

HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

GENERAL APPLICATION FOR CERTIFICATE OF APPROVAL AND TAX CREDIT PRE-APPROVAL

SUBMIT 10 COPIES of this application package, including all supporting materials required on pages 2-5 of this application to Howard County Department of Planning and Zoning. Applications must be received no later than 5:00 pm 22 days prior to the meeting. Applications can be submitted via mail, but may result in missing the deadline. Applications are not accepted via email or fax.

Address: 3430 Court House Drive, Ellicott City, MD 21043

Meeting Information

The Historic Preservation Commission (HPC) meets at 7:00 pm generally on the first Thursday of each month at 3430 Court House Dr., Ellicott City, MD. Please contact us regarding emergency applications.

Questions

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

FOR STAFF USE ONLY

Application #:

HPC - 20-83

MA -

Meeting Date:

12/3/2020

Date Received:

RECEIVED

By Samantha Holmes at 11:43 am, Nov 12, 2020

PROPERTY INFORMATION 8049, 8055, 8059, 8061 (Tiber Park), and 8069 Main Street; Vicinity of Maryland Ave & Main Street; Vicinity of 3711 Maryland Ave. along Patapsco River
Address of Subject Property: Ellicott City, MD 21043

Name of Property Owner: Howard County Department of Public Works

Historic District (please check): Ellicott City Local Historic District Lawyers Hill Local Historic District

Is this property listed on the Howard County Historic Sites Inventory? Y N #HO- 71, 78, 330

APPLICANT INFORMATION

Name of Applicant (please only provide one name for contact purposes): Robert Z. Hollenbeck, AIA

Mailing address: 9801 Broken Land Parkway, Columbia MD 21046

Phone No. (W) 410-313-5784 (H) n/a

Email: rhollenbeck@howardcountymd.gov

Contact Preference: _____

BELOW FOR STAFF USE ONLY

Tax Account Number: _____

Map _____ Parcel _____

Part 1: General Application for Certificate of Approval

ALL APPLICATIONS MUST INCLUDE: The information required in this checklist must be provided or the application will be incomplete and may be rejected for consideration by the Commission. Please check each box below to confirm you have provided this information.

- Labeled, color photographs of existing property conditions, printed on 8.5x11 paper, no more than two images per page. Do not submit individual 4x6 photographs.
- A detailed description of the proposed work (include below or provide on a separate sheet of paper if more space is needed— do not add proposed work into the Guidelines justification section).
- Product specification sheets/photographs of product that clearly shows materials, colors, and dimensions.
- Plot plan of property, site plans, or elevations (as applicable to proposal; but required for any new construction).
- For major alterations: elevation drawings of proposed structure indicating dimensions, design, height, color, and materials. Product spec sheets are required for all new elements.
- A completed Part 2 of this application (page 3-4). Application may be rejected if not complete. If Part 2 is not suitable for your project, please type up a detailed explanation on a separate piece of paper.
- A completed Part 3 of this application (page 5) if you seek tax credits for any work.
- A completed Part 4 of this application (page 5). If the owner is not the applicant, the owner's signature is also required.
- I have read the Ellicott City or Lawyers Hill Design Guidelines and find my proposal complies with the recommendations in the Guidelines, as indicated below.

DESCRIPTION OF PROPOSAL: If more room is required, please provide write up on a separate sheet of paper to best organize proposed work. Continue to Part 2 (page 3-5) to complete required checklists.

Please see attached document.

DESIGN GUIDELINES: Consult the Ellicott City or Lawyers Hill Design Guidelines on the Howard County website at <https://www.howardcountymd.gov/Departments/Planning-and-Zoning/Conservation-and-Preservation/Historic> and provide a brief description of how the proposal meets the recommendations of the Guidelines, including the applicable chapter and section. Please type up on a separate sheet of paper if more space is needed.

Please see attached document.

Part 2: General Application for Certificate of Approval Checklist

TYPE OF ALTERATION: Please check the appropriate box for the proposed work and fill in required blanks. Specs sheets and photos must be provided or the application may be considered incomplete and rejected for consideration by the Commission.

You may create your own document if it better explains the project, be sure to include details such as materials and colors for all existing/previously existing and proposed features.

DOORS AND STORMS DOORS: Refer to page 35 of the Ellicott City Guidelines and pages 26-29 of the Lawyers Hill Guidelines.

Existing Type: _____ Proposed Type: _____

Existing Color: _____ Proposed Color: _____

Existing Material: _____ Proposed Material: _____

Additional Info Included: Yes No Specs/Photos Included: Yes No

Is this item being repaired? Yes No Is this item being replaced? Yes No

I seek tax credit pre-approval for this item.

For any proposed door replacement—the spec sheets must show the actual panel and window arrangement of new doors. Photos of existing doors should indicate the location on the house of any door proposed to be replaced.

WINDOWS: Refer to page 38 of the Ellicott City Guidelines and page 26 of the Lawyers Hill Guidelines.

