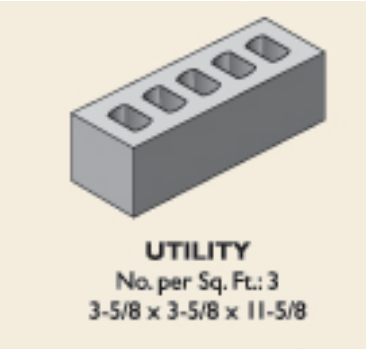

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Recommended:

- *Preserve the relationship of historic buildings to their sites.*
    - This project preserves historic portions of buildings on their original site. The project proposes to only remove a portion of each building – and maintains their facades, presence along the Main Street streetscape, and also preserves useable space within each building.
    - Furthermore, the project maintains and enhances the notion of buildings spanning the stream channel, by preserving the upper floors of the building at 8095 Main Street. With a contemporary approach, the opportunity exists to install a glass curtain wall system, furthering a visual connection between the interior of the building and the stream channel below.

- *Minimize grading by siting new structures and other improvements to make use of the land's natural contours. When necessary, use appropriately designed retaining walls or building walls to create the minimum level area needed for a new use in accordance with historic development patterns.*
    - For the St. Paul Street access, a series of retaining walls are proposed to facilitate ingress and egress through the slope. These retaining walls are proposed to be modest in height and constructed from materials prevalent throughout the district – potentially from salvaged building stone reclaimed from other projects.

- *Maintain and reinforce natural landscape elements, such as rock outcroppings, water courses and tree lines. Make views of natural elements, especially the Patapsco River and its tributaries, available to the public where possible.*
    - The water courses will be accentuated, and not altered, by this project. Views to the natural stream channel will be enhanced through the implementation of the project.

B. Trees and Other Vegetation

- The project proposes additional natural landscape elements and plantings, to be incorporated as part of the St. Paul access component.
- No mature trees or other vegetation under the purview of HPC is impacted by this application.
- The final design will consult the guidelines and implement a plan in accordance with the recommendations. Most notably, it will *'include landscaping improvements as part of any construction project in locations visible from a public way'.*

C. Cemeteries – Not Applicable

D. Walls, Fences, Terraces, Walkways and Driveways

- *Identify and retain site features that are important to the historic character of a site.*
  a. As part of this project, historic stream channel walls that define the stream channel are being retained and repaired. Additionally, stone retaining walls along the South side of the parcels are being maintained. There are no walkways or driveways impacted by this application.
- *Preserve historic features, such as retaining walls, freestanding walls, fences, terraces, walkways, driveways, and steps. When possible, reuse the historic building materials to repair or restore these structures.*
  b. This project seeks to preserve the historic stream channel walls (which act as retaining walls); and will maintain stone retaining walls along the South side of the parcels.

The following attachments are provided to support this Request for Advisory Comments, included as Appendicles to the Application for Certificate of Approval, submitted concurrently:

Appendix A: Presentation

Appendix C: Historic Preservation and Mitigation Documentation, EHT Traceries

Request for Advisory Comment from the Historic Preservation Commission –
Rear Façade reconstruction / improvements to:

8125 Main Street (Caplan's)
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County owned lot off of St. Paul Street, aka 3760 St. Paul Street, Ellicott City, MD 21043

Howard County Department of Public Works | September 15, 2021
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Reference Pre-Application Advice: A detailed description of the proposed changes – please list point by point on a separate document.

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It is important to note that The Department of Public Works has also submitted a Joint Permit Application (JPA) to the US Army Corps of Engineers (USACE) and the Maryland Department of the Environment for this and other projects. As part of the JPA, a *Section 106 Programmatic Agreement* was recently reached between the County, UCACE, Maryland Historic Trust (MHT), and the Advisory Council on Historic Preservation. The following is an excerpt from Part II of the *Section 106 Programmatic Agreement:*

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3. *Howard County will incorporate floodproofing approaches along the rear of the buildings (South side) once the portion spanning the stream channel has been removed. This is intended to keep water within the stream channel.*
4. *Howard County will commence an open, transparent public process to formulate program (uses) for the buildings. Howard County intends to retain ownership of the buildings until all flood mitigation projects have been completed.*
   a) *Howard County has secured funding to renovate the six buildings in accordance with the program prescribed through the public process.*
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5. *The proposed rear removals are not intended to alter the existing stream channel walls. Where the channel walls require repair, this will be executed as part of the project.*
   a) *Stone will be selected to match existing to the greatest extent possible.*
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7. *On sites where structures are removed, Howard County does not intend to construct occupiable space/structures, aside from where the Ellicott City Watershed Master Plan prescribes future site treatment.*
8. *The constriction removal affords the opportunity to develop a new rear façade for the affected buildings; as well as to develop the east and west facades of 8095 Main Street. These facades will be developed in accordance with the design guidelines of the Ellicott City Historic District. The County has included preliminary concepts for review and comment by the HPC, submitted concurrently for advisory comment.*

In early 2021, the Howard County Council adopted the *Ellicott City Watershed Master Plan (Master Plan)*. The *Master Plan* includes several policies that are directly associated with the properties included in this request for comment. These include:

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In development of the materials included herein for the Commission, DPW and its consultant team referenced the *Section 106 Programmatic Agreement*, the *Master Plan*, and most notably, the Commission's guidelines. Collectively, the team submits the following for review:

1. Rear Façade treatments
2. St. Paul Street Park

Rear Façade treatments:

To develop proposed treatments for the rear facades of buildings where partial building removal must take place, the design team considered the following design parameters:

- HPC Guidelines and EC Watershed Master Plan
- Preservation of Main Street Facades
- Potential utilization of salvaged character-defining elements from the same or other structures
- Flood egress, in addition to life safety requirements of the code.
- Accessibility, where technically feasible.

As part of the EC Safe and Sound Plan, the County has developed a *Code & Use Study* to consider how (both technically and functionally) the six unique structures can be utilized in the future. *Diagrams from the Code and Use Study are included in Appendix A.* Given the unique nature, the differing construction types, available space, and numerous vertical circulation means present, the County and its consultant team undertook the Code and Use Study to assess how to use the buildings in the future. The team has identified three potential scenarios – considering the six buildings collectively as one building, of one/two/three (8081, 8085/8095, and 8111-8113/8125), and three/three (8081, 8085, 8095 / 8111-8113, 8125).
The resultant options potentially lead to alternative rear egress strategies. Generally speaking, the alternative egress strategies and not dissimilar enough that the County nor its consultants feel different strategies warrant development for this application.

For the rear façade treatments, the general design approach was to respond to the materials and treatments present on the front or visible sides of the buildings. This approach was selected because the buildings are generally small in scale, and introducing alternative materials or approaches could overly complicate a series of relatively modest structures. The following is a building by building summary:

8081 Main Street: The rear façade of the building visible was constructed c.1990s and is clad with German-lap wood siding, a material common and highly prevalent in the Historic District. As flood proofing approaches are considered, the first floor fenestration must be altered to alleviate potential water infiltration points. The rear addition that was constructed in the 1990s is appropriately scaled to the original structure. The addition also allows the original structure to read independently. The approach for this structure is to maintain the shape and form of the c.1990s addition, to restructure the rear addition using flood resilient materials with no visible change to the exterior siding or shape / form of the building. Alternative fenestration is planned for the face of the building paralleling the stream channel, on the First Floor only. Windows will be located at a higher elevation, and will be awning or casement function, single light design.
Since the German lap siding may be exposed to rising water, replacing it with a composite material, such as fiber cement, would maintain the look but provide additional flood resilience.

Image 8081.1 – Composite Lap Siding profile

8085 Main Street: The portion of the building being preserved was constructed from terra cotta masonry, which was prevalent during the time period. While the Main Street façade appears to be larger scale brick masonry units, it is actually terra cotta. To emulate this approach, cladding the rear façade with larger scale brick masonry units is proposed. The design team is considering a Utility size brick, nominally 4 inches by 12 inches, as the closest readily-available option; however additional material research is ongoing.
The use of punched window openings, scaled slightly smaller than the front façade, is proposed for the new rear façade. The windows will be wood, or aluminum-clad wood should the Commission consider it (for ease of long-term maintenance).

Image 8085.1 – Existing Terra Cotta

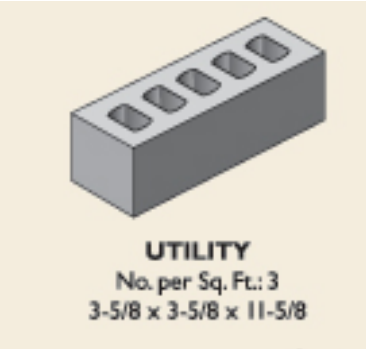

Image 8085.2 – Utility size brick

8095 Main Street: 8095 presents a unique opportunity to improve a relatively contemporary structure into a focal point spanning the stream channel, visible from new expanded park space along Lower Main Street and St. Paul Street. This structure will become one that will be experienced from all facades. Given that the building is only approximately 20 years old, and that the side and rear facades have no distinguishing features, two approaches have been developed for this structure.

