HOWARD COUNTY HISTORIC PRESERVATION COMMISSION
ELLICOTT CITY HISTORIC DISTRICT ■ LAWYERS HILL HISTORIC DISTRICT
3430 Court House Drive ■ Ellicott City, Maryland 21043
Administered by the Department of Planning and Zoning
VOICE 410-313-2350
FAX 410-313-3042

December Minutes

Thursday, December 3, 2020; 7:00 p.m.

The December meeting of the Historic Preservation Commission was held on Thursday, December 3, 2020. Due to the State of Emergency and to adhere to social distancing measures, the meeting was not held at 3430 Court House Drive, Ellicott City, but was conducted as a virtual web meeting/conference call.

Senator Katie Fry Hester, State Delegate Courtney Watson, Ms. Grace Kubofcik, Mr. Nicholas Johnson, Ms. Angela Tersiguel, Mr. Ron Peters, Mr. Joel Hurewitz, Mr. Randy Marriner, Ms. Lisa DeVries, Mr. Donald Reuwer, Mr. Victor Thomas, Ms. Julia Sanger, Ms. Tara Simpson, Mr. Doug Thomas, Ms. Kelly Secret, Mr. Bert Wilson, Ms. Lori Lilly, Mr. Barry Gibson, Ms. Pam Long, Mr. David Carney, Mr. Stephen McKenna, Ms. Gayle Killen and Ms. Liz Walsh registered to testify on HPC-20-83.

Mr. Roth made a motion to amend his comments on page 19 of the November Minutes to say "brick" instead of "concrete" and approve the amended minutes. Ms. Zoren seconded. The motion was unanimously approved.

Members present:	Allan Shad, Chair; Eileen Tennor, Vice-Chair; Drew Roth, Secretary; Bruno Reich (absent for consent docket and portion a of HPC-20-75b); Erica Zoren
Staff present:	Beth Burgess, Samantha Holmes, Lewis Taylor, Kaitlyn Harvey

PLANS FOR APPROVAL

Consent Agenda

1. MA-20-34c – 8050 Main Street, Ellicott City

Regular Agenda

2. HPC-20-75b – 8572 Frederick Road/Main Street, Ellicott City
3. HPC-20-81 – 6925 and 6929 Linden Avenue, Elkridge
4. HPC-20-82 – 8385 Main Street, Ellicott City
5. HPC-20-83 – 8049, 8055, 8059, 8061 (Tiber Park) and 8069 Main Street; Vicinity of Maryland Avenue and Main Street; Vicinity of 3711 Maryland Avenue along Patapsco River, Ellicott City

CONSENT AGENDA

MA-20-34c – 8050 Main Street, Ellicott City
Applicant: Kelly McMillan

Request: The Applicant, Kelly McMillan, requests Final Tax Credit approval for work that was pre-approved in case MA-20-34c for 8050 Main Street, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT, the building dates to 1890. The Applicant was pre-approved through the Executive Secretary Pre-Approval process and Minor Alterations process to paint the building.

Scope of Work: The Applicant seeks final tax credit approval. The Applicant submitted documentation that $2,100.00 was spent on eligible, pre-approved work and seeks $525.00 in final tax credits. The work complies with that pre-approved and the cancelled checks and other documentation total the requested amount.

Staff Recommendation to the HPC: Staff recommends the HPC approve the tax credit as submitted for $525.00 in final tax credits.

Testimony: Ms. McMillan was in attendance, but no further information was given or discussed.

Motion: Ms. Tennor moved to approve. Mr. Roth seconded. The motion was unanimously approved.

REGULAR AGENDA

HPC-20-75b – 8572 Frederick Road (aka Main Street), Ellicott City
Applicant: Gayle Charlene Killen

Request: The Applicant, Gayle Charlene Killen, requests a Certificate of Approval and tax credit pre-approval, to make exterior alterations at 8572 Frederick Road (aka Main Street), Ellicott City. The Applicant also seeks recommendations from the Commission.

Background and Site Description: This property is located in the Ellicott City Historic District and is listed on the Historic Sites Inventory as HO-482, the Catherine Kuhn House. The Historic Sites Inventory form states that this building, "is a good example of the vernacular style in Ellicott City, representative of a two-part, stone and frame, nineteenth century architecture, as well as a good example of late nineteenth century adaptive reuse. Historically, it is associated with the Mercer-Kuhn families, and is mentioned as early as 1861 in a deed, which refers to an ice house, which was part of the property of Isaiah Mercer, who lived in the brick house on the north side of the Turnpike. This ice house is reputed to have once occupied the stone section of the present building. By 1890 a stone and frame building is mentioned in the will of Michael Kuhn and again is mentioned in the will of Katherine Kuhn, in 1891, believed to be the stone and frame house we see today."

The Applicant previously submitted an application for a Certificate of Approval to install 12 solar panels on the roof of this building in case HPC-18-05 in February 2018. There was no motion in this case, as the application was withdrawn by the Applicant.

In November 2020, the Commission approved several items related to the repair of the building. The Commission also approved the removal of the existing brown asphalt roofing and installation of visible wiring in galvanized conduit. The request to install Firestone's Clad-Gard SA-FR as the new roof/subsurface and then install black Tesla Solar roof tiles on top (listed as Item 2 in the November agenda) was continued at the request of the Commission in order for the Commission to view the solar tiles at the Owings Mill Tesla showroom or on a structure.

Scope of Work: The current application proposes to make the following alterations to the house and seeks tax credit pre-approval for the work:

1. Item 2 from November agenda - Install Firestone's Clad-Gard SA-FR as the new roof/subsurface and then install black Tesla Solar roof tiles on top. Tax credit pre-approval for the work.

Figure 1 - Photo from application shows existing conditions prior to 2016 flood.

Figure 2 - Rendering of proposed alterations with solar shingles, restored gray siding and gray repointed mortar.

HPC Review Criteria and Recommendations:

Solar Panels and Other Solar Devices

1) *The Guidelines recommend, "Add solar panels on roof surfaces not visible from a public way. However, solar shingles may be added to a roof surface visible from a public way if low or non-reflective shingles are used."*
2) *The Guidelines recommend against, "removing historic roofing materials in order to add solar panels."*

It is not evident from the materials submitted if the Tesla solar roof tiles have a low or non-reflective surface, but the Applicant indicated the tiles are shiny/reflective. It should be determined if the proposed shingles are low or non-reflective, or highly reflective. Staff has inquired if a sample roof tile is available, and the Applicant is trying to obtain one. The Tesla website provides the following information on the solar roof tiles:

- The solar roof tiles are made with textured tempered glass, consisting of quartz.
- The tiles are three times stronger than standard roofing tiles.
- The solar roof includes two types of glass tiles, a solar tile and non-solar tile.

The Applicant provided a link to a video that demonstrates the reflective qualities of the roof tiles. The link can be found in the application, also provided here: https://insideevs.com/news/338392/watch-tesla-solar-roof-get-destroyed. The video is a training video that shows how firefighters and other rescuers operate on and with the roof in the event of fire or another emergency. The video shows close up views of the solar roof shingles.

The existing roofing material is a brown asphalt shingle, so historic roofing materials will not be removed in order to add the solar roof tiles.

Staff Recommendation to the HPC: Staff recommends the HPC determine if the roof replacement using Tesla solar shingles complies with the Guidelines recommendations and approve or deny accordingly.

Staff recommends the HPC determine if that item qualifies for tax credits and approve or deny accordingly.

Testimony: Mr. Taylor asked this portion of the application being heard tonight be referred to as HPC-20-75b. Mr. Roth recused himself from the ongoing proceedings for this application. Mr. Reich was not in attendance for this portion of the meeting, but was recused in the November meeting.

