

Attachment C

Historic Preservation and Mitigation Documentation
Identification of Salvageable Material
8049, 8055, 8059, and 8069 Main Street,
Ellicott City, Maryland

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Howard County Department of Public Works

Report Date: November 3, 2020

Report Content: 18 Pages

ELLICOTT CITY

8049, 8055, 8059, and 8069 Main Street,
Ellicott City, Maryland

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INTRODUCTION

The following report focuses on four historic resources on Main Street in Ellicott City: 8049, 8055, 8059 and 8069 Main Street that are part of the planned construction project to improve the stream channel and install an underground culvert in the vicinity of Main Street and Maryland Avenue. The siting and location of these four properties inhibits the flow of storm water to the Patapsco River and after careful study the Department of Public Works has concluded that the proposed demolition of the four buildings is necessary to implement the water conveyance improvements. The Department of Public works has explored alternatives including a peer review by the US Army Corps of Engineers to preserve the structures but have concluded that the four structures slated for demolition represent a deterrent to the project and inhibit the construction of the proposed improvements to mitigate the damage of flash flooding. The County's current plan involves expanding the culvert that runs parallel to Main Street to the size that can manage the necessary floods waters during significant rain events. In order to reach the required capture, four of the historic buildings at the end of Main Street need to be demolished.

The identification of character defining features and potential salvageable historic materials is being undertaken to inform Section 106 consultation and in anticipation of stipulations in a future Programmatic Agreement to mitigate the demolition of the four contributing resources in the Ellicott City Historic District. The four structures slated for demolition are in a critical location, and their demolition will allow for the flood mitigation plan to be fully executed to prevent devastating floods to the larger National Register Historic District.

The following is a list of character defining features that could potentially be salvaged as part of the mitigation for the demolition of the contributing resources.

8049 MAIN STREET (HO-330)

Located on Parcel 57, at the southwest corner of Main Street and Maryland Avenue, are two attached buildings. To the north, and fronting on Main Street, is a two-story frame commercial building. The original first story is faced in brick veneer and contains plate-glass store front windows on its north and east elevations. The primary entrance is located on Main Street and features a Colonial Revival-style wooden surround with a broken pediment. The first story terminates in a heavy molded wood cornice with scrolled modillions. Above this cornice is a frame, flat-roofed second-story clad in wood siding and pierced by one-over-one, double-hung, vinyl-sash replacement windows.

To the south of the front building is an attached two-and-one-half-story, side-gabled brick dwelling. The dwelling consists



Figure 1: 8049 Main Street. Tracerics, 2020

of a rectangular-plan main block and a two-story, frame, shed-roofed rear ell. Adjoining the rear ell is a one-story, brick garage. The main block and rear ell are covered by standing-seam metal roofs, and the main block features an interior brick chimney and two gabled dormers on the north and south faces of the roof. A second story porch with an ornate wrought-iron balustrade extends along the east elevation of the main block. The brick veneer of the front building's first story extends onto the rear dwelling, and the first-story of the east elevation contains a recessed secondary entrance with a wood, broken pedimented surround. The dwelling's windows are six-over-six, double-hung, wood sash with wood sills and jack-arched brick lintels.

Both the front and back buildings date to the nineteenth century, although their exact date of construction remains unknown at present. Architecturally, the gabled brick dwelling appears to date to around c. 1850 or slightly earlier. An L-plan building appears at this location on the 1878 Hopkins map, to the north of the Dorsey Coal Yard. The two attached buildings are more clearly depicted on the 1887 Sanborn map, which reveals that the front building consisted of two one-story, attached, frame stores addressed as 102 and 103 Frederick Avenue. These stores housed a grocer and a furniture dealer at this time. The rear frame ell of the brick dwelling was only one story in height and the brick garage had not yet been constructed. By 1894, the partition dividing the two stores had been removed, and the combined, one-story front building was functioning as a saloon. Sometime between 1899 and 1904, a second story was added onto the dwelling's rear ell. The brick garage was built sometime after 1910, replacing or incorporating a small frame shed that first appears on the 1904 map. By 1959, the front building was functioning as a restaurant and the frame second story had been added.