The first approach is generally responsive to the illustrative vision of the Master Plan, and consistent with other masonry structures throughout the Historic District. This approach proposes a series of punched window openings, and considers the logic of similar 'side' facades, most notably the side of 8059 Main Street. In order to improve the energy efficiency, and provide additional visual interest, a new cladding for the side and rear facades is proposed. This cladding respects and channels the prevalence of horizontal siding present throughout the District, but augments that by proposing a larger scale and slightly more contemporary detailing. This approach could utilize fiber composite panels that are painted, or potentially include the use of a rain-screen system, utilizing aluminum composite panels.

Image 8095.1 – Image of 8059 Main Street, windows in rear block wall

The second approach includes developing more contemporary window openings, elongated and responsive to the building shape and form. Along the east side of the building, a glass curtain wall system is proposed on the portion of the building spanning the stream channel. This affords a unique opportunity to view and experience the stream channel from inside the structure – a concept harmonious with the Commission's guidelines. It also potentially allows for salvaged truss components to potentially be displayed interior to the building, but be visible through the curtain

wall system. With the contemporary approach, considerations for alternative cladding approaches are contained within Appendix A.

The rear façade of 8095 is proposed to be clad in a rain-screen matching that of the side facades. Fenestration, however, will remain as existing, and door openings will only be provided as required for egress.

Additionally, the design team considered potential alternations to the front (Main Street) façade of 8095. The approach to the front facade of 8095 is intended to unify the aesthetics of the whole building in an economic fashion. The glass curtain wall system from the second approach is applied to the building's center bay updating the appearance without altering its function. Additionally, the shallow balconies will be wrapped in the same curtain wall system updating their appearance and adding to the usable floor space on the second level.

8111-8113 Main Street: The portion of the building being removed is an addition to the original structure. On the second and third floors of the building, German-lap wood siding is visible, as are several sliding doors and windows that do not appear to relate to the Main Street façade of the building. Building upon the materials already present, the new rear façade is proposed to be clad in similar German-lap wood siding. New windows are proposed, following the logic of the Main Street façade. It is envisioned that with the reduced floor plate, most, if not all interior walls will be removed, hence one would be able to experience both facades while inside the building. The new windows would be either wood double-hung or aluminum-clad wood, should the Commission allow it, for ease of maintenance.

Image 8111-8113.1 – Rear Façade (currently wood siding)

8125 Main Street: Recently, DPW completed removal of the rear portion of the building that was in danger of collapse. During this process, DPW was able to maintain the far south brick wall, on the south side of the stream channel, as well as components of the original building structure which span the stream channel. Given that the new construction on the First Floor was not originally the rear of the building, which differs from 8085 or 8111-8113, two approaches are presented.
The first approach is to install a composite 'board and baton' type siding, generally with a 12" exposure and nominally 3" batons. The siding would extend from the top of the existing stream channel wall, to the underside of the 2nd story, above; and be painted in a color complementary to the existing brick above. The board and baton look was selected to provide a visual break from the prevalence of horizontal siding on either side of the building; and also since the length of the building is longer than buildings typically present in the area.

Image 8125.1 – Board and Baton composite siding, painted dark in color.

A second approach would be to install brick masonry, complementary to the existing brick visible on the 2nd floor, on the lower level as well.
With either option, clerestory windows are proposed for installation. The placement was developed in response to the 3-bay rhythm of the front façade.

Rear Balcony Treatments:

As reviewed in *Appendix A*, the *Code and Use Study* recommends two separate sets of balconies on the rear sides of the buildings, primarily to facilitate egress. The concept of rear balconies is also addressed and included as an implementing action in the *Ellicott City Watershed Master Plan.*
With the concepts presented in Appendix A, a downstream rear balcony, connecting 8081, 8085, and 8095 is proposed, in addition to an upstream balcony, connecting 8111-8113 and 8125. The upstream balcony may also include an option to connect with 8095. While this offers two distinct design opportunities, it may serve the County, as the Owner of both, to adopt a single aesthetic. The design options presented use clean, simple modern lines to complement, yet distinguish itself from the historic/traditional elements and echo the proposed contemporary features of 8095.

8085 Main Street: Rear Balcony

The balcony is proposed as a solid concrete deck on steel stringers. Stringers run above the stream channel, cantilevered from the rear of the building, and carry both floor and roof structure. The walking surface will receive a coating for increased durability and maintenance, which can be colored or tinted.

Railing Concepts:

Option 1 - Thin wood/metal rail on thin cylindrical pickets canted outward: Balcony railings are minimal, consisting of a rectangular rail held up by thin cylindrical, outwardly canted pickets. This modern design differentiates itself without competing with historic structures; while complementing both design approaches for 8095. It specifically, mimics the thin joints of the rainscreen in option one and referencs the light glass curtain wall spanning the stream channel in option two.

Option 2 - Rectangular rail and hefty square columns with gridded mesh panels in between: A more traditional profile consisting of a rectangular railing on hefty square columns with gridded mesh panels in between. It echoes the contemporary styling of both options for 8095. And the more prominent, but highly transparent profile is in concert with the historic structures.

Image 8085.3 – Railing Option 1

Image 8085.4 – Railing Option 2

8125 Main Street: Rear Balcony

Balcony Construction:

The existing beams spanning the channel at Caplan's provide a base for an egress walkway/balcony. Existing structure will be built up to accommodate a deck of one of the following materials:

1. Concrete
2. Metal grating. (Grating is lighter which is beneficial, but vibration and the tendency to ice and become slippery are drawbacks. If the option is preferred by the Commission, inclusion of heat trace may be warranted.)

Railing Concepts: Same as proposed for 8085

St. Paul 'Pocket Park':

The grade change from the egress landing at the 8095 property to St. Paul Street varies from 19' nearest to the 3744 property to approximately 21' at the current park entrance near the 3754 property. In order to comply with ADA, approximately 240 linear feet of ramps will be required along with roughly 8 landings. In order to accommodate this linear footage, the ramps will have to switch back and forth. And because of the width of the ramps and slope of the hill, retaining walls will be required to support the ramps in cross section.

Approach A: Minimize wall heights

In order to minimize wall heights, the ramps are situated to minimize cut and fill. That said, there are still walls show that exceed 5' in height. This concept treats the park as more of a pass-through space with no large gathering space. Two small overlooks are created that would allow users to view the stream channel, and a small breakout seating area is provided that could act as a lunch space for the Main Street businesses. This seating area could be limited to a seat-height wall with enough space for people to sit out of the flow of traffic. It could also be made large enough to fit 2-3 small café-size tables. The space between ramps would be planted with low maintenance plant material so that regular mowing is not required.

Approach B: Maximize open / lawn space

This option attempts to make usable space in the form of a larger seating area and lawn open space. If properly activated, the larger seating area could draw people into the space and could be an outdoor seating area if 8095 has a restaurant or similar use. Similar to Approach A, this area would double as an overlook to the channel below. The grassy open space could be lounge space, lunch space or a small dog walking area for local residents. It is close enough to St. Paul Street to be publicly accessible. Retaining walls in this option would be more substantial than option 1, being as tall as 8' at one location.

Aesthetics/Considerations

Given the historic nature of the area and surrounding architecture, the intent here is to use similar materials used locally, but also key off the proposed materials of the building renovations. While historic accents and details may be used for the majority of the park space, more modern elements could be introduced dependent on the architectural approach to the buildings. Generally speaking, brick paving would be used for gathering area, but ramps would be concrete for ease of construction and maintenance. Items such as guardrails and handrails, pathway lighting, and signage will be in the same style family and color as some of the architectural elements. Most importantly, both concepts plan for the existing carriage house wall to be salvaged and reconstructed.

In development of the improvements submitted as part of this application, DPW, along with their consultant teams, extensively reviewed the *Ellicott City Historic District Design Guidelines*, as well as the Commission's *Rules of Procedures* and applicable portions of the *County Code.* The following synopsis provides the proposed project's response to applicable portions of those documents.

Chapter 9: Landscape and Site Elements

A. Topography and Water courses

"…the water courses themselves are not highly visible in the center of the historic district. … Tiber Creek flows parallel to Main Street, through Ellicott City's central commercial area, but is confined to channels behind buildings or culverts beneath roads and buildings. Recent changes {c.1990} in downtown Ellicott City have helped to make Tiber Creek visible from public areas. These and similar projects that open up views of the streams or rivers to help to emphasize the relationship of Ellicott City to its natural setting."