Mr. Shad swore in Ms. Killen and asked if Ms. Killen had additional comments on this portion of the application. Ms. Killen noted Ms. Holmes was able to visit the local installation of the Tesla solar roofing tiles and asked if the Commissioners were able to do a site visit of the local installation. The Commissioners said they were able to do a site visit.

The Commission discussed their views of the local installation noting the tiles were not as shiny as previously imagined and had an appearance of a black polyolefin. The Commission found that the tiles mimic a slate roof. However, the Commission noted that tiles are not easily modified to fit tight spaces, such as around dormer windows and when the tiles overlap, the thickness of the tiles are seen in the details. The scale of the tiles do fit in a residential setting, are not as big as the 4x4 solar panels and are superior to other solar options. The Commission found the solar panel request in this specific instance at this house, with the Tesla solar roof tiles, to be acceptable.

The Commission discussed the appropriateness of tax credits for work done to the roof regarding removal of the roof, installation of a new roof and installation of the conduit. The Commission found that the roof work and conduit would not qualify for tax credits as it was not constructed with historic materials.

Motion: Ms. Tennor moved to approve the application to install the Tesla solar roof tiles and to approve the other components of the electric system. Tax credits were not approved. Ms. Zoren seconded. The motion was unanimously approved.

HPC-20-81 – 6925 and 6929 Linden Avenue (parcel 481 on the corner of Linden and Cedar Avenue), Elkridge

Applicant: 6925 Linden LLC/Bruce Huffman

Request: The Applicant, 6925 Linden LLC/Bruce Huffman, requests Advisory Comments on a site development plan at 6925 and 6929 Linden Avenue (6929 Linden Avenue is parcel 481 on the corner of Linden Avenue and Cedar Avenue).

Background and Site Description: These properties are not located in historic district or listed on the Historic Sites Inventory, however they do contain historic structures. The existing 14 lots were created in 1907 and the engineer has provided background information on this earlier subdivision.

The County Architectural Historian has provided the following information on each house:

- 6929 Linden Avenue, the Bernard and Edith Harman House – The lot was purchased by the Harmans in 1922 and the house was most likely built c. 1922-23.
- 6925 Linden Avenue, The Ellsworth & Edna Bosien House – John Powell purchased the lot in 1925, and it is possible that he built the house, but unlikely. He also purchased other lots in this development, but seems to have lived in Anne Arundel County. It is possible that he was more of a small scale land speculator than a house builder. He sold to Ellsworth and Edna Bosien, who probably built the house in 1935.

Figure 3 - 6929 Linden Avenue, to be demolished.

Figure 4 - 6925 Linden Avenue, to be demolished.

Figure 5 - Interior of 6925 Linden Avenue from Architectural Historian

Figure 6 - Interior of 6925 Linden Avenue from Architectural Historian

Scope of Work: The Applicant seeks Advisory Comments on the site development plan, which includes the demolition of two historic primary structures located at 6925 and 6929 Linden Avenue and various sheds and outbuildings also located on the properties.

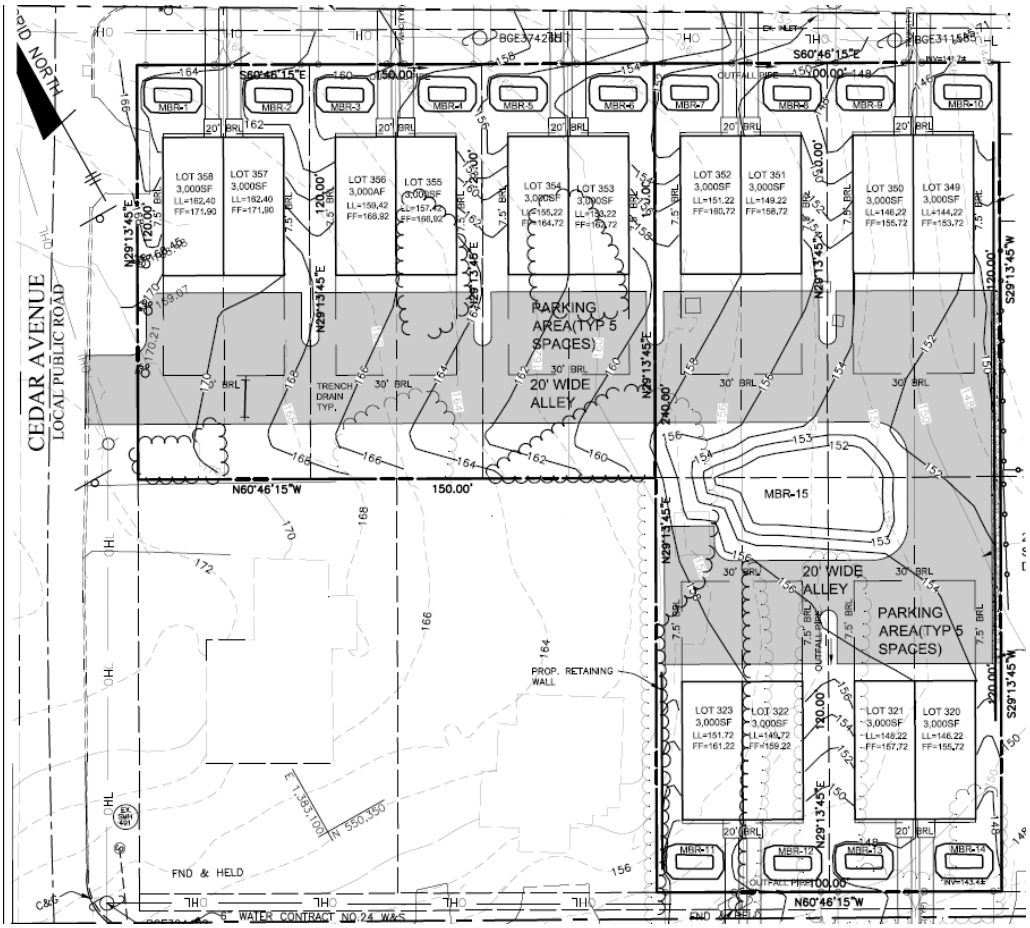

Figure 7 - Proposed site plan

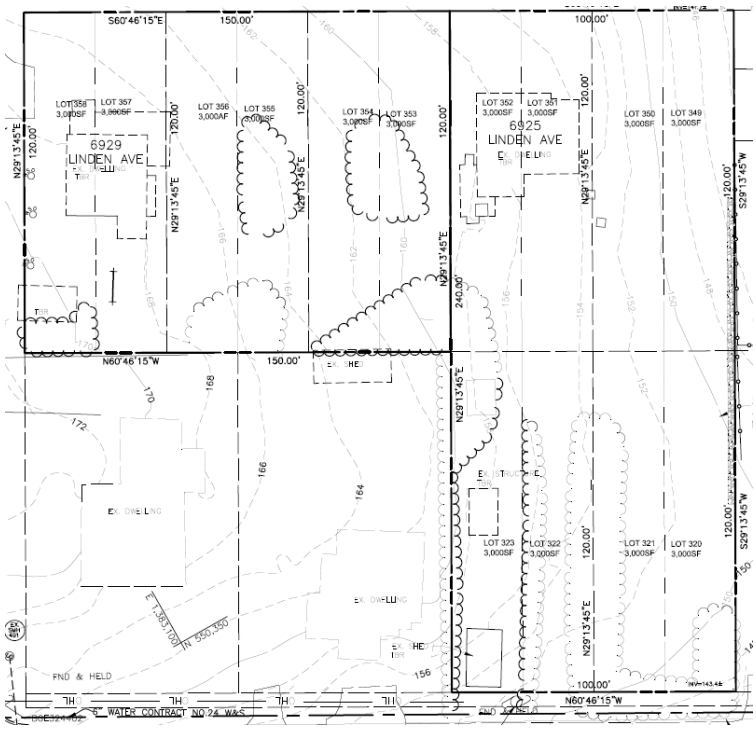

Figure 8 - Existing conditions

HPC Review Criteria and Recommendations:

Section 16.118. - Protection of historic resources

These structures are not located in the historic district and are not listed on the Historic Sites Inventory, so Section 16.118 of the subdivision regulations for the Protection of Historic Resources does not apply.