Existing Material: _____ Proposed Material: _____

Existing Color: _____ Proposed Color: _____

Existing Sash Arrangement: _____ Proposed Sash Arrangement: _____

Additional Info Included: Yes No Specs/Photos Included: Yes No

Is this item being repaired? Yes No Is this item being replaced? Yes No

I seek tax credit pre-approval for this item.

For any proposed window replacement —the spec sheets must show the actual sash arrangement of the new windows. Photos of existing windows should indicate the location on the house of any window proposed to be replaced.

WALLS/SIDING: Refer to pages 25-30 of the Ellicott City Guidelines and pages 21-24 of the Lawyers Hill Guidelines.

Existing Material: _____ Proposed Material: _____

Existing Color: _____ Proposed Color: _____

Additional Info Included: Yes No Specs/Photos Included: Yes No

Is this item being repaired? Yes No Is this item being replaced? Yes No

I seek tax credit pre-approval for this item.

Part 2: General Application for Certificate of Approval Checklist

TYPE OF ALTERATION: Please check the appropriate box for the proposed work and fill in required blanks. You may create your own document if it better explains the project, be sure to include details such as materials and colors for all existing/previously existing and proposed features.

PAINTING: Refer to page 50 of the Ellicott City Guidelines and page 31 of the Lawyers Hill Guidelines.

Existing Color: _____ Proposed Color: _____

Paint Chip Included: Yes No Area(s) to be painted: _____

Additional Info Included: Yes No _____

I seek tax credit pre-approval for this item.

ROOF: Refer to page 31 of the Ellicott City Guidelines and page 26 of the Lawyers Hill Guidelines.

Existing Material: _____ Proposed Material: _____

Existing Color: _____ Proposed Color: _____

Additional Info Included: Yes No Specs/Photos Included: Yes No

Is this item being repaired? Yes No Is this item being replaced? Yes No

I seek tax credit pre-approval for this item.

SHUTTERS: Refer to page 42 of the Ellicott City Guidelines and page 28 of the Lawyers Hill Guidelines.

Existing Type: _____ Proposed Type: _____

Existing Color: _____ Proposed Color: _____

Existing Material: _____ Proposed Material: _____

Additional Info Included: Yes No Specs/Photos Included: Yes No

Is this item being repaired? Yes No Is this item being replaced? Yes No

I seek tax credit pre-approval for this item.

OTHER (such as lighting, railings, other repairs, tree removal, demolition, etc. Please explain in detail): Refer to applicable Guidelines. For signs please use separate Sign Application. For New Construction use separate New Construction Application. Please attach additional pages as necessary or write up separate document.

Description: **Please see attachments.** _____

Specs/Photos Included: Yes No Additional Info Included: Yes No

Is this item being repaired? Yes No Is this item being replaced? Yes No

I seek tax credit pre-approval for this item.

Part 3: Historic Property Tax Credits

Historic Property Tax Credits 20.112 and 20.113 Eligibility Requirements

Please check the appropriate box:

In accordance with Sections 16.606, 20.112 and 20.113 of the Howard County Code, I request the pre-approval of eligible work to qualify for property tax credits for the following preservation and restoration work:

- A structure listed on (or eligible for inclusion in) the Howard County Historic Sites Inventory and is designated by the Commission as historically significant.
- An existing principal structure or historic outbuilding located within a local historic district in Howard County, which is determined by the Commission to be of historic or architectural significance, or to be architecturally compatible with the historic structures in the district.
- A landscape feature located within a local historic district or listed on the Historic Sites Inventory, which is determined by the Commission to be of historic or architectural significance.
- A cemetery, at least 50 years old, not operated as a business, which is listed on the Howard County Cemetery and Gravesites Inventory under Section 16.1303 of the County Code.

Please Note: There is a separate application for final tax credit approval. Copies of cancelled checks, receipts and paid invoices are required for final approval. Invoices should be itemized to separate repairs to the items pre-approved from those that are not eligible for the tax credit.

Part 4: Authorizing Signature to Submit Application:

I hereby certify by the below signatures(s) that the information supplied herewith is correct and complete and authorizes such periodic on-site inspections by the Department of Planning and Zoning and its agents as may be necessary to review this application and any petitions filed in connection herewith and to enforce the Historic District Guidelines and other applicable laws. This right-of-entry shall continue until all administrative appeals pertaining to the property have been exhausted. I have read and understand the above terms regarding the Historic Property Tax Credit Programs.

SIGNATURE(S):

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

R. S. Sle

11/12/2020

Applicant or Authorized Agent

Date

Owner (if different than Applicant)

Date

Request for Certificate of Approval to the Historic Preservation Commission – Maryland Avenue Culvert, Terraced Floodplain, and Four Building Removal

Howard County Department of Public Works | December 3, 2020

Reference Application for Certificate of Approval: For any property located in the Ellicott City or Lawyers Hill Historic District: Reference the design guidelines and provide a brief description of how the proposal meets the recommendations of the Guidelines, including the applicable chapter and section. Please provide this as a separate document.