Recommended:

- *Preserve the relationship of historic buildings to their sites.*
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    - Furthermore, the project maintains and enhances the notion of buildings spanning the stream channel, by preserving the upper floors of the building at 8095 Main Street. With a contemporary approach, the opportunity exists to install a glass curtain wall system, furthering a visual connection between the interior of the building and the stream channel below.

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Since the German lap siding may be exposed to rising water, replacing it with a composite material, such as fiber cement, would maintain the look but provide additional flood resilience.

Image 8081.1 – Composite Lap Siding profile

8085 Main Street: The portion of the building being preserved was constructed from terra cotta masonry, which was prevalent during the time period. While the Main Street façade appears to be larger scale brick masonry units, it is actually terra cotta. To emulate this approach, cladding the rear façade with larger scale brick masonry units is proposed. The design team is considering a Utility size brick, nominally 4 inches by 12 inches, as the closest readily-available option; however additional material research is ongoing.
The use of punched window openings, scaled slightly smaller than the front façade, is proposed for the new rear façade. The windows will be wood, or aluminum-clad wood should the Commission consider it (for ease of long-term maintenance).

Image 8085.1 – Existing Terra Cotta

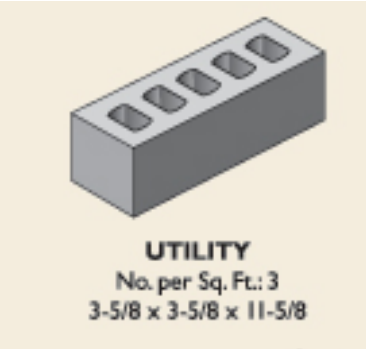

Image 8085.2 – Utility size brick

8095 Main Street: 8095 presents a unique opportunity to improve a relatively contemporary structure into a focal point spanning the stream channel, visible from new expanded park space along Lower Main Street and St. Paul Street. This structure will become one that will be experienced from all facades. Given that the building is only approximately 20 years old, and that the side and rear facades have no distinguishing features, two approaches have been developed for this structure.

The first approach is generally responsive to the illustrative vision of the Master Plan, and consistent with other masonry structures throughout the Historic District. This approach proposes a series of punched window openings, and considers the logic of similar 'side' facades, most notably the side of 8059 Main Street. In order to improve the energy efficiency, and provide additional visual interest, a new cladding for the side and rear facades is proposed. This cladding respects and channels the prevalence of horizontal siding present throughout the District, but augments that by proposing a larger scale and slightly more contemporary detailing. This approach could utilize fiber composite panels that are painted, or potentially include the use of a rain-screen system, utilizing aluminum composite panels.

Image 8095.1 – Image of 8059 Main Street, windows in rear block wall

The second approach includes developing more contemporary window openings, elongated and responsive to the building shape and form. Along the east side of the building, a glass curtain wall system is proposed on the portion of the building spanning the stream channel. This affords a unique opportunity to view and experience the stream channel from inside the structure – a concept harmonious with the Commission's guidelines. It also potentially allows for salvaged truss components to potentially be displayed interior to the building, but be visible through the curtain

wall system. With the contemporary approach, considerations for alternative cladding approaches are contained within Appendix A.

The rear façade of 8095 is proposed to be clad in a rain-screen matching that of the side facades. Fenestration, however, will remain as existing, and door openings will only be provided as required for egress.

Additionally, the design team considered potential alternations to the front (Main Street) façade of 8095. The approach to the front facade of 8095 is intended to unify the aesthetics of the whole building in an economic fashion. The glass curtain wall system from the second approach is applied to the building's center bay updating the appearance without altering its function. Additionally, the shallow balconies will be wrapped in the same curtain wall system updating their appearance and adding to the usable floor space on the second level.

8111-8113 Main Street: The portion of the building being removed is an addition to the original structure. On the second and third floors of the building, German-lap wood siding is visible, as are several sliding doors and windows that do not appear to relate to the Main Street façade of the building. Building upon the materials already present, the new rear façade is proposed to be clad in similar German-lap wood siding. New windows are proposed, following the logic of the Main Street façade. It is envisioned that with the reduced floor plate, most, if not all interior walls will be removed, hence one would be able to experience both facades while inside the building. The new windows would be either wood double-hung or aluminum-clad wood, should the Commission allow it, for ease of maintenance.

Image 8111-8113.1 – Rear Façade (currently wood siding)

8125 Main Street: Recently, DPW completed removal of the rear portion of the building that was in danger of collapse. During this process, DPW was able to maintain the far south brick wall, on the south side of the stream channel, as well as components of the original building structure which span the stream channel. Given that the new construction on the First Floor was not originally the rear of the building, which differs from 8085 or 8111-8113, two approaches are presented.
The first approach is to install a composite 'board and baton' type siding, generally with a 12" exposure and nominally 3" batons. The siding would extend from the top of the existing stream channel wall, to the underside of the 2nd story, above; and be painted in a color complementary to the existing brick above. The board and baton look was selected to provide a visual break from the prevalence of horizontal siding on either side of the building; and also since the length of the building is longer than buildings typically present in the area.

Image 8125.1 – Board and Baton composite siding, painted dark in color.

A second approach would be to install brick masonry, complementary to the existing brick visible on the 2nd floor, on the lower level as well.
With either option, clerestory windows are proposed for installation. The placement was developed in response to the 3-bay rhythm of the front façade.

Rear Balcony Treatments:

As reviewed in *Appendix A*, the *Code and Use Study* recommends two separate sets of balconies on the rear sides of the buildings, primarily to facilitate egress. The concept of rear balconies is also addressed and included as an implementing action in the *Ellicott City Watershed Master Plan.*
With the concepts presented in Appendix A, a downstream rear balcony, connecting 8081, 8085, and 8095 is proposed, in addition to an upstream balcony, connecting 8111-8113 and 8125. The upstream balcony may also include an option to connect with 8095. While this offers two distinct design opportunities, it may serve the County, as the Owner of both, to adopt a single aesthetic. The design options presented use clean, simple modern lines to complement, yet distinguish itself from the historic/traditional elements and echo the proposed contemporary features of 8095.

8085 Main Street: Rear Balcony

The balcony is proposed as a solid concrete deck on steel stringers. Stringers run above the stream channel, cantilevered from the rear of the building, and carry both floor and roof structure. The walking surface will receive a coating for increased durability and maintenance, which can be colored or tinted.

Railing Concepts:

Option 1 - Thin wood/metal rail on thin cylindrical pickets canted outward: Balcony railings are minimal, consisting of a rectangular rail held up by thin cylindrical, outwardly canted pickets. This modern design differentiates itself without competing with historic structures; while complementing both design approaches for 8095. It specifically, mimics the thin joints of the rainscreen in option one and referencs the light glass curtain wall spanning the stream channel in option two.

Option 2 - Rectangular rail and hefty square columns with gridded mesh panels in between: A more traditional profile consisting of a rectangular railing on hefty square columns with gridded mesh panels in between. It echoes the contemporary styling of both options for 8095. And the more prominent, but highly transparent profile is in concert with the historic structures.

Image 8085.3 – Railing Option 1

Image 8085.4 – Railing Option 2

8125 Main Street: Rear Balcony

Balcony Construction:

The existing beams spanning the channel at Caplan's provide a base for an egress walkway/balcony. Existing structure will be built up to accommodate a deck of one of the following materials:

1. Concrete
2. Metal grating. (Grating is lighter which is beneficial, but vibration and the tendency to ice and become slippery are drawbacks. If the option is preferred by the Commission, inclusion of heat trace may be warranted.)

Railing Concepts: Same as proposed for 8085

St. Paul 'Pocket Park':

The grade change from the egress landing at the 8095 property to St. Paul Street varies from 19' nearest to the 3744 property to approximately 21' at the current park entrance near the 3754 property. In order to comply with ADA, approximately 240 linear feet of ramps will be required along with roughly 8 landings. In order to accommodate this linear footage, the ramps will have to switch back and forth. And because of the width of the ramps and slope of the hill, retaining walls will be required to support the ramps in cross section.

Approach A: Minimize wall heights

In order to minimize wall heights, the ramps are situated to minimize cut and fill. That said, there are still walls show that exceed 5' in height. This concept treats the park as more of a pass-through space with no large gathering space. Two small overlooks are created that would allow users to view the stream channel, and a small breakout seating area is provided that could act as a lunch space for the Main Street businesses. This seating area could be limited to a seat-height wall with enough space for people to sit out of the flow of traffic. It could also be made large enough to fit 2-3 small café-size tables. The space between ramps would be planted with low maintenance plant material so that regular mowing is not required.