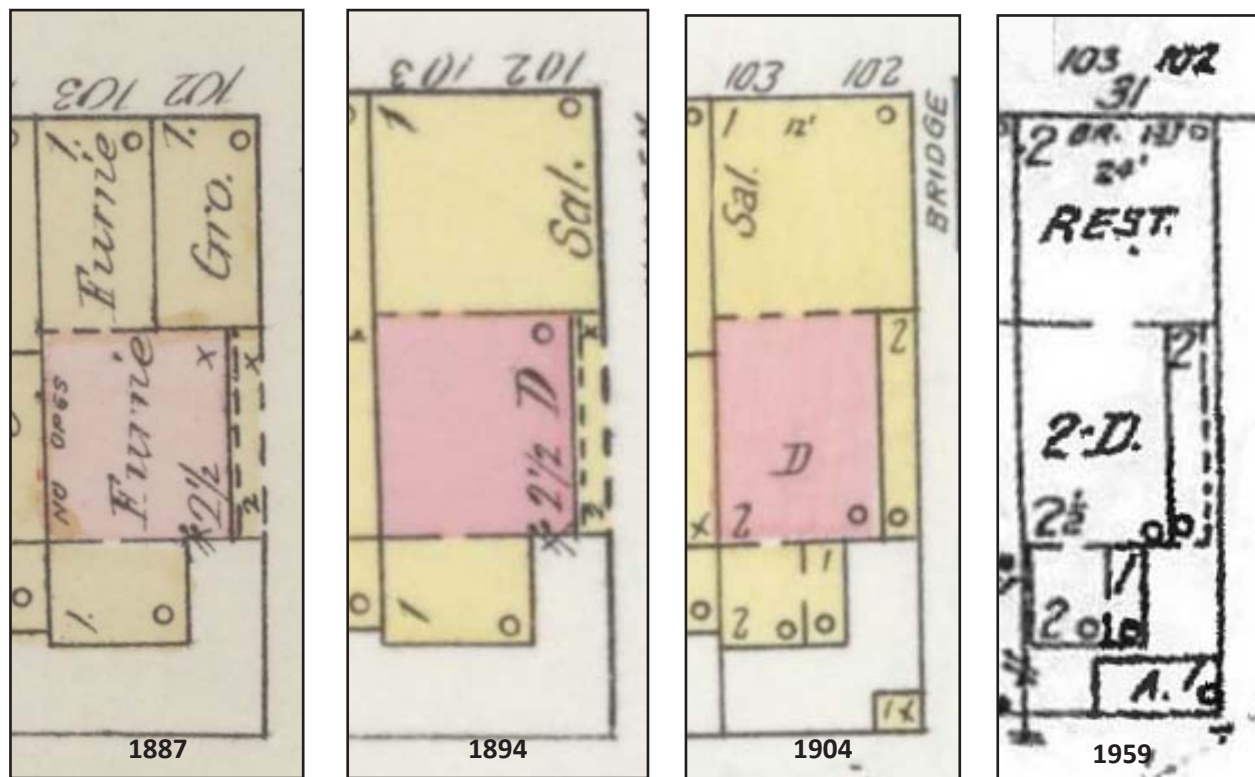


Figure 2: (Left to Right) 1887, 1894, and 1904, and 1959 Sanborn maps. Library of Congress