Section 16.603A. - Review of development plans.
Prior to the initial submittal of an application for subdivision or site development plan approval on a site located in a historic district established under this subtitle, adjoining a multi-site historic district, or that contains a historic structure, the applicant shall request review by the Commission to identify all historic resources on the site and obtain advice from the Commission regarding the design of development.

Section 16.606 (d)(II)(III):
(II)Advise and assist the Department of Planning and Zoning in identifying historic resources on property that requires subdivision or site development plan approval and is located in a historic district established under this subtitle or contains an historic structure. Such advice shall be given prior to the initial plan submittal for either subdivision or site development plans.

(III) Advise an applicant for subdivision or site development plan approval for a site located in a historic district established under this subtitle, Adjoining a Multi-Site Historic District or that contains a historic structure. Such advice shall be provided prior to the initial submittal for a subdivision or site development plan…

The site development plan includes the demolition of two historic structures and various sheds/outbuildings and proposes to build 7 duplex structures for a total of 14 new units. The new units will have parking in the rear, with access provided by a new 20-foot-wide alley.

This neighborhood is an older established neighborhood with a mix of housing types ranging from historic vernacular houses to mid century and newer development. In recent years there has been significant demolition of the historic houses, which tend to sit across multiple lots, due to the historic development pattern. Retention of these historic houses is important to the overall historic integrity of the neighborhood and should be considered in the site development plan. If the historic houses are to be demolished, the Applicant should consider salvaging historic building components, as the interior of each house is in good condition.

Staff Recommendation to the HPC: Staff recommends the HPC provide advice on the demolition of the historic structures and design of the development.

Testimony: Mr. Shad swore in James Fraser and asked if Mr. Fraser had any comments to put forth on the application. Mr. Fraser said he was happy to answer any questions the Commissioners had.

The Commission said their biggest concern with the application was the demolition of the historic houses and that the historic houses do have value. The Commission noted that in this part of the County the historic houses that are not protected by a district are slowly eroding year by year.

The Commission provided advice on the site design and said that if the historic houses were saved, the Applicant could still have 10 townhouses added to the property. By tearing down the historic homes only four additional townhouses will be added. The Commission advised the Applicant to keep the two

historic homes, build the new townhomes on the infill lots and update the viewshed of the homes on Park Avenue.

The Commission recommended that the Applicant keep the site plan similar to the original setbacks of the historic homes regardless if the historic homes are saved or not, to match that in the neighborhood.

Ms. Zoren noted the site plan would benefit from some connectivity from Park Avenue to the green park area shown on the site plan.

Mr. Fraser told the Commission the historic homes are in really bad shape and structural engineers have advised him the houses are beyond repair. Mr. Fraser said he would take site layout comments under advisement, but also has to follow the code and zoning requirements.

Mr. Reich said he did not find any evidence in the photographs provided the historic houses were ready to fall down. Mr. Reich noted one of the historic house was a nice turn of the century foursquare with a wraparound porch and fits in with Elkridge and defines part of the era. He noted the other house is more of a Federalist style. Mr. Reich said the Applicant was missing an opportunity with tearing down the two houses and replacing them with similar looking rowhomes to others in the area. Mr. Reich explained that if the two historic houses were to be torn down the Applicant would incur other costly measures with storm water management, sediment and erosion control, tree preservation, work in the street, sidewalks, lighting and other items associated with site development. Restoring and selling the two historic houses while developing the other 10 townhouses and pulling details from the architecture of the two historic houses on the townhouses could save the Applicant money and Mr. Fraser could come up with a much better architectural plan.

Ms. Tennor said most of the issues with the two historic houses are cosmetic and could be fixed. The roofs may need to be replaced, but the interior of the houses did not appear to be in bad shape as seen in the photographs. She said that the details of the banisters, woodwork, windows and the carpentry on the entrances could not be easily replicated.

Mr. Shad said that he would hate to see the demolition of the historic homes when the homes could be saved and maintained. Mr. Shad went on to say that the corner lot of the existing conditions site plan should be maintained, a house could be added in between the renovated historic homes and then additionally two more houses added on the remaining south parcels to 6925 Linden Avenue.

Mr. Fraser said he understood where the Commission was coming from with a historic preservation point of view and Mr. Fraser does see value of historic structures when they add value.

The Commission had no further comments.

Motion: There was no motion as the case was for Advisory Comments.

HPC-20-82 – 8385 Main Street, Ellicott City
Applicant: Jane Johnson

Request: The Applicant, Jane Johnson, requests a Certificate of Approval to make exterior alterations at 8385 Main Street, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT, the building on the property dates to 1920.

In September 2020 in case HPC-20-66, the Applicant was approved to rebuild the retaining wall along the side of the building two feet out, in order to create a larger patio area under the side awning.

Scope of Work: The Applicant proposes to replace the side awning and supports to a larger size in order to fully cover the larger side patio area, due to the work that was approved in September 2020 (HPC-20-66). The front awning would remain as-is.

The application states the side awning would be replaced to exactly match the existing in style, material and color, but would be about 2 feet larger. The Applicant has since amended the application to propose the use of a shed style awning. The awning will be a burgundy color, in a vinyl laminated fabric (matching the color and material on the front of the building).

Figure 9 - Existing conditions. Awning on right side to be replaced. Front awning to remain.

Figure 10 - Example of properly scaled awning.

Figure 11 - Awning example.

HPC Review Criteria and Recommendations:

Chapter 6.L: Rehabilitation and Maintenance of Existing Buildings; Awnings and Canopies

1) *Chapter 6.L recommends, "when installing awnings or canopies, use shed-style awnings that are scaled appropriately for the building size and window spacing. Awnings should be made of nonreflective canvas or another strong fabric, in a color compatible with the building façade."*
2) *Chapter 6.L recommends against, "awnings made of aluminum, plastic or vinyl."*

The proposed awning material, a vinyl laminated fabric, does not comply with the guidelines as it is a reflective canvas. A more appropriate material would be a Sunbrella fabric, found on many awnings along Main Street.

The proposed burgundy color complies with the Guidelines as will be compatible with the building façade since it will match the building trim and existing front awning color.

3) *Chapter 6.L recommends, "for first floor awnings adjacent to a public way, provide a minimum clearance of eight feet above the sidewalk."*
4) *Chapter 6.L recommends against, "awnings on the upper floors of a building, or first floor awnings that are placed high enough to abut the second-floor window sills."*

The exact clearance of the existing side awning is unknown, but a rough measurement shows the front of the side awning to be 6'4" above the sidewalk (sidewalk to the bottom of the valance). The front awning hangs over the first-floor storefront windows and has a rough measurement that varies from 7'4" to 6'10" above the sidewalk (sidewalk to the bottom of the valance). The awning on the front of the building directly abuts the second-floor windows sills. While the front awning is not yet proposed for replacement, the side awning currently proposed to be replaced, matches the placement of the front awning and sits high up on the buildings, as well as hanging low. Overall the scale of the awning is too large for the building façade, and this new side awning presents an opportunity to begin replacement with an awning that complies with the Guidelines and is in scale with the building.