Approach B: Maximize open / lawn space

This option attempts to make usable space in the form of a larger seating area and lawn open space. If properly activated, the larger seating area could draw people into the space and could be an outdoor seating area if 8095 has a restaurant or similar use. Similar to Approach A, this area would double as an overlook to the channel below. The grassy open space could be lounge space, lunch space or a small dog walking area for local residents. It is close enough to St. Paul Street to be publicly accessible. Retaining walls in this option would be more substantial than option 1, being as tall as 8' at one location.

Aesthetics/Considerations

Given the historic nature of the area and surrounding architecture, the intent here is to use similar materials used locally, but also key off the proposed materials of the building renovations. While historic accents and details may be used for the majority of the park space, more modern elements could be introduced dependent on the architectural approach to the buildings. Generally speaking, brick paving would be used for gathering area, but ramps would be concrete for ease of construction and maintenance. Items such as guardrails and handrails, pathway lighting, and signage will be in the same style family and color as some of the architectural elements. Most importantly, both concepts plan for the existing carriage house wall to be salvaged and reconstructed.

In development of the improvements submitted as part of this application, DPW, along with their consultant teams, extensively reviewed the *Ellicott City Historic District Design Guidelines*, as well as the Commission's *Rules of Procedures* and applicable portions of the *County Code.* The following synopsis provides the proposed project's response to applicable portions of those documents.

Chapter 9: Landscape and Site Elements

A. Topography and Water courses

"…the water courses themselves are not highly visible in the center of the historic district. … Tiber Creek flows parallel to Main Street, through Ellicott City's central commercial area, but is confined to channels behind buildings or culverts beneath roads and buildings. Recent changes {c.1990} in downtown Ellicott City have helped to make Tiber Creek visible from public areas. These and similar projects that open up views of the streams or rivers to help to emphasize the relationship of Ellicott City to its natural setting."

Recommended:

- *Preserve the relationship of historic buildings to their sites.*
    - This project preserves historic portions of buildings on their original site. The project proposes to only remove a portion of each building – and maintains their facades, presence along the Main Street streetscape, and also preserves useable space within each building.
    - Furthermore, the project maintains and enhances the notion of buildings spanning the stream channel, by preserving the upper floors of the building at 8095 Main Street. With a contemporary approach, the opportunity exists to install a glass curtain wall system, furthering a visual connection between the interior of the building and the stream channel below.

- *Minimize grading by siting new structures and other improvements to make use of the land's natural contours. When necessary, use appropriately designed retaining walls or building walls to create the minimum level area needed for a new use in accordance with historic development patterns.*
    - For the St. Paul Street access, a series of retaining walls are proposed to facilitate ingress and egress through the slope. These retaining walls are proposed to be modest in height and constructed from materials prevalent throughout the district – potentially from salvaged building stone reclaimed from other projects.

- *Maintain and reinforce natural landscape elements, such as rock outcroppings, water courses and tree lines. Make views of natural elements, especially the Patapsco River and its tributaries, available to the public where possible.*
    - The water courses will be accentuated, and not altered, by this project. Views to the natural stream channel will be enhanced through the implementation of the project.

B. Trees and Other Vegetation

- The project proposes additional natural landscape elements and plantings, to be incorporated as part of the St. Paul access component.
- No mature trees or other vegetation under the purview of HPC is impacted by this application.
- The final design will consult the guidelines and implement a plan in accordance with the recommendations. Most notably, it will *'include landscaping improvements as part of any construction project in locations visible from a public way'.*

C. Cemeteries – Not Applicable

D. Walls, Fences, Terraces, Walkways and Driveways

- *Identify and retain site features that are important to the historic character of a site.*
  a. As part of this project, historic stream channel walls that define the stream channel are being retained and repaired. Additionally, stone retaining walls along the South side of the parcels are being maintained. There are no walkways or driveways impacted by this application.
- *Preserve historic features, such as retaining walls, freestanding walls, fences, terraces, walkways, driveways, and steps. When possible, reuse the historic building materials to repair or restore these structures.*
  b. This project seeks to preserve the historic stream channel walls (which act as retaining walls); and will maintain stone retaining walls along the South side of the parcels.

The following attachments are provided to support this Request for Advisory Comments, included as Appendicles to the Application for Certificate of Approval, submitted concurrently:

Appendix A: Presentation

Appendix C: Historic Preservation and Mitigation Documentation, EHT Traceries

Request for Advisory Comment from the Historic Preservation Commission –
Rear Façade reconstruction / improvements to:

8125 Main Street (Caplan's)
8111-8113 (aka 8109) Main Street (Caplan's Frame Shop, HO-359; Katydid, HO-586),
8095 (aka 8101) Main Street,
8085 (aka 8089) Main Street,
8081 Main Street (HO-360), Ellicott City, MD 21043
County owned lot off of St. Paul Street, aka 3760 St. Paul Street, Ellicott City, MD 21043

Howard County Department of Public Works | September 15, 2021
With revisions October 1, 2021 (in yellow)

Reference Pre-Application Advice: A detailed description of the proposed changes – please list point by point on a separate document.

The Department of Public Works is requesting advisory comment / pre-application advice for the implementation of permanent rear (south) facades at five buildings along Main Street; as well as modifications to one building (8081 Main Street). The proposed improvements are in response to the necessity of removing portions of these buildings to implement the Channel Constriction Project, a component of the *EC Safe and Sound* Program. (A separate application has been submitted to the Commission for the partial removals). Additionally, the Commission previously approved the removal of the rear portion of 8125 Main Street in May of 2019. This effort has since been completed, due to the immediate hazard that retention of the structure posed.

Upon taking office in late 2018, County Executive Ball continued with the planned acquisition of ten buildings on Lower Main Street, honoring a commitment to acquire the buildings made to private owners by the prior administration. Through the development of *EC Safe and Sound*, Executive Ball has stressed a commitment to preserving as much of those original ten buildings as possible. This application seeks advisory comments as the County seeks to restore six of those buildings to re-occupancy. The effort to partially remove the buildings, as well as reconstruct new rear facades and return the buildings to service is fully funded; and slated to start construction upon receipt of all local, state and federal approvals.

It is important to note that The Department of Public Works has also submitted a Joint Permit Application (JPA) to the US Army Corps of Engineers (USACE) and the Maryland Department of the Environment for this and other projects. As part of the JPA, a *Section 106 Programmatic Agreement* was recently reached between the County, UCACE, Maryland Historic Trust (MHT), and the Advisory Council on Historic Preservation. The following is an excerpt from Part II of the *Section 106 Programmatic Agreement:*

1. *Howard County has completed the removal of the rear section of 8125 Main Street (Caplan's), as it was in danger of collapse due to damage from flash flooding in 2018.*
2. *Upon completion of the Project, Howard County will (upon availability of funds), seek to return the buildings to occupancy as soon as possible.*

3. *Howard County will incorporate floodproofing approaches along the rear of the buildings (South side) once the portion spanning the stream channel has been removed. This is intended to keep water within the stream channel.*
4. *Howard County will commence an open, transparent public process to formulate program (uses) for the buildings. Howard County intends to retain ownership of the buildings until all flood mitigation projects have been completed.*
   a) *Howard County has secured funding to renovate the six buildings in accordance with the program prescribed through the public process.*
   b) *Howard County aims to renovate the structures for public use as soon as possible.*
   c) *Howard County endeavors to reuse salvaged elements from four buildings previously approved for removal (8049, 8055, 8059, and 8069 Main Street) to be removed, and/or the portions of buildings removed as part of the channel constriction project, to be reused in the completed renovations.*
5. *The proposed rear removals are not intended to alter the existing stream channel walls. Where the channel walls require repair, this will be executed as part of the project.*
   a) *Stone will be selected to match existing to the greatest extent possible.*
   b) *Stone will be laid in a pattern consistent with adjacent materials.*
   c) *Mortar samples will be collected and examined to determine a mix compatible with the adjacent material.*
6. *Maintaining the notion of structures spanning the stream channel is an important component of the project. At 8095 Main Street, only the portion of the first floor that spans the stream channel is proposed for removal. This allows the remainder of the structure to continue to span the stream channel – at an elevation suitable to not constrict the flow of water based on Howard County's detailed hydrologic and hydraulic modeling. This also provides an ideal opportunity for Howard County to incorporate the aforementioned kiosk; as well as portions of the structures deemed character-defining which are salvaged.*
7. *On sites where structures are removed, Howard County does not intend to construct occupiable space/structures, aside from where the Ellicott City Watershed Master Plan prescribes future site treatment.*
8. *The constriction removal affords the opportunity to develop a new rear façade for the affected buildings; as well as to develop the east and west facades of 8095 Main Street. These facades will be developed in accordance with the design guidelines of the Ellicott City Historic District. The County has included preliminary concepts for review and comment by the HPC, submitted concurrently for advisory comment.*