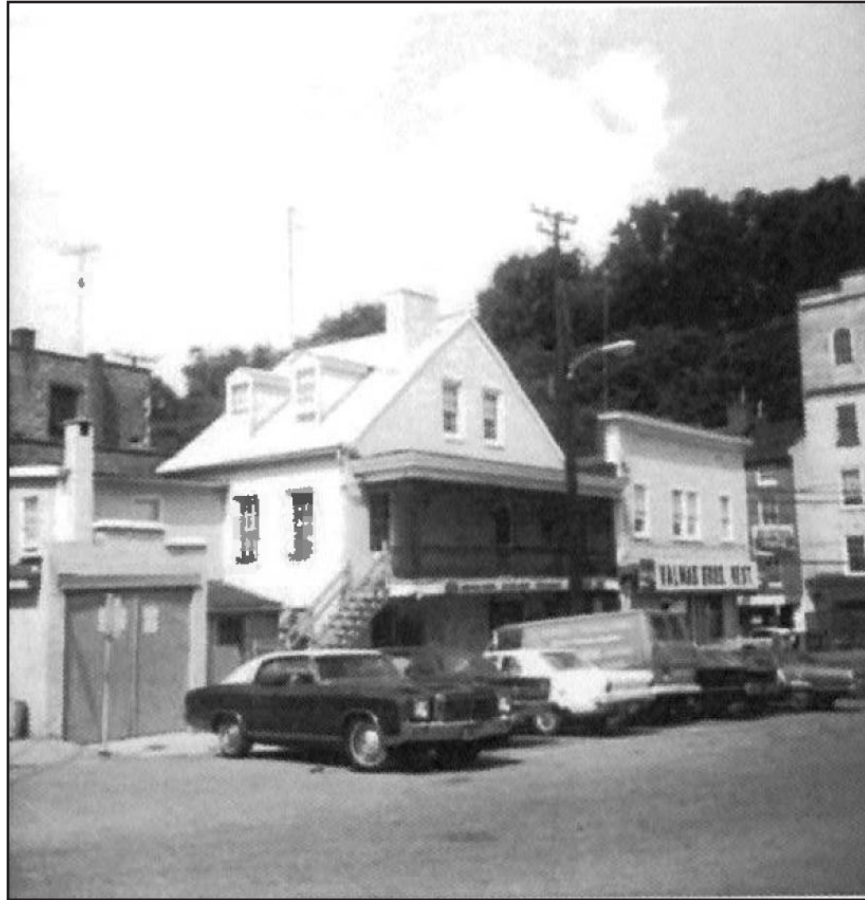


Figure 3: 8049 Main Street, 1972. Howard County Historical Society

Salvageable Material:

Exterior

- Full cornice between the first and second floors on the north and east elevations (Figure 4)
- Iron railing and posts at second floor porch (Figure 5)
- Standing seam metal roof at rear of second floor (Figure 6)

Interior

- Fieldstone at the basement foundation walls (Figure 7)
- Bricks of the two chimney stacks (Figure 8)
- Six historic wood windows at the attic level (Figure 9)
- Roof rafters and beams (Figure 10)



Figure 4: Detail of cornice. Tracerics, 2020



Figure 5: Detail of iron railing. Tracerics, 2020



Figure 6: Standing seam metal roof. Tracerics, 2020



Figure 7: Fieldstone walls of the basement. Tracerics, 2020



Figure 8: One of the two remaining chimney stacks in the building. Tracerics, 2020



Figure 9: Six-over-six wood window in the attic. Tracerics, 2020



Figure 10: Wood roof rafters. Tracerics, 2020

8055 MAIN STREET

Occupying Parcel 56 is a frame commercial building that was constructed c. 1925, possibly incorporating parts of an earlier nineteenth-century building. The north half of the building is one-story in height and historically functioned as a store. The rear section is two stories and contains a garage on the first story and two apartments on the second. Both sections are covered by flat roofs. The facade faces Main Street, and its character-defining exterior features include a shaped brick parapet topped with brick coping and a molded wood cornice. The building's storefront was damaged during the 2018 flood and is currently boarded-up. A second, siding-clad parapet rises at the junction of the first and second stories.