Staff Recommendation to the HPC: Staff recommends the HPC approve a shed style awning and work with the Applicant to determine if an appropriate canvas fabric can be identified, and if the overall vertical scale of the awning can be reduced so that the awning sits lower below the second story windows but is higher off the sidewalk to allow more pedestrian clearance.

Testimony: Mr. Shad swore in Jane Johnson and asked if Ms. Johnson had any comments to add to the staff report. Ms. Johnson said she had a couple of corrections; the staff report included a statement that the front awning of the building directly abuts second story window sills but the front awning actually sits a range of 5-9 inches below the second story windows as the building itself is crooked all over, the awning is parallel to the sidewalk.

Ms. Johnson explained that the proposed awning replacement material was a matte, linen like finish, that the material was flame retardant and water proof, which was necessary for her business.

The Commission said they did not approve vinyl laminated fabrics, but had approved Sunbrella or comparable materials. If the Applicant wanted to continue with the application for a vinyl laminated fabric the Commission suggested that the Applicant provide a swatch of the material to Staff for Staff approval.

The Commission agreed with Staff that the awning is larger than it should be, due to the slope of the awning. The Commission suggested the Applicant use a shallower slope for the awning, referencing Su Casa. The shallower slope will allow more light on the patio. The Commission explained that awnings are supposed to be a less dominate feature on the building, but was very dominant on this building. Ms. Zoren suggested the Applicant use a straight edge, rather that match the existing scalloped edges on the awning.

Ms. Johnson and Ms. Zoren discussed how the reduction of the slope of the awning would affect coverage to the enlarged patio and protect patrons with weather conditions. Ms. Zoren suggested a lower slope such as a 4: 12 or 5:12 slope.

Ms. Johnson was unsure how to align the new side awning with the front awning. Mr. Reich said it would not matter how it was aligned as long as the awnings were the same color and in the same area visually. Mr. Reich suggested raising the bottom of the awning to allow for a higher head height and more lighting in the seating area.

Mr. Roth agreed with Ms. Zoren and Mr. Reich.

Ms. Tennor suggested the Applicant treat the awning replacement as a phased replacement and eventually reduce the pitch of the front awning as well, as it will take some emphasis off the awnings and place the emphasis back on the building.

Mr. Shad he agreed with the other Commissioners comments.

Ms. Johnson discussed her concern with the cost of a fabric for the awning that would be both flame retardant and waterproof that was not vinyl laminated. She explained that she was still waiting to hear back from her contractor for suggestions on other materials. Ms. Johnson said the current awnings are vinyl and one of the pictures in the application show the front awning in the sunlight and the awning is not reflective.

The Commission, Staff and the Applicant discussed possible options for this case as far as continuing the case until the following month or leaving the awning material selection for Staff approval.

Motion: Ms. Zoren moved to approve the replacement and extension of the side awning with the awning to be approved with a straight edge instead of scalloped edge, a lower slope such as a 4:12 or 5:12 slope, the awning should be hung a little higher than it is currently, for the fabric to be approved by Staff and the color to match the existing front awning. Ms. Tennor seconded. The motion was unanimously approved.

HPC-20-83 – 8049, 8055, 8059, 8061 (Tiber Park) and 8069 Main Street; Vicinity of Maryland Avenue and Main Street; Vicinity of 3711 Maryland Avenue along Patapsco River, Ellicott City
Applicant: Robert Z. Hollenbeck, Howard County Department of Public Works

Request: The Applicant, Robert Z. Hollenbeck on behalf of the Howard County Department of Public Works, requests a Certificate of Approval for the demolition of buildings at 8049, 8055, 8059, and 8069 Main Street, the demolition of a bridge at 8061 Main Street (Tiber Park); and alterations in the Vicinity of Maryland Avenue and Main Street, Vicinity of 3711 Maryland Avenue along Patapsco River, Ellicott City for construction of an enhanced floodplain and culvert.

This report is divided into in six sections:

1) HPC-20-83a – 8049 Main Street, Ellicott City (Phoenix building)
2) HPC-20-83b – 8055 Main Street, Ellicott City (Discoveries building)
3) HPC-20-83c – 8059 Main Street, Ellicott City (Easton and Sons/Bean Hollow Building)
4) HPC-20-83d – 8061 Main Street, Ellicott City (Tiber Park bridge)
5) HPC-20-83e – 8069 Main Street, Ellicott City (Great Panes building)
6) HPC-20-83f – Vicinity of Maryland Avenue and Main Street, Vicinity of 3711 Maryland Avenue along Patapsco River, Ellicott City for the construction of expanded terraced floodplain/culvert and associated components.

Background and Site Description:

This report will reference various Addendums to the Staff Report. A full list of the Addendums will include:
Addendum 1 – 8049 Main Street 2020 Updated Historical Information
Addendum 2 – 8049 Main Street Inventory
Addendum 3 – 8049 Main Street Photos
Addendum 4 – 8055 Main Street Historical Information
Addendum 5 – 8055 Main Street Photos
Addendum 6 – 8059 Main Street Historical Information
Addendum 7– 8059 Main Street Photos
Addendum 8 – 8061 Main Street (Tiber Park bridge) Photos
Addendum 9 – 8069 Main Street Historical Information
Addendum 10 – 8069 Main Street Photos
Addendum 11 – 3711 Maryland Avenue Inventory
Addendum 12 – Minutes HPC-18-46, September 2018 Meeting
Addendum 13 – Minutes HPC-19-48, October 2019 Meeting
Addendum 14 – Minutes HPC-20-74, October 2020 Meeting

These properties are all located in the Ellicott City Historic District. The buildings have the following dates of construction:

1) 8049 Main Street (Phoenix) – Brick building circa 1851, frame building circa 1870s.
    a. Listed as HO-330 in the Howard County Inventory and the Maryland Inventory of Historic Properties.
    b. Updated 2020 Historical Information in Addendum 1 and Inventory in Addendum 2.
    c. Photos in Addendum 3.
2) 8055 Main Street (Discoveries) – Block building circa 1920s-30s.
    a. Listed as HO-78-4, Valmas Restaurant, in the Maryland Inventory of Historic Properties
    b. Additional historical information in Addendum 4.
    c. Photos in Addendum 5.
3) 8059 Main Street (Easton and Sons/Bean Hollow) – Stone and frame building circa 1930s.
    a. Additional historical information in Addendum 6.
    b. Photos in Addendum 7.
4) 8061 Main Street (Tiber Park bridge) – Previously existing historic building burned down in 1941, was demolished and converted to Tiber Park.
    a. Photos in Addendum 8.
5) 8069 Main Street (Great Panes) – Stone building circa 1841, brick rebuilding potentially circa 1885-1910.
    a. Listed as HO-78-2, Young-Buzby-Jones Store and Dwelling, in the Maryland Inventory of Historic Properties.
    b. Additional historical information in Addendum 9
    c. Photos in Addendum 10.
6) 3711 Maryland Avenue (B&O Railroad Station) – Stone building circa 1830.
    a. Listed on the Howard County Historic Sites Inventory and the Maryland Inventory of Historic Properties as HO-71, Ellicott City B&O Railroad Station, Freight Building and Turntable.
    b. Individually listed as National Historic Landmark, November 1968.
    c. Contains a Maryland Historical Trust Easement.
    d. Inventory form in Addendum 11.