In early 2021, the Howard County Council adopted the *Ellicott City Watershed Master Plan (Master Plan)*. The *Master Plan* includes several policies that are directly associated with the properties included in this request for comment. These include:

Policy 8.5: County-Owned Lower Main Street Buildings
High Ground Access
Pedestrian Bridge
Amenity Space
Interpretation

Policy 8.6: Access to St. Paul Street

Policy 8.7: St. Paul Placemaking
Terraced Park
Interpretation
Lighting
Wayfinding

In development of the materials included herein for the Commission, DPW and its consultant team referenced the *Section 106 Programmatic Agreement*, the *Master Plan*, and most notably, the Commission's guidelines. Collectively, the team submits the following for review:

1. Rear Façade treatments
2. St. Paul Street Park

Rear Façade treatments:

To develop proposed treatments for the rear facades of buildings where partial building removal must take place, the design team considered the following design parameters:

- HPC Guidelines and EC Watershed Master Plan
- Preservation of Main Street Facades
- Potential utilization of salvaged character-defining elements from the same or other structures
- Flood egress, in addition to life safety requirements of the code.
- Accessibility, where technically feasible.

As part of the EC Safe and Sound Plan, the County has developed a *Code & Use Study* to consider how (both technically and functionally) the six unique structures can be utilized in the future. *Diagrams from the Code and Use Study are included in Appendix A.* Given the unique nature, the differing construction types, available space, and numerous vertical circulation means present, the County and its consultant team undertook the Code and Use Study to assess how to use the buildings in the future. The team has identified three potential scenarios – considering the six buildings collectively as one building, of one/two/three (8081, 8085/8095, and 8111-8113/8125), and three/three (8081, 8085, 8095 / 8111-8113, 8125).
The resultant options potentially lead to alternative rear egress strategies. Generally speaking, the alternative egress strategies and not dissimilar enough that the County nor its consultants feel different strategies warrant development for this application.

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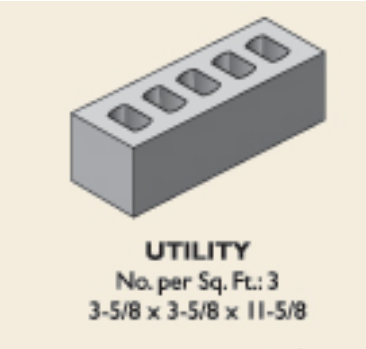

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Approach B: Maximize open / lawn space

This option attempts to make usable space in the form of a larger seating area and lawn open space. If properly activated, the larger seating area could draw people into the space and could be an outdoor seating area if 8095 has a restaurant or similar use. Similar to Approach A, this area would double as an overlook to the channel below. The grassy open space could be lounge space, lunch space or a small dog walking area for local residents. It is close enough to St. Paul Street to be publicly accessible. Retaining walls in this option would be more substantial than option 1, being as tall as 8' at one location.

Aesthetics/Considerations

Given the historic nature of the area and surrounding architecture, the intent here is to use similar materials used locally, but also key off the proposed materials of the building renovations. While historic accents and details may be used for the majority of the park space, more modern elements could be introduced dependent on the architectural approach to the buildings. Generally speaking, brick paving would be used for gathering area, but ramps would be concrete for ease of construction and maintenance. Items such as guardrails and handrails, pathway lighting, and signage will be in the same style family and color as some of the architectural elements. Most importantly, both concepts plan for the existing carriage house wall to be salvaged and reconstructed.

In development of the improvements submitted as part of this application, DPW, along with their consultant teams, extensively reviewed the *Ellicott City Historic District Design Guidelines*, as well as the Commission's *Rules of Procedures* and applicable portions of the *County Code.* The following synopsis provides the proposed project's response to applicable portions of those documents.

Chapter 9: Landscape and Site Elements

A. Topography and Water courses

"…the water courses themselves are not highly visible in the center of the historic district. … Tiber Creek flows parallel to Main Street, through Ellicott City's central commercial area, but is confined to channels behind buildings or culverts beneath roads and buildings. Recent changes {c.1990} in downtown Ellicott City have helped to make Tiber Creek visible from public areas. These and similar projects that open up views of the streams or rivers to help to emphasize the relationship of Ellicott City to its natural setting."

Recommended:

- *Preserve the relationship of historic buildings to their sites.*
    - This project preserves historic portions of buildings on their original site. The project proposes to only remove a portion of each building – and maintains their facades, presence along the Main Street streetscape, and also preserves useable space within each building.
    - Furthermore, the project maintains and enhances the notion of buildings spanning the stream channel, by preserving the upper floors of the building at 8095 Main Street. With a contemporary approach, the opportunity exists to install a glass curtain wall system, furthering a visual connection between the interior of the building and the stream channel below.

- *Minimize grading by siting new structures and other improvements to make use of the land's natural contours. When necessary, use appropriately designed retaining walls or building walls to create the minimum level area needed for a new use in accordance with historic development patterns.*
    - For the St. Paul Street access, a series of retaining walls are proposed to facilitate ingress and egress through the slope. These retaining walls are proposed to be modest in height and constructed from materials prevalent throughout the district – potentially from salvaged building stone reclaimed from other projects.

- *Maintain and reinforce natural landscape elements, such as rock outcroppings, water courses and tree lines. Make views of natural elements, especially the Patapsco River and its tributaries, available to the public where possible.*
    - The water courses will be accentuated, and not altered, by this project. Views to the natural stream channel will be enhanced through the implementation of the project.

B. Trees and Other Vegetation

- The project proposes additional natural landscape elements and plantings, to be incorporated as part of the St. Paul access component.
- No mature trees or other vegetation under the purview of HPC is impacted by this application.
- The final design will consult the guidelines and implement a plan in accordance with the recommendations. Most notably, it will *'include landscaping improvements as part of any construction project in locations visible from a public way'.*

C. Cemeteries – Not Applicable

D. Walls, Fences, Terraces, Walkways and Driveways

- *Identify and retain site features that are important to the historic character of a site.*
  a. As part of this project, historic stream channel walls that define the stream channel are being retained and repaired. Additionally, stone retaining walls along the South side of the parcels are being maintained. There are no walkways or driveways impacted by this application.
- *Preserve historic features, such as retaining walls, freestanding walls, fences, terraces, walkways, driveways, and steps. When possible, reuse the historic building materials to repair or restore these structures.*
  b. This project seeks to preserve the historic stream channel walls (which act as retaining walls); and will maintain stone retaining walls along the South side of the parcels.

The following attachments are provided to support this Request for Advisory Comments, included as Appendicles to the Application for Certificate of Approval, submitted concurrently:

Appendix A: Presentation

Appendix C: Historic Preservation and Mitigation Documentation, EHT Traceries

Request for Advisory Comment from the Historic Preservation Commission –
Rear Façade reconstruction / improvements to:

8125 Main Street (Caplan's)
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County owned lot off of St. Paul Street, aka 3760 St. Paul Street, Ellicott City, MD 21043

Howard County Department of Public Works | September 15, 2021
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Upon taking office in late 2018, County Executive Ball continued with the planned acquisition of ten buildings on Lower Main Street, honoring a commitment to acquire the buildings made to private owners by the prior administration. Through the development of *EC Safe and Sound*, Executive Ball has stressed a commitment to preserving as much of those original ten buildings as possible. This application seeks advisory comments as the County seeks to restore six of those buildings to re-occupancy. The effort to partially remove the buildings, as well as reconstruct new rear facades and return the buildings to service is fully funded; and slated to start construction upon receipt of all local, state and federal approvals.