Figure 11: Facade 8055 Main Street. Tracerics, 2020

The building housed a variety of commercial uses during the late nineteenth and twentieth centuries. Sanborn's 1887 map depicts the one-story front half as a butcher shop and two-story rear portion as a dwelling. At this time, the building did not extend completely to the rear alley. Rather, a one-story frame extension, which likely housed a kitchen, adjoined the rear of the building. A one-story frame shed was located at the southwest corner of the property. By 1894, the rear shed had become two-stories in height and was attached to the main block by a one-story, frame section. A grocer was located in the front half



Figure 12: (Left to Right) 1887, 1894, 1910, and 1959 Sanborn maps. Library of Congress

of the building in 1894 and a saloon in the rear portion. The building primarily functioned as a saloon throughout most of the twentieth century. By 1959, the rear of the building had been extended to the alley.

Salvageable Material:

Exterior

- Wood cornice on the facade (Figure 13)

Interior

- Solid wood paneled doors at second floor (Figure 14)
- Remaining wood windows at the second floor (Figure 15)
- Steel skylight windows (Figure 15)
- Basement fieldstone walls (Figure 16)



Figure 13: Wood cornice. Tracerics, 2020



Figure 14: Wood panel door. Tracerics, 2020



Figure 15: Wood windows and steel skylight. Tracerics, 2020



Figure 16: Fieldstone walls of the basement. Tracerics, 2020

8059 MAIN STREET

Located on Parcel 55, this commercial building is of masonry construction and ranges from two to four stories in height. The first floor of the front portion of the building historically housed commercial uses. Two apartments are located on the second floor and a single apartment is on the third. A small service space that once housed a dumb waiter is located in the fourth floor, at the rear of the building. The defining feature of the building is the limestone front that extends across the first story of the four-bay facade. The first-story storefront originally incorporated three Gothic arched windows, the openings of which are now boarded-up. Two entrances with Gothic arched transoms flank the central storefront. The second story of the facade is finished in stucco and contains four eight-over-eight, double-hung, wood-sash windows. Metal casement and awning-sash windows pierce the side and rear elevations.



Figure 17: 8059 Main Street. Traceries, 2020

Easton & Sons, undertakers, conducted business in the building from the late nineteenth to the early twentieth century. Sanborn maps label the building as an “undertaker” beginning in 1894. At this time, the building consisted of a two-story front portion and a two-story rear carriage house that were linked by a one-story middle section. A third story was added sometime after 1910. The 1959 Sanborn map shows a three-story building with a central interior partition dividing it into halves. The second and third stories sustained fire, smoke, and water damage during a fire c. 1945 that destroyed the adjacent Earle Theater that once stood to the west of the building.