The application provides a brief history of Ellicott City flooding and explains:

> "Throughout its history, Main Street and the Ellicott City Historic District have seen at least 15 significant flood events dating back to the 1700's. Most recently, the community has seen two major flash floods within the last four years. The most recent flash flood events have been referred to as "top-down" flood events, whereas storm water runs from adjacent topography through the Main Street area. "Top-down" flooding has occurred in Ellicott City throughout history. These flood events cause significant damage, as the flood waters travel at a high velocity, collecting anything in its path."

Scope of Work: The Department of Public Works is requesting a Certificate of Approval for demolition and other work related to the planned construction of the Maryland Avenue Culvert Project, to expand the Tiber River channel and install an underground culvert in the vicinity of Main Street and Maryland Avenue to increase capacity for stormwater flow to the Patapsco River.

The application is for demolition and subsequent construction. The Applicant requests approval to demolish four buildings and a bridge located at:

1) 8049 Main Street, Ellicott City (HPC-20-83a) – Phoenix building
2) 8055 Main Street, Ellicott City (HPC-20-83b) – Discoveries building

3) 8059 Main Street, Ellicott City (HPC-20-83c) – Easton and Son/Bean Hollow building
4) 8061 Main Street, Ellicott City (HPC-20-83d) – Tiber Park bridge
5) 8069 Main Street, Ellicott City (HPC-20-83e) – Great Panes building

The Applicant also requests approval for the construction of the expanded terraced floodplain/culvert and associated components after the buildings are removed (HPC-20-83f), to include:

6) Construct the expanded terraced floodplain/culvert. The expanded terraced floodplain/culvert will utilize the stone from the existing stream walls and stone salvaged from the building demolition. The weir wall will be constructed using salvaged stone from Ellicott City. The imbricated stone spillway will also be constructed with stone.
7) Install black metal fencing and black metal bollards along the expanded terraced floodplain/culvert.

The application contains the following information:

> "In order to facilitate the conveyance of water from the existing stream channel into the new culvert, modifications to the stream channel walls and conveyance network are required, referred to as the Terraced Floodplain. These modifications, along with the construction of the culvert, necessitate the removal of four buildings. The removal of these four buildings will have a significant positive impact on Lower Main Street. The remaining buildings along Main Street will realize a significant impact in reduction of the risk of damage from flash floods. However, the viewshed and streetscape at Lower Main Street will be altered from the way that most living currently have experienced it. The decision to pursue demolition of these buildings was not reached lightly. It is only through analysis of many projects and multiple plan iterations that the request to remove these buildings is made."

A Certificate of Approval for any future streetscape work that is not part of Items 6 and 7 above will be required separate from this application.

The application provides background information on the lower Main Street plan from the previous administration, which proposed the demolition of ten buildings along lower Main Street. The HPC provided Advisory Comments on this proposal in September 2018 in case HPC-18-46, found in Addendum 12.

The application also explains that when County Executive Ball took office in late 2018, he announced the "EC Safe and Sound Plan" and by May 2019 selected the Option 3G7.0 to proceed with. This plan includes the preservation of six buildings previously proposed for demolition, the creation of the North Tunnel (not part of this application), the demolition of four buildings and the Maryland Avenue Culvert project. The application also contains information explaining how the flood mitigation projects work together to mitigate flash flooding. The application states that the Maryland Avenue Culvert project will provide significant additional storm water conveyance from the Tiber/Hudson Branch to the Patapsco River, while mitigating a significant constriction to flow. On October 3, 2019 the Applicant received Advisory Comments on the EC Safe and Sound Plan in case HPC-19-48. The minutes from this case are incorporated by reference and found in Addendum 13.

On October 1, 2020, the Applicant received Advisory Comments on the Maryland Avenue Culvert Project and the demolition of the four lower Main Buildings at 8049, 8055, 8059 and 8069 Main Street in case HPC-20-74. The minutes from this case are incorporated by reference and found in Addendum 14.

The application states that the Maryland Avenue Culvert project will provide significant additional storm water conveyance from the Tiber/Hudson Branch to the Patapsco River, while mitigating a significant constriction to flow. The application contains the following explanation:

> "The Maryland Avenue Culvert project works by increasing the conveyance capacity for storm water from the existing stream channel network out to the Patapsco River. Currently, the capacity for storm water to drain from Main Street is limited by the capacity of the *Oliver Culvert,* which parallels Main Street adjacent to its crossing underneath the railroad bridge. The new culvert will consist of a reinforced concrete box culvert that will extend from the approximate location of 8049 Main Street, below grade under Maryland Avenue, below the turn table adjacent to the B&O Railroad Station and CSX Rail line, and out to the Patapsco River."

The application also addresses how impacts to the B&O Station and Turntable will be monitored:

> "To avoid impact to the B&O, turn table, or rail line, the section of culvert under this area will be constructed using a 'jack and bore' construction technique. This is a process in which a jacking pit will be excavated in Maryland Avenue, and the concrete structure will be hydraulically jacked from the pit, below grade, out towards the river. To ensure the B&O, turn table, and rail line are not impacted by this construction process, the design team has gathered subterranean data and prescribed a series of engineering controls, including sensors, which will be monitored in real time throughout the project."

Slide 16 from Attachment A in the Applicant's submission shows the existing stream channel with the location of the proposed culvert:

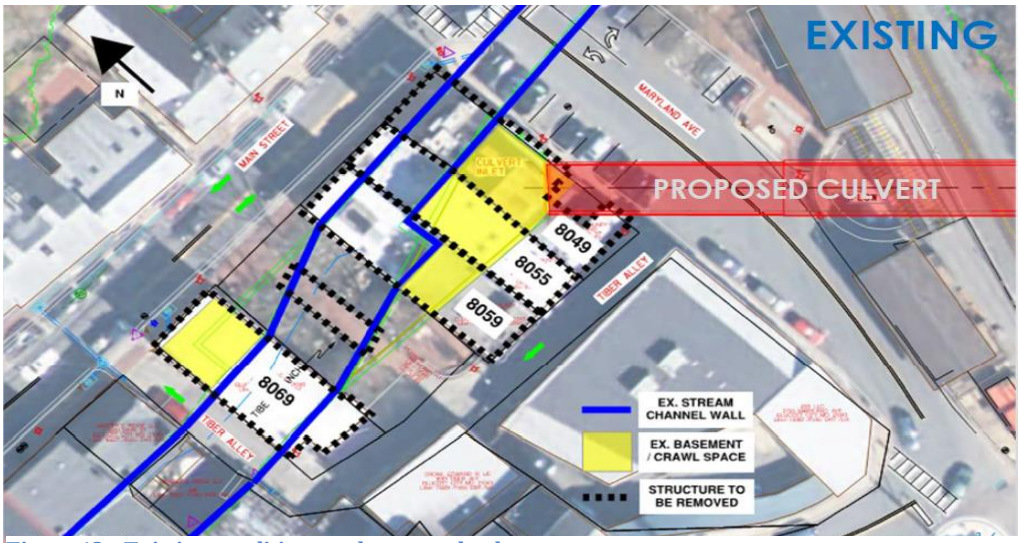

Figure 12 - Existing conditions and proposed culvert.

Slide 17 below from Attachment A in the Applicant's submission shows the proposed stream channel with the proposed culvert and new terraced floodplain/new stream channel. The Applicant seeks approval for the construction of the expanded terraced floodplain/culvert/new stream channel as outlined in Items 6 and 7.