It is important to note that The Department of Public Works has also submitted a Joint Permit Application (JPA) to the US Army Corps of Engineers (USACE) and the Maryland Department of the Environment for this and other projects. As part of the JPA, a *Section 106 Programmatic Agreement* was recently reached between the County, UCACE, Maryland Historic Trust (MHT), and the Advisory Council on Historic Preservation. The following is an excerpt from Part II of the *Section 106 Programmatic Agreement:*

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2. *Upon completion of the Project, Howard County will (upon availability of funds), seek to return the buildings to occupancy as soon as possible.*

3. *Howard County will incorporate floodproofing approaches along the rear of the buildings (South side) once the portion spanning the stream channel has been removed. This is intended to keep water within the stream channel.*
4. *Howard County will commence an open, transparent public process to formulate program (uses) for the buildings. Howard County intends to retain ownership of the buildings until all flood mitigation projects have been completed.*
   a) *Howard County has secured funding to renovate the six buildings in accordance with the program prescribed through the public process.*
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   a) *Stone will be selected to match existing to the greatest extent possible.*
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Interpretation

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Policy 8.7: St. Paul Placemaking
Terraced Park
Interpretation
Lighting
Wayfinding

In development of the materials included herein for the Commission, DPW and its consultant team referenced the *Section 106 Programmatic Agreement*, the *Master Plan*, and most notably, the Commission's guidelines. Collectively, the team submits the following for review:

1. Rear Façade treatments
2. St. Paul Street Park

Rear Façade treatments:

To develop proposed treatments for the rear facades of buildings where partial building removal must take place, the design team considered the following design parameters:

- HPC Guidelines and EC Watershed Master Plan
- Preservation of Main Street Facades
- Potential utilization of salvaged character-defining elements from the same or other structures
- Flood egress, in addition to life safety requirements of the code.
- Accessibility, where technically feasible.

As part of the EC Safe and Sound Plan, the County has developed a *Code & Use Study* to consider how (both technically and functionally) the six unique structures can be utilized in the future. *Diagrams from the Code and Use Study are included in Appendix A.* Given the unique nature, the differing construction types, available space, and numerous vertical circulation means present, the County and its consultant team undertook the Code and Use Study to assess how to use the buildings in the future. The team has identified three potential scenarios – considering the six buildings collectively as one building, of one/two/three (8081, 8085/8095, and 8111-8113/8125), and three/three (8081, 8085, 8095 / 8111-8113, 8125).
The resultant options potentially lead to alternative rear egress strategies. Generally speaking, the alternative egress strategies and not dissimilar enough that the County nor its consultants feel different strategies warrant development for this application.

For the rear façade treatments, the general design approach was to respond to the materials and treatments present on the front or visible sides of the buildings. This approach was selected because the buildings are generally small in scale, and introducing alternative materials or approaches could overly complicate a series of relatively modest structures. The following is a building by building summary:

8081 Main Street: The rear façade of the building visible was constructed c.1990s and is clad with German-lap wood siding, a material common and highly prevalent in the Historic District. As flood proofing approaches are considered, the first floor fenestration must be altered to alleviate potential water infiltration points. The rear addition that was constructed in the 1990s is appropriately scaled to the original structure. The addition also allows the original structure to read independently. The approach for this structure is to maintain the shape and form of the c.1990s addition, to restructure the rear addition using flood resilient materials with no visible change to the exterior siding or shape / form of the building. Alternative fenestration is planned for the face of the building paralleling the stream channel, on the First Floor only. Windows will be located at a higher elevation, and will be awning or casement function, single light design.
Since the German lap siding may be exposed to rising water, replacing it with a composite material, such as fiber cement, would maintain the look but provide additional flood resilience.

Image 8081.1 – Composite Lap Siding profile

8085 Main Street: The portion of the building being preserved was constructed from terra cotta masonry, which was prevalent during the time period. While the Main Street façade appears to be larger scale brick masonry units, it is actually terra cotta. To emulate this approach, cladding the rear façade with larger scale brick masonry units is proposed. The design team is considering a Utility size brick, nominally 4 inches by 12 inches, as the closest readily-available option; however additional material research is ongoing.
The use of punched window openings, scaled slightly smaller than the front façade, is proposed for the new rear façade. The windows will be wood, or aluminum-clad wood should the Commission consider it (for ease of long-term maintenance).

Image 8085.1 – Existing Terra Cotta

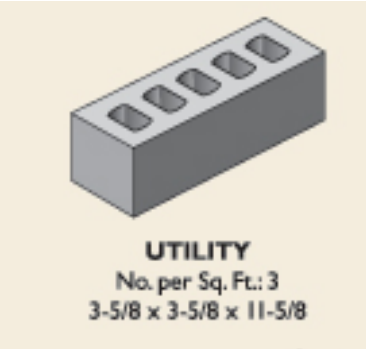

Image 8085.2 – Utility size brick

8095 Main Street: 8095 presents a unique opportunity to improve a relatively contemporary structure into a focal point spanning the stream channel, visible from new expanded park space along Lower Main Street and St. Paul Street. This structure will become one that will be experienced from all facades. Given that the building is only approximately 20 years old, and that the side and rear facades have no distinguishing features, two approaches have been developed for this structure.

The first approach is generally responsive to the illustrative vision of the Master Plan, and consistent with other masonry structures throughout the Historic District. This approach proposes a series of punched window openings, and considers the logic of similar 'side' facades, most notably the side of 8059 Main Street. In order to improve the energy efficiency, and provide additional visual interest, a new cladding for the side and rear facades is proposed. This cladding respects and channels the prevalence of horizontal siding present throughout the District, but augments that by proposing a larger scale and slightly more contemporary detailing. This approach could utilize fiber composite panels that are painted, or potentially include the use of a rain-screen system, utilizing aluminum composite panels.

Image 8095.1 – Image of 8059 Main Street, windows in rear block wall

The second approach includes developing more contemporary window openings, elongated and responsive to the building shape and form. Along the east side of the building, a glass curtain wall system is proposed on the portion of the building spanning the stream channel. This affords a unique opportunity to view and experience the stream channel from inside the structure – a concept harmonious with the Commission's guidelines. It also potentially allows for salvaged truss components to potentially be displayed interior to the building, but be visible through the curtain

wall system. With the contemporary approach, considerations for alternative cladding approaches are contained within Appendix A.

The rear façade of 8095 is proposed to be clad in a rain-screen matching that of the side facades. Fenestration, however, will remain as existing, and door openings will only be provided as required for egress.

Additionally, the design team considered potential alternations to the front (Main Street) façade of 8095. The approach to the front facade of 8095 is intended to unify the aesthetics of the whole building in an economic fashion. The glass curtain wall system from the second approach is applied to the building's center bay updating the appearance without altering its function. Additionally, the shallow balconies will be wrapped in the same curtain wall system updating their appearance and adding to the usable floor space on the second level.

8111-8113 Main Street: The portion of the building being removed is an addition to the original structure. On the second and third floors of the building, German-lap wood siding is visible, as are several sliding doors and windows that do not appear to relate to the Main Street façade of the building. Building upon the materials already present, the new rear façade is proposed to be clad in similar German-lap wood siding. New windows are proposed, following the logic of the Main Street façade. It is envisioned that with the reduced floor plate, most, if not all interior walls will be removed, hence one would be able to experience both facades while inside the building. The new windows would be either wood double-hung or aluminum-clad wood, should the Commission allow it, for ease of maintenance.

Image 8111-8113.1 – Rear Façade (currently wood siding)

8125 Main Street: Recently, DPW completed removal of the rear portion of the building that was in danger of collapse. During this process, DPW was able to maintain the far south brick wall, on the south side of the stream channel, as well as components of the original building structure which span the stream channel. Given that the new construction on the First Floor was not originally the rear of the building, which differs from 8085 or 8111-8113, two approaches are presented.
The first approach is to install a composite 'board and baton' type siding, generally with a 12" exposure and nominally 3" batons. The siding would extend from the top of the existing stream channel wall, to the underside of the 2nd story, above; and be painted in a color complementary to the existing brick above. The board and baton look was selected to provide a visual break from the prevalence of horizontal siding on either side of the building; and also since the length of the building is longer than buildings typically present in the area.

Image 8125.1 – Board and Baton composite siding, painted dark in color.

A second approach would be to install brick masonry, complementary to the existing brick visible on the 2nd floor, on the lower level as well.
With either option, clerestory windows are proposed for installation. The placement was developed in response to the 3-bay rhythm of the front façade.

Rear Balcony Treatments:

As reviewed in *Appendix A*, the *Code and Use Study* recommends two separate sets of balconies on the rear sides of the buildings, primarily to facilitate egress. The concept of rear balconies is also addressed and included as an implementing action in the *Ellicott City Watershed Master Plan.*
With the concepts presented in Appendix A, a downstream rear balcony, connecting 8081, 8085, and 8095 is proposed, in addition to an upstream balcony, connecting 8111-8113 and 8125. The upstream balcony may also include an option to connect with 8095. While this offers two distinct design opportunities, it may serve the County, as the Owner of both, to adopt a single aesthetic. The design options presented use clean, simple modern lines to complement, yet distinguish itself from the historic/traditional elements and echo the proposed contemporary features of 8095.

8085 Main Street: Rear Balcony

The balcony is proposed as a solid concrete deck on steel stringers. Stringers run above the stream channel, cantilevered from the rear of the building, and carry both floor and roof structure. The walking surface will receive a coating for increased durability and maintenance, which can be colored or tinted.