Figure 18: Undated photograph. Howard County Historical Society

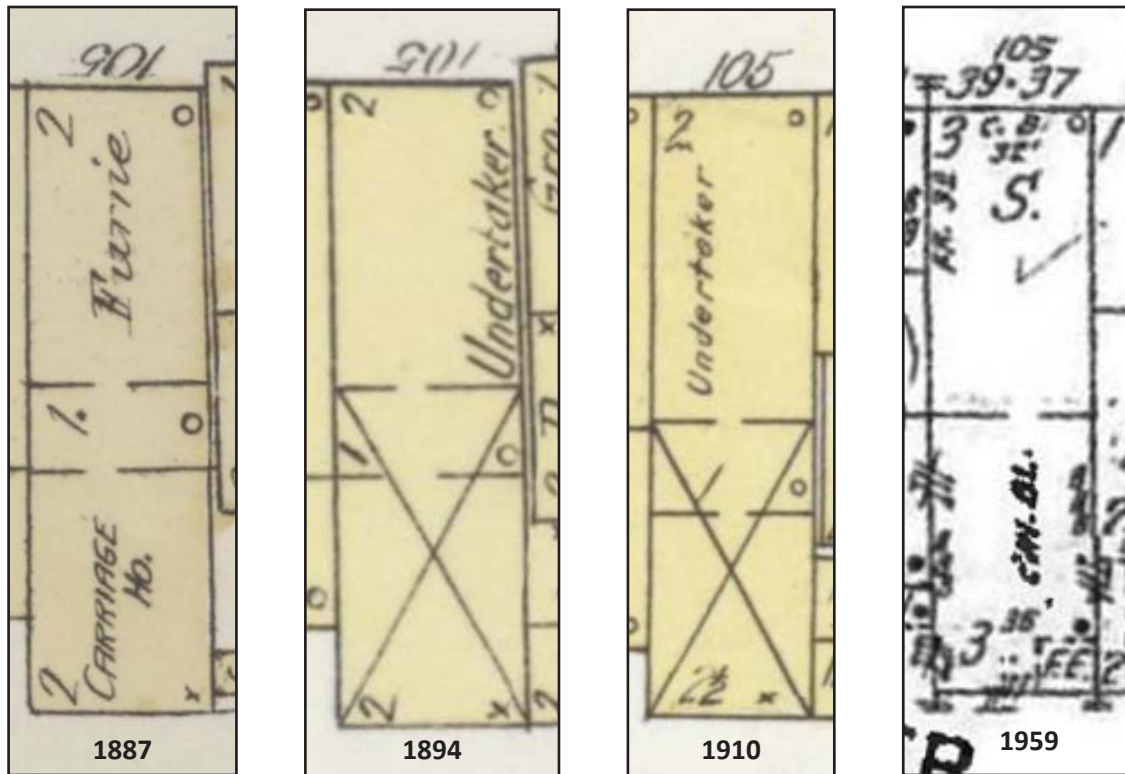


Figure 19: (Left to Right) 1887, 1894, 1910, and 1959 Sanborn maps. Library of Congress

Salvageable Material:

Exterior

- Limestone veneer of first floor; especially the 'EASTON SONS' signage and decorative detailing between the first and second floor (Figure 20)
- Granite base and entrance step (Figure 21)
- Apartment entrance door surround and transom window (Figure 22)
- Main window surrounds at facade (Figure 23 and 24)

Interior

- No interior fabric remains



Figure 20: Limestone 'EASTON SONS' signage. Tracerics, 2020



Figure 21: Granite base and entrance step. Tracerics, 2020



Figure 22: Historic transom. Tracerics, 2020



Figure 23: Remaining facade window and surround. Tracerics, 2020



Figure 24: Facade window surrounds. Tracerics, 2020

8069 MAIN STREET

Occupying Parcel 53, 8069 Main Street is a two-and-one-half-story, four-bay, masonry building that dates to c. 1840. The building consists of a rectangular-plan, side-gabled main block and a two-story, frame, rectangular-plan rear section. Both sections are covered by standing-seam metal roofs and the main block features a brick interior chimney. The building's facade is of brick construction and the side elevations of the main block are of uncoursed fieldstone. These materials were mostly obscured through the application of stucco during the late twentieth century. Windows are double-hung wood sash and vary in configuration from two-over-two, to six-over-six, to three-over-three. The two storefront windows and main entrance of the facade were damaged by the 2018 flood and are currently boarded-up. The entrance features a wood surround with an arched transom light. The first floor of the building contains retail space and the upper



Figure 25: Facade 8069 Main Street. Tracerics, 2020

floors are currently vacant. The two storefront windows and main entrance of the facade were damaged by the 2018 flood and are currently boarded-up. The entrance features a wood surround with an arched transom light. The first floor of the building contains retail space and the upper