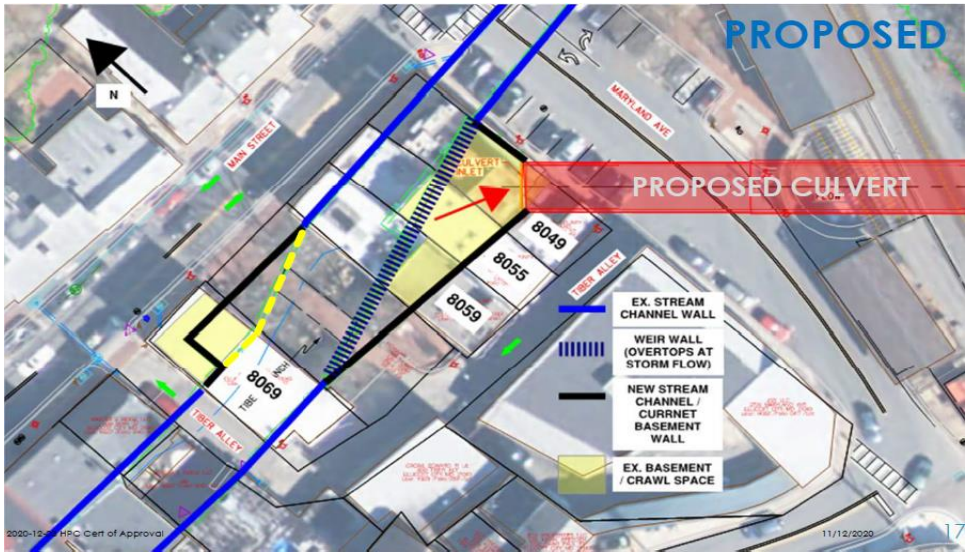

Figure 13 - Proposed terraced floodplain/culvert/expanded stream channel.

HPC Review Criteria and Recommendations:

The following Guidelines, Code provisions, and Rules of Procedure references below are excerpts, and are included for the Commission's consideration in reviewing the application. Please refer to the actual documents for the full text.

Ellicott City Historic District Design Guidelines; Chapter 12: Demolition and Relocation

1) *Chapter 12 states, "Demolition and relocation of any structure requires a Certificate of Approval from the Historic Preservation Commission. This requirement applies to structures such as retaining walls, sheds and garages as well as houses. Historic buildings are irreplaceable resources. Because their demolition will have a permanent detrimental effect on the historic district, the Commission will consider approving demolition only after all possible alternatives to preserve the structure are exhausted."*
2) *Chapter 12 states, "For any demolition or relocation, the treatment of the site after the removal of the structure and the new location and site design for a relocated building (if the location is within the historic district must also be approved by the Commission)."*

Rules of Procedure, Section 300, Demolition and Relocation of Structures in Historic Districts; General

Section 300 states, "Demolition or relocation of any structure in an historic district requires a Certificate of Approval. The Certificate of Approval must include a plan for treatment of the site after the structure is removed. The Certificate of Approval must also include the new location for a relocated building if the location is within an historic district in Howard County."

Section 300 of the Commission's Rules of Procedure provide information on the process for reviewing applications for demolitions in the historic district. The entire section is relevant to this Advisory application, and is incorporated by reference, rather than copying and pasting three pages of procedures. Please refer to the Rules of Procedure for full text.

Rules of Procedure, Section 301, Demolition and Relocation of Structures in Historic Districts; Contents of Application

Section 301 of the Rules of Procedure outlines the process and information needed in an application for demolition. Section 301 explains that documentary evidence must be submitted to support the

demolition request and outlines the information that should be provided in an application. The Rules of Procedure also state that before the Commission acts on an application for demolition, they shall determine whether the building is a Structure of Unusual Importance, which is defined by Section 302.

Rules of Procedure, Section 302, Demolition and Relocation of Structures in Historic Districts; Classification of Structure

Section 302 states, "Before acting on an application for demolition or relocation, the Commission shall determine whether the structure is a Structure of Unusual Importance."

A. Structures of Unusual Importance are structures deemed by the Commission to be of unusual importance to the Nation, State or County, whose loss would cause great damage to the character and integrity of the historic district.

B. Determination that a structure is a Structure of Unusual Importance shall be based on criteria in its adopted guidelines, the testimony of expert witnesses or other documentary evidence presented to the Commission.

If the Commission determines the structure is a Structure of Unusual Importance, the process to be followed is described in Section 303 of the Rules, *Demolition of Structures of Unusual Importance.*

Rules of Procedure, Section 303, Demolition and Relocation of Structures in Historic Districts; Demolition of Structures of Unusual Importance [EXCERPT]

...

B. If the Commission determines the structure is a Structure of Unusual Importance, the following applies:

1. *The Commission may deny the application unless:*
   - *a. The structure is a deterrent to a major improvement program which will be of substantial benefit to the County; or*
   - *b. Retention of the structure would cause undue financial hardship to the owner; or*
   - *c. Retention of the structure would not be in the interest of a majority of the persons in the community.*

2. *The burden of proof is on the applicant to establish that one of the conditions cited in Rule 303.B.1 applies.*

3. *If the applicant relies on Rule 303.B.1.b in order to meet the burden of establishing the need for demolition, the applicant must present documentary evidence of the cost of maintaining or relocating the structure, the estimated cost of the demolition, the estimated cost of restoring or stabilizing the building, all other financial information on which the applicant relies to establish financial hardship, and, if the applicant relies on evidence of the lack of structural integrity of the structure, a report on the structural integrity prepared by an engineer licensed in the State of Maryland, based on the engineer's in person observations of the interior and exterior of the structure.*

   - *a. Costs that are estimated must be supported by written estimates by persons qualified to provide such estimates and in sufficient detail to permit the Commission to verify the reasonableness of the estimate.*

b. The Commission may find that retention of the structure would cause the applicant financial hardship if it determines that the building has been demolished by neglect or natural disaster and there is no feasible way to restore the building short of rebuilding.

If the Commission determines the structure is not of Unusual Importance, the process to be followed is described in Section 304 of the Rules of Procedure, under *Demolition of Other Structures*. Section 304.A states that if the Commission determines the structure is not a Structure of Unusual Importance, they shall vote to approve or deny the application based on the standards in Section 16.607 of the Howard County Code and its adopted Guidelines. An excerpt from Section 16.607 is provided below.

Section 16.607 – Standards for Review.

(a) Elements for Consideration. In reviewing an application for a certificate of approval, the Commission shall give consideration to:

(1) The historic, architectural, or archeological value or significance of the structure and its relationship to historic value of the surrounding area.

(2) The relationship of the exterior architectural features of such structure to the remainder of the structure and to the surrounding area.

(3) The general compatibility of exterior design, scale, proportion, arrangement, texture and materials proposed to be used.

(4) Whether the requested action is necessary to protect against threats to public safety.

(5) Any other factors, including aesthetic factors, which the Commission deems to be pertinent.

Section 16.608 of the County Code contains information on Structures of Unusual Importance. An excerpt is provided below.

Section 16.608(d), Structures of Unusual Importance

(a) Structure of Unusual Importance. In the case of an application for alteration affecting the exterior appearance of a structure or for the moving or demolition of a structure the preservation of which the Commission deems of unusual importance to the County, State or nation, the Commission shall endeavor to work out with the owner an economically feasible plan for the preservation of such structure.

(b) Deny Application. Unless the Commission is satisfied that proposed construction, alteration, or reconstruction will not materially impair the historic value of the structure, the Commission shall deny the application.

(c) Negotiation. If an application is submitted for alteration, moving or demolition of a structure that the Commission deems of unusual importance and no economically feasible plan can be formulated, the Commission shall have 90 days from the time it concludes that no economically feasible plan can be formulated to negotiate with the owner and other parties in an effort to find a means of preserving the building.