Railing Concepts:

Option 1 - Thin wood/metal rail on thin cylindrical pickets canted outward: Balcony railings are minimal, consisting of a rectangular rail held up by thin cylindrical, outwardly canted pickets. This modern design differentiates itself without competing with historic structures; while complementing both design approaches for 8095. It specifically, mimics the thin joints of the rainscreen in option one and referencs the light glass curtain wall spanning the stream channel in option two.

Option 2 - Rectangular rail and hefty square columns with gridded mesh panels in between: A more traditional profile consisting of a rectangular railing on hefty square columns with gridded mesh panels in between. It echoes the contemporary styling of both options for 8095. And the more prominent, but highly transparent profile is in concert with the historic structures.

Image 8085.3 – Railing Option 1

Image 8085.4 – Railing Option 2

8125 Main Street: Rear Balcony

Balcony Construction:

The existing beams spanning the channel at Caplan's provide a base for an egress walkway/balcony. Existing structure will be built up to accommodate a deck of one of the following materials:

1. Concrete
2. Metal grating. (Grating is lighter which is beneficial, but vibration and the tendency to ice and become slippery are drawbacks. If the option is preferred by the Commission, inclusion of heat trace may be warranted.)

Railing Concepts: Same as proposed for 8085

St. Paul 'Pocket Park':

The grade change from the egress landing at the 8095 property to St. Paul Street varies from 19' nearest to the 3744 property to approximately 21' at the current park entrance near the 3754 property. In order to comply with ADA, approximately 240 linear feet of ramps will be required along with roughly 8 landings. In order to accommodate this linear footage, the ramps will have to switch back and forth. And because of the width of the ramps and slope of the hill, retaining walls will be required to support the ramps in cross section.

Approach A: Minimize wall heights

In order to minimize wall heights, the ramps are situated to minimize cut and fill. That said, there are still walls show that exceed 5' in height. This concept treats the park as more of a pass-through space with no large gathering space. Two small overlooks are created that would allow users to view the stream channel, and a small breakout seating area is provided that could act as a lunch space for the Main Street businesses. This seating area could be limited to a seat-height wall with enough space for people to sit out of the flow of traffic. It could also be made large enough to fit 2-3 small café-size tables. The space between ramps would be planted with low maintenance plant material so that regular mowing is not required.

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Lighting
Wayfinding

In development of the materials included herein for the Commission, DPW and its consultant team referenced the *Section 106 Programmatic Agreement*, the *Master Plan*, and most notably, the Commission's guidelines. Collectively, the team submits the following for review:

1. Rear Façade treatments
2. St. Paul Street Park

Rear Façade treatments:

To develop proposed treatments for the rear facades of buildings where partial building removal must take place, the design team considered the following design parameters:

- HPC Guidelines and EC Watershed Master Plan
- Preservation of Main Street Facades
- Potential utilization of salvaged character-defining elements from the same or other structures
- Flood egress, in addition to life safety requirements of the code.
- Accessibility, where technically feasible.

As part of the EC Safe and Sound Plan, the County has developed a *Code & Use Study* to consider how (both technically and functionally) the six unique structures can be utilized in the future. *Diagrams from the Code and Use Study are included in Appendix A.* Given the unique nature, the differing construction types, available space, and numerous vertical circulation means present, the County and its consultant team undertook the Code and Use Study to assess how to use the buildings in the future. The team has identified three potential scenarios – considering the six buildings collectively as one building, of one/two/three (8081, 8085/8095, and 8111-8113/8125), and three/three (8081, 8085, 8095 / 8111-8113, 8125).
The resultant options potentially lead to alternative rear egress strategies. Generally speaking, the alternative egress strategies and not dissimilar enough that the County nor its consultants feel different strategies warrant development for this application.

For the rear façade treatments, the general design approach was to respond to the materials and treatments present on the front or visible sides of the buildings. This approach was selected because the buildings are generally small in scale, and introducing alternative materials or approaches could overly complicate a series of relatively modest structures. The following is a building by building summary:

8081 Main Street: The rear façade of the building visible was constructed c.1990s and is clad with German-lap wood siding, a material common and highly prevalent in the Historic District. As flood proofing approaches are considered, the first floor fenestration must be altered to alleviate potential water infiltration points. The rear addition that was constructed in the 1990s is appropriately scaled to the original structure. The addition also allows the original structure to read independently. The approach for this structure is to maintain the shape and form of the c.1990s addition, to restructure the rear addition using flood resilient materials with no visible change to the exterior siding or shape / form of the building. Alternative fenestration is planned for the face of the building paralleling the stream channel, on the First Floor only. Windows will be located at a higher elevation, and will be awning or casement function, single light design.
Since the German lap siding may be exposed to rising water, replacing it with a composite material, such as fiber cement, would maintain the look but provide additional flood resilience.

Image 8081.1 – Composite Lap Siding profile

8085 Main Street: The portion of the building being preserved was constructed from terra cotta masonry, which was prevalent during the time period. While the Main Street façade appears to be larger scale brick masonry units, it is actually terra cotta. To emulate this approach, cladding the rear façade with larger scale brick masonry units is proposed. The design team is considering a Utility size brick, nominally 4 inches by 12 inches, as the closest readily-available option; however additional material research is ongoing.
The use of punched window openings, scaled slightly smaller than the front façade, is proposed for the new rear façade. The windows will be wood, or aluminum-clad wood should the Commission consider it (for ease of long-term maintenance).

Image 8085.1 – Existing Terra Cotta

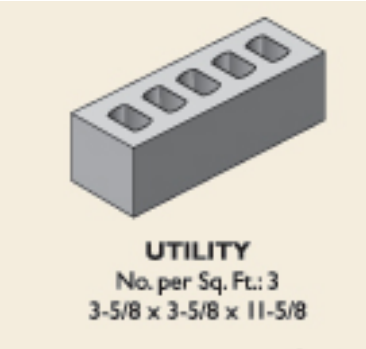

Image 8085.2 – Utility size brick

8095 Main Street: 8095 presents a unique opportunity to improve a relatively contemporary structure into a focal point spanning the stream channel, visible from new expanded park space along Lower Main Street and St. Paul Street. This structure will become one that will be experienced from all facades. Given that the building is only approximately 20 years old, and that the side and rear facades have no distinguishing features, two approaches have been developed for this structure.

The first approach is generally responsive to the illustrative vision of the Master Plan, and consistent with other masonry structures throughout the Historic District. This approach proposes a series of punched window openings, and considers the logic of similar 'side' facades, most notably the side of 8059 Main Street. In order to improve the energy efficiency, and provide additional visual interest, a new cladding for the side and rear facades is proposed. This cladding respects and channels the prevalence of horizontal siding present throughout the District, but augments that by proposing a larger scale and slightly more contemporary detailing. This approach could utilize fiber composite panels that are painted, or potentially include the use of a rain-screen system, utilizing aluminum composite panels.

Image 8095.1 – Image of 8059 Main Street, windows in rear block wall

The second approach includes developing more contemporary window openings, elongated and responsive to the building shape and form. Along the east side of the building, a glass curtain wall system is proposed on the portion of the building spanning the stream channel. This affords a unique opportunity to view and experience the stream channel from inside the structure – a concept harmonious with the Commission's guidelines. It also potentially allows for salvaged truss components to potentially be displayed interior to the building, but be visible through the curtain

wall system. With the contemporary approach, considerations for alternative cladding approaches are contained within Appendix A.

The rear façade of 8095 is proposed to be clad in a rain-screen matching that of the side facades. Fenestration, however, will remain as existing, and door openings will only be provided as required for egress.

Additionally, the design team considered potential alternations to the front (Main Street) façade of 8095. The approach to the front facade of 8095 is intended to unify the aesthetics of the whole building in an economic fashion. The glass curtain wall system from the second approach is applied to the building's center bay updating the appearance without altering its function. Additionally, the shallow balconies will be wrapped in the same curtain wall system updating their appearance and adding to the usable floor space on the second level.

8111-8113 Main Street: The portion of the building being removed is an addition to the original structure. On the second and third floors of the building, German-lap wood siding is visible, as are several sliding doors and windows that do not appear to relate to the Main Street façade of the building. Building upon the materials already present, the new rear façade is proposed to be clad in similar German-lap wood siding. New windows are proposed, following the logic of the Main Street façade. It is envisioned that with the reduced floor plate, most, if not all interior walls will be removed, hence one would be able to experience both facades while inside the building. The new windows would be either wood double-hung or aluminum-clad wood, should the Commission allow it, for ease of maintenance.