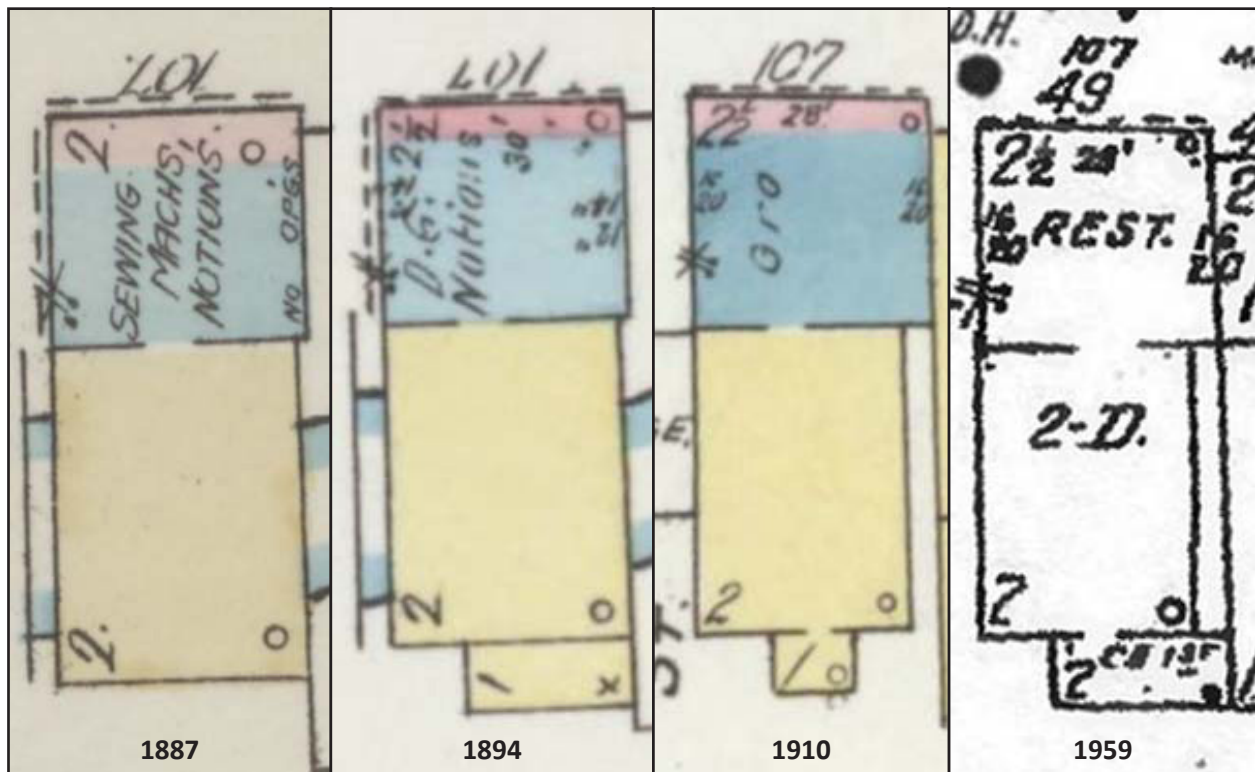


Figure 26: (Left to Right) 1887, 1894, 1910, and 1959 Sanborn maps. Library of Congress

floors contain two apartments. Historic interior features have survived, and include the main stair, paneled wood doors, and mantels in the upstairs bedrooms.

The building appears on both the 1860 Martenet and 1878 Hopkins maps. Details of the construction are first clearly depicted on the 1887 Sanborn map, which shows a two-story stone and brick main block labeled “sewing machines, notions,” and a two-story frame rear section. By 1894, a one-story frame addition had been constructed onto the rear section. On the 1899 map, the front portion of the building is labeled as a grocery store, and the building continued to be depicted in this way through the 1910 edition. By 1959, the building was functioning as a restaurant and the rear addition had been enlarged and a second-story porch added. The stucco finish was likely applied to the exterior following flood damage resulting from Hurricane Agnes in 1972.

Salvageable Material:

Exterior

- Exterior fieldstone walls (see if additional stone is salvageable under the stucco) (Figure 27)

Interior

- Solid wood paneled doors at second floor (Figure 28)
- Remaining wood windows (Figure 29)
- Two fireplace surrounds (Figure 30)
- Wood balustrade (Figure 31)
- Stone wall at first floor, should it be determined to be historic (Figure 32)



Figure 27: Fieldstone. Traceries, 2020



Figure 28: (Left and Right) Some of the wood paneled doors. Tracerics, 2020



Figure 29: Wood windows. Tracerics, 2020



Figure 30: Fireplace. Traceries, 2020



Figure 31: (Left and Right) Wood balustrade. Traceries, 2020



Figure 32: Stone wall. Traceries, 2020