(d) Special Circumstances. The Commission may approve the proposed alteration, moving or demolition of a structure of unusual importance despite the fact that the changes come within the provisions of subsections (a) through (c) of this section, if:

(1) The structure is a deterrent to a major improvement program which will be of substantial benefit to the County;

(2) Retention of the structure would be a threat to public safety;

(3) Retention of the structure would cause undue financial hardship to the owner; or

(4) Retention of the structure would not be in the interest of a majority of the persons in the community.

The following Chapter 9 Guidelines are relevant to the proposal to construct the expanded stream channel/culvert.

Chapter 9.A: Landscape and Site Elements; Topography and Water Courses

1) *Chapter 9.A recommends:*
    a. *"Preserve the relationship of historic buildings to their sites."*
    b. *"Minimize grading by siting new structure 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."*
    c. *"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. Provide walkways, sitting areas and casual spots in parks, plazas, and other areas open to the public.*

Chapter 9.D: Landscape and Site Elements; Walls, Fences, Terraces, Walkways and Driveways

1) *Chapter 9.D recommends:*
    a. *"Identify and retain site features that are important to the historic character of a site."*
    b. *"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."*
    c. *"Construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way."*
    d. *"Install open fencing, generally not more than five feet high, of wood or dark metal."*
    e. *"Construct new terraces or patios visible from a public way from brick, stone or concrete pavers designed to look like indigenous stone."*
2) *Chapter 9.D recommends against:*
    a. *"New driveways, parking areas, walkways, terraces or other features that substantially alter the setting of a historic building."*
    b. *"Poured concrete or concrete block walls in locations visible from a public way or neighboring property."*

Staff Recommendation to the HPC:

Staff recommends the HPC determine the following:

1) For HPC-20-83a, Staff recommends the HPC determine if the structure located at 8049 Main Street is of Unusual Importance.
    a. If the Commission determines that the structure is not a Structure of Unusual Importance, it shall vote to approve or deny the application based on the standards set forth in §16.607 of the Howard County Code and its adopted Guidelines.
    b. If the Commission determines that the structure is a Structure of Unusual Importance, it should follow the procedure laid out in Rule 303.B in the Commission's Rules of Procedures and determine whether proposed demolition and new construction comply with the Guidelines and s §16.607 and §16.608 of the County Code.
    c. If the Commission approves the application for demolition, Staff recommends the HPC confirm if the list of materials proposed to be salvaged is acceptable.

2) For HPC-20-83b, Staff recommends the HPC determine if the structure located at 8055 Main Street is of Unusual Importance.
    a. If the Commission determines that the structure is not a Structure of Unusual Importance, it shall vote to approve or deny the application based on the standards set forth in §16.607 of the Howard County Code and its adopted Guidelines.
    b. If the Commission determines that the structure is a Structure of Unusual Importance, it should follow the procedure laid out in Rule 303.B in the Commission's Rules of Procedures and determine whether proposed demolition and new construction comply with the Guidelines and §16.607 and §16.608 of the County Code.
    c. If the Commission approves the application for demolition, Staff recommends the HPC confirm if the list of materials proposed to be salvaged is acceptable.

3) For HPC-20-83c, Staff recommends the HPC determine if the structure located at 8059 Main Street is of Unusual Importance.
    a. If the Commission determines that the structure is not a Structure of Unusual Importance, it shall vote to approve or deny the application based on the standards set forth in §16.607 of the Howard County Code and its adopted Guidelines.
    b. If the Commission determines that the structure is a Structure of Unusual Importance, it should follow the procedure laid out in Rule 303.B in the Commission's Rules of Procedures and determine whether proposed demolition and new construction comply with the Guidelines and §16.607 and §16.608 of the County Code.
    c. If the Commission approves the application for demolition, Staff recommends the HPC confirm if the list of materials proposed to be salvaged is acceptable.

4) HPC-20-83d, Staff recommends the HPC determine if the Tiber Park bridge structure located at 8061 Main Street is of Unusual Importance.
    a. If the Commission determines that the structure is not a Structure of Unusual Importance, it shall vote to approve or deny the application based on the standards set forth in §16.607 of the Howard County Code and its adopted Guidelines.
    b. If the Commission determines that the structure is a Structure of Unusual Importance, it should follow the procedure laid out in Rule 303.B in the Commission's Rules of Procedures and determine whether proposed demolition and new construction comply with the Guidelines and §16.607 and §16.608 of the County Code.
    c. If the Commission approves the application for demolition, Staff recommends the HPC indicate if there are any elements within the bridge and park that should be salvaged.

5) HPC-20-83e, Staff recommends the HPC determine if the structure located at 8069 Main Street is of Unusual Importance.
    a. If the Commission determines that the structure is not a Structure of Unusual Importance, it shall vote to approve or deny the application based on the standards set forth in §16.607 of the Howard County Code and its adopted Guidelines.
    b. If the Commission determines that the structure is a Structure of Unusual Importance, it should follow the procedure laid out in Rule 303.B in the Commission's Rules of Procedures and determine whether proposed demolition and new construction comply with the Guidelines and §16.607 and §16.608 of the County Code.
    c. If the Commission approves the application for demolition, Staff recommends the HPC confirm if the list of materials proposed to be salvaged is acceptable.

6) For HPC-20-83f, the construction of expanded terraced floodplain/culvert and associated components:
    a. Staff recommends the Commission determine if there is sufficient detail to approve at this time, and whether or not the application complies with the Guidelines and §16.607 approve, deny or continue accordingly. Staff recommends that the Commission determine whether the proposed demolition and new construction comply with the Guidelines and §16.607 and §16.608 of the County Code.

Testimony: Mr. Shad swore in Robert Z. Hollenbeck from the Department of Public Works, Shaina Hernandez for the County Executive's Office and Melissa Goldmeier from the Office of Law. Mr. Shad explained how the contested case proceedings would be handled, as it is different than meetings typically run.

Ms. Goldmeier said that the Applicants received written testimony in opposition to the application, noted as Exhibit 9 from Preservation Howard County, of which Commissioner Shad is a member. Ms. Goldmeier asked about the testimony and Mr. Shad's involvement. Mr. Shad said he did not participate in the creation or submission of the testimony.

Ms. Hernandez gave the Commission background on the Ellicott City Safe and Sound program and flooding events that have occurred since the 1700s. Ms. Hernandez provided a detailed overview of the previous administration's efforts to mitigate flooding events in Ellicott City and background on the McCormick Taylor study. Ms. Hernandez explained it was the County's goal to reduce flooding depths to 3 feet or less wherever possible and water velocities to 5 feet per second and these goals have been reviewed by the Army Corps who agreed these goals where most ideal when trying to reduce flooding in Ellicott City.

Ms. Hernandez noted the County considered not removing the four proposed buildings for demolition, but said the Maryland Avenue culvert could not be constructed if the four buildings were kept.

Mr. Hollenbeck gave a presentation that showed the advantages of the Maryland Avenue Culvert with reducing the flood depth and velocities as part of the goals sought by the County, how the weir wall would help with flood mitigation, simulations of flooding events of option 3G7.0 without the culvert, plans and renderings of the area once the four buildings are removed, flooding conditions if 8069 Main Street had portions of the building remain, and the timeline of getting the flood mitigation of the culvert in place. The presentation was geared towards addressing the Commission's concerns voiced during Advisory Case HPC-20-74 from the October 1, 2020 Commission meeting.

<u>Cross Examination</u>
Tara Simpson, Steven McKenna, Gayle Killen, Joel Hurewitz, and Liz Walsh were in opposition to the application.