Image 8111-8113.1 – Rear Façade (currently wood siding)

8125 Main Street: Recently, DPW completed removal of the rear portion of the building that was in danger of collapse. During this process, DPW was able to maintain the far south brick wall, on the south side of the stream channel, as well as components of the original building structure which span the stream channel. Given that the new construction on the First Floor was not originally the rear of the building, which differs from 8085 or 8111-8113, two approaches are presented.
The first approach is to install a composite 'board and baton' type siding, generally with a 12" exposure and nominally 3" batons. The siding would extend from the top of the existing stream channel wall, to the underside of the 2nd story, above; and be painted in a color complementary to the existing brick above. The board and baton look was selected to provide a visual break from the prevalence of horizontal siding on either side of the building; and also since the length of the building is longer than buildings typically present in the area.

Image 8125.1 – Board and Baton composite siding, painted dark in color.

A second approach would be to install brick masonry, complementary to the existing brick visible on the 2nd floor, on the lower level as well.
With either option, clerestory windows are proposed for installation. The placement was developed in response to the 3-bay rhythm of the front façade.

Rear Balcony Treatments:

As reviewed in *Appendix A*, the *Code and Use Study* recommends two separate sets of balconies on the rear sides of the buildings, primarily to facilitate egress. The concept of rear balconies is also addressed and included as an implementing action in the *Ellicott City Watershed Master Plan.*
With the concepts presented in Appendix A, a downstream rear balcony, connecting 8081, 8085, and 8095 is proposed, in addition to an upstream balcony, connecting 8111-8113 and 8125. The upstream balcony may also include an option to connect with 8095. While this offers two distinct design opportunities, it may serve the County, as the Owner of both, to adopt a single aesthetic. The design options presented use clean, simple modern lines to complement, yet distinguish itself from the historic/traditional elements and echo the proposed contemporary features of 8095.

8085 Main Street: Rear Balcony

The balcony is proposed as a solid concrete deck on steel stringers. Stringers run above the stream channel, cantilevered from the rear of the building, and carry both floor and roof structure. The walking surface will receive a coating for increased durability and maintenance, which can be colored or tinted.

Railing Concepts:

Option 1 - Thin wood/metal rail on thin cylindrical pickets canted outward: Balcony railings are minimal, consisting of a rectangular rail held up by thin cylindrical, outwardly canted pickets. This modern design differentiates itself without competing with historic structures; while complementing both design approaches for 8095. It specifically, mimics the thin joints of the rainscreen in option one and referencs the light glass curtain wall spanning the stream channel in option two.

Option 2 - Rectangular rail and hefty square columns with gridded mesh panels in between: A more traditional profile consisting of a rectangular railing on hefty square columns with gridded mesh panels in between. It echoes the contemporary styling of both options for 8095. And the more prominent, but highly transparent profile is in concert with the historic structures.

Image 8085.3 – Railing Option 1

Image 8085.4 – Railing Option 2

8125 Main Street: Rear Balcony

Balcony Construction:

The existing beams spanning the channel at Caplan's provide a base for an egress walkway/balcony. Existing structure will be built up to accommodate a deck of one of the following materials:

1. Concrete
2. Metal grating. (Grating is lighter which is beneficial, but vibration and the tendency to ice and become slippery are drawbacks. If the option is preferred by the Commission, inclusion of heat trace may be warranted.)

Railing Concepts: Same as proposed for 8085

St. Paul 'Pocket Park':

The grade change from the egress landing at the 8095 property to St. Paul Street varies from 19' nearest to the 3744 property to approximately 21' at the current park entrance near the 3754 property. In order to comply with ADA, approximately 240 linear feet of ramps will be required along with roughly 8 landings. In order to accommodate this linear footage, the ramps will have to switch back and forth. And because of the width of the ramps and slope of the hill, retaining walls will be required to support the ramps in cross section.

Approach A: Minimize wall heights

In order to minimize wall heights, the ramps are situated to minimize cut and fill. That said, there are still walls show that exceed 5' in height. This concept treats the park as more of a pass-through space with no large gathering space. Two small overlooks are created that would allow users to view the stream channel, and a small breakout seating area is provided that could act as a lunch space for the Main Street businesses. This seating area could be limited to a seat-height wall with enough space for people to sit out of the flow of traffic. It could also be made large enough to fit 2-3 small café-size tables. The space between ramps would be planted with low maintenance plant material so that regular mowing is not required.

Approach B: Maximize open / lawn space

This option attempts to make usable space in the form of a larger seating area and lawn open space. If properly activated, the larger seating area could draw people into the space and could be an outdoor seating area if 8095 has a restaurant or similar use. Similar to Approach A, this area would double as an overlook to the channel below. The grassy open space could be lounge space, lunch space or a small dog walking area for local residents. It is close enough to St. Paul Street to be publicly accessible. Retaining walls in this option would be more substantial than option 1, being as tall as 8' at one location.

Aesthetics/Considerations

Given the historic nature of the area and surrounding architecture, the intent here is to use similar materials used locally, but also key off the proposed materials of the building renovations. While historic accents and details may be used for the majority of the park space, more modern elements could be introduced dependent on the architectural approach to the buildings. Generally speaking, brick paving would be used for gathering area, but ramps would be concrete for ease of construction and maintenance. Items such as guardrails and handrails, pathway lighting, and signage will be in the same style family and color as some of the architectural elements. Most importantly, both concepts plan for the existing carriage house wall to be salvaged and reconstructed.

In development of the improvements submitted as part of this application, DPW, along with their consultant teams, extensively reviewed the *Ellicott City Historic District Design Guidelines*, as well as the Commission's *Rules of Procedures* and applicable portions of the *County Code.* The following synopsis provides the proposed project's response to applicable portions of those documents.

Chapter 9: Landscape and Site Elements

A. Topography and Water courses

"…the water courses themselves are not highly visible in the center of the historic district. … Tiber Creek flows parallel to Main Street, through Ellicott City's central commercial area, but is confined to channels behind buildings or culverts beneath roads and buildings. Recent changes {c.1990} in downtown Ellicott City have helped to make Tiber Creek visible from public areas. These and similar projects that open up views of the streams or rivers to help to emphasize the relationship of Ellicott City to its natural setting."

Recommended:

- *Preserve the relationship of historic buildings to their sites.*
    - This project preserves historic portions of buildings on their original site. The project proposes to only remove a portion of each building – and maintains their facades, presence along the Main Street streetscape, and also preserves useable space within each building.
    - Furthermore, the project maintains and enhances the notion of buildings spanning the stream channel, by preserving the upper floors of the building at 8095 Main Street. With a contemporary approach, the opportunity exists to install a glass curtain wall system, furthering a visual connection between the interior of the building and the stream channel below.

- *Minimize grading by siting new structures and other improvements to make use of the land's natural contours. When necessary, use appropriately designed retaining walls or building walls to create the minimum level area needed for a new use in accordance with historic development patterns.*
    - For the St. Paul Street access, a series of retaining walls are proposed to facilitate ingress and egress through the slope. These retaining walls are proposed to be modest in height and constructed from materials prevalent throughout the district – potentially from salvaged building stone reclaimed from other projects.

- *Maintain and reinforce natural landscape elements, such as rock outcroppings, water courses and tree lines. Make views of natural elements, especially the Patapsco River and its tributaries, available to the public where possible.*
    - The water courses will be accentuated, and not altered, by this project. Views to the natural stream channel will be enhanced through the implementation of the project.

B. Trees and Other Vegetation

- The project proposes additional natural landscape elements and plantings, to be incorporated as part of the St. Paul access component.
- No mature trees or other vegetation under the purview of HPC is impacted by this application.
- The final design will consult the guidelines and implement a plan in accordance with the recommendations. Most notably, it will *'include landscaping improvements as part of any construction project in locations visible from a public way'.*

C. Cemeteries – Not Applicable

D. Walls, Fences, Terraces, Walkways and Driveways

- *Identify and retain site features that are important to the historic character of a site.*
  a. As part of this project, historic stream channel walls that define the stream channel are being retained and repaired. Additionally, stone retaining walls along the South side of the parcels are being maintained. There are no walkways or driveways impacted by this application.
- *Preserve historic features, such as retaining walls, freestanding walls, fences, terraces, walkways, driveways, and steps. When possible, reuse the historic building materials to repair or restore these structures.*
  b. This project seeks to preserve the historic stream channel walls (which act as retaining walls); and will maintain stone retaining walls along the South side of the parcels.

The following attachments are provided to support this Request for Advisory Comments, included as Appendicles to the Application for Certificate of Approval, submitted concurrently:

Appendix A: Presentation

Appendix C: Historic Preservation and Mitigation Documentation, EHT Traceries