Mr. Shad swore in Tara Simpson. Ms. Simpson asked the Applicants how it would be possible for the Commission to give approval for the plan now, that front loads demolition and biases future streetscape plans as it seems the two would go hand in hand. Mr. Hollenbeck explained that DPW is trying to progress as many flood mitigation processes as quickly as possible. The geometry has been measured to get as much water out of channel as possible. DPW has the funding now to work on the flood mitigation and is working to have the funding for the streetscape. Mr. Hollenbeck said the streetscape design will be harmonious with the Master Plan and the Commission's Design Guidelines.

Ms. Simpson asked if the County had a timeline on the Section 106 process as well as CSX signing off on the project. Mr. Hollenbeck explained that the County has an agreement with CSX to work through engineering designs and CSX has been reviewing the designs. The County's consulting parties have experience working with CSX and has engaged them from the earliest idea of the flood mitigation plans up until now. As for the Section 106 process, the project is ongoing. The Consulting parties had time to comment until November 23, 2020 and afterward a programmatic agreement will be drafted. There is the possibility of another Consulting parties meeting. While there is no end date to the Section 106 process, DPW is working to progress the project as expeditiously as possible.

Mr. Shad swore in Steve McKenna, representing Preservation Howard County. Mr. McKenna asked if the presentation Mr. Hollenbeck gave was available publicly. Ms. Holmes explained the presentation had been posted on both the Commission's website as well as the Historic Preservation website when the agenda for this meeting was posted before Thanksgiving. The presentation had since been updated, with the most recent version posted to the websites on Tuesday, December 1.

Mr. McKenna asked about views of the culvert and one view that had an uphill appearance and how the viewshed of Lower Main Street will be impacted. Mr. Hollenbeck said that the presentation showed the geometry that is required to construct the culvert.

Ms. Gayle Killen had no questions.

Mr. Shad swore in Mr. Joel Hurewitz. Mr. Hurewitz asked questions clarifying the Rules and Procedures, when the presentation was uploaded to the website, views of the culvert, public safety aspects to the plan, possible uses in and around the culvert, techniques for how debris would be caught, and how the culvert would function if big pieces of debris would get into it. Mr. Hollenbeck and Ms. Hernandez answered Mr. Hurewitz's questions citing the presentation, and noted that the culvert would be closed off with 42 inches of estate fencing and there would be no access into the culvert or pedestrian access and bollards would be used for debris catchment at this particular location of flood mitigation.

Mr. Hurewitz asked about the possibility of removing only a portion of 8049 Main Street and why the portion of the building not over the Tiber was to be removed. Mr. Hollenbeck said the front portion of 8049 Main Street is a constriction to the channel.

Mr. Hurewitz asked for an image from the second page of his written testimony (Hurewitz Exhibit 6). Mr. Hurewitz asked about possible structures being built where the Phoenix is currently in place and asked why these future structures could be in place but the Phoenix in some fashion could not stay in place. Mr. Hollenbeck said that the picture is not part of their application and no streetscape plans have been designed at this time, all images were purely conceptual.

Mr. Hurewitz asked what modeling was done to make sure water would not flow into the B&O after the proposed buildings are removed. Mr. Hollenbeck explained the water depth and velocity will be reduced when all flood mitigation is in effect.

Mr. Hurewitz was asked by the Applicants if he could hold further questions to a future meeting to allow other people in attendance to provide testimony since they had been waiting for several hours. Mr. Hurewitz agreed to defer the rest of his questions to the continued meeting date in January.

<u>Testimony</u>

Mr. Shad swore in Angela Tersiguel, who was in support of the application. Ms. Tersiguel spoke about the difficulty change produces but said the lack of change has caused the flooding issues twice. Ms. Tersiguel urged the Commission to protect those that have a direct financial impact in the flooding area.

Mr. Shad swore in Nicholas Johnson who was in support of the application. Mr. Johnson described the difficulty of conducting business on Main Street, especially when there is the threat of rain. Retailers cannot attract customers to an unsafe area. Mr. Johnson said it regrettable some buildings have to come down, but loss of life is unacceptable.

Mr. Shad swore in Ron Peters, who was in support of the application. Mr. Peters referenced a Baltimore Sun article titled "Rebuilding Ellicott City would be a costly mistake" by Dean Randall, that came out after the 2016 flood. Mr. Peters said moving homes and businesses will be expensive but reoccurring flooding is more expensive. Mr. Peters discussed the processes of setting up stormwater retention ponds. Retention ponds can help with curbing flooding but in the acreage of storage needed in the retention ponds proposed is not enough based on the McCormick Taylor study. The 2018 flood hit and the Army Corps explained how retention ponds will help with short term flooding but not long-term flooding. Mr. Peters said there have been two close calls in the last two years with rain events and when he reread the article after the 2018 flood, it rang true to him. Mr. Peters said the channel needs to be bigger and a culvert needs to be installed.

Mr. Hurewitz asked Mr. Peters if the flooding of New Cut and Upper Main at the bend would have been prevented if the proposed application before the Commission was approved for Lower Main Street. Mr. Peters explained that when water comes down the culvert the water depth and velocity will be reduced. The North Tunnel and retention ponds will help but flood mitigation needs to start from the bottom up.

Mr. Shad swore in Pam Long, who was in support of the application. Ms. Long has had a business located on Main Street since 2012. While she is not excited to have the buildings removed, the need for public safety is more important. If there is a forecast of rain, shopping halts on Main Street since the two flooding events. Ms. Long said the Commission must embrace change and look to the future where Historic Ellicott City can thrive even during the rain.

Mr. Shad swore in Julia Sanger who was in support of the application. Ms. Sanger has been a property and business owner in the district since May 2016. While no one wants the buildings to come down, it is the only way for the future of Main Street. Ms. Sanger asked the Commission to consider the financial strain from the floods and public safety concerns.

Mr. Shad swore in Victor Thomas who was in support of the application. Mr. Thomas strongly supported the demolition of buildings and Tiber Park and new construction of the culvert for the reduction of water velocity and depth.

Mr. Shad swore in Donald Reuwer, who was in support of the application. Mr. Reuwer said that a few buildings need to be taken down in order to save many of the historic buildings.

Mr. Shad swore in Lori Lilly, who was in support of the application. Ms. Lori worked on a number of committees for the County including the Ellicott City Flood Work Group and the Master Plan Committee. Ms. Lilly is a watershed planner and said the plan is sound and encouraged the Commission to approve the application. She said it was an extreme action to remove the buildings, but it is crucial as storm events are getting more extreme with climate change.

Mr. Shad swore in Bert Wilson, who was in support of the application. Mr. Wilson has been an owner of a building on Main Street since 2008, has participated in countless workshops since 2011 and he approves of the County's plan.

Mr. Shad swore in Barry Gibson, who was in support of the application. Mr. Gibson had to move out of Ellicott City because of the floods. Mr. Gibson was an eyewitness to both floods. Mr. Gibson said water could not get under buildings so it tore the walls off of buildings and he expressed concern for the potential of flood waters to create electrical fires. Mr. Gibson asked if the Commission wants to save a few buildings or if they want to save lives. Mr. Gibson relayed the history of the old auto dealership in Tiber Alley that collapsed in 1952 due to a flood and then backed up Main Street. He said this could happen again if a building falls and creates a dam on Main Street; it could destroy properties on both sides of Main Street.

Motion: Mr. Roth moved to continue the application to Thursday January 14, 2021 at 7:00 pm. Ms. Tennor seconded. The motion was unanimously approved.

Mr. Roth moved to adjourn the meeting at 10:47 pm. Ms. Tennor seconded. The motion was unanimously approved.

*Chapter and page references are from the Ellicott City or Lawyers Hill Historic District Design Guidelines.

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Allan Shad, Chair

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Beth Burgess, Executive Secretary

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Samantha Holmes, Preservation Planner

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Kaitlyn Harvey, Recording Secretary