The Department of Public Works is requesting a Certificate of Approval related to the planned construction of a project to improve the stream channel and install an underground culvert in the vicinity of Main Street and Maryland Avenue. This project is hereby referenced as the “Maryland Avenue Culvert”. The Department of Public Works has also submitted a Joint Permit Application to the US Army Corps of Engineers and the Maryland Department of the Environment for this and other projects.

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.

In consultation with its teams of experts in hydraulics and hydrology, the Department of Public Works (DPW) analyzed many potential projects to mitigate flash flooding in Ellicott City. Under the prior administration, a plan was announced that included a series of projects which could be constructed in a certain time frame and within a certain budget objective. This plan included the demolition of 10 buildings on the lower end of Main Street.

Upon taking office in late 2018, County Executive Ball announced the “EC Safe & Sound Plan”, a major improvement project benefitting the County, which consists of multiple facets, including flood mitigation. Prior efforts were re-evaluated with a focus on preservation and public safety.. In May of 2019, the County Executive announced that he had selected to proceed with Option 3G7.0, a series of projects that work collectively to mitigate the potential for future “top-down” flash flooding events. Notable differences from the previous plan include the preservation of six buildings originally slated to be demolished, as well as inclusion of the North Tunnel, intended to divert flood waters from the western end of Main Street directly to the Patapsco River.

Generally, the flood mitigation projects work as a system to collectively mitigate flash flooding, incorporating both storm water retention facilities and conveyance system improvements. In order to be most effectively implemented, significant constrictions in the conveyance system need to be alleviated. 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 water flow. Along with two other upstream water retention projects, the Maryland Avenue Culvert project is fully funded and slated to start construction upon receipt of all local, state and federal approvals. Additional projects are expected to begin construction in future years.

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. 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.

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. It is fair to say that the engineering team and County have analyzed every reasonable alternative to avoid removing these four buildings. Based upon the comprehensive analysis conducted, the removal of the four buildings seems to be the only viable course of action to reduce the risk of flash flooding to the area.

Additionally, the Department of Public Works wishes to note a few items that have been considered as part of this project.

- The engineering team has considered the effect of backwatering of the Patapsco River on the new culvert. This analysis has determined that the backwatering effect from the Patapsco River will have little to no effect on water conveyance from the culvert, nor introduce water to Lower Main Street by backwatering of the river.
- While this project is intended to address flash flooding, Ellicott City has also experienced numerous riverine floods in recorded history. This project does have a coincident benefit of reducing the potential to property damage and loss of life in the event of a riverine flood by removing four buildings. The US Army Corps of Engineers noted that this is a proven strategy to reduce the impact of flood waters.
- This project is not intended to have an impact on the B&O Railroad Museum or any portion of its site, including the remnants of the existing turn table structure. The wood turn table structure has been removed at this time by others. In order to mitigate this impact, engineering controls

(including sensors described above) are being prescribed. These are temporary in nature, and will be set prior to construction to gather baseline data, will be active during construction, and will remain after construction for a period of time as needed to ensure that a baseline is realized.)

- This project is currently undergoing engineering review by CSX Transportation. The parameters and needs of the project have been reviewed and discussed collectively with CSX. If this review necessitates any changes to the visible portions of the project within the Commission's purview, DPW will submit these to the Commission for review and approval.
- As part of the Joint Permit Application (JPA), a federal Section 106 review has been triggered. This process is ongoing, and a Programmatic Agreement will be established as part of that process. That Programmatic Agreement is expected to outline measures to mitigate the project's effect on historic and cultural resources. As part of this application, DPW has committed to detailed recordation of the structures, and designation and salvage of character defining elements. DPW also has committed to re-use the salvaged components in future improvements, as well as formulating an educational plan to communicate the history of the buildings to the public. If the Programmatic Agreement prescribes a course of action that conflicts with the decision and order issued by the HPC, DPW will come back before the HPC as required. Details of the re-use of components and educational plan will be presented to the HPC at a later date.

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.*
 - o While the project proposes to remove four buildings to facilitate the stream channel and water conveyance improvements, the project does not prescribe final site treatment. It is intended that upon the adoption of the Ellicott City Watershed Master Plan by the County Council, that a full design effort will be funded. As part of that effort, ways to communicate the site's prior use to the public will be developed in conjunction with the HPC.
 - o Building volumes spanning the stream channel preclude the public from experiencing the town's relationship between the stream channel and its surrounding structures. As indicated in map data back to the 1860's, the stream channel was more prevalent and

visible to the public along the South side of Main Street; and future improvements obstructed this viewshed. This project does not propose to materially alter the relationship of the stream to the surrounding buildings in Tiber Alley, along the east side of Maryland Avenue, or along the North Side of Main Street.

- *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.*
 - o This project proposes to utilize the existing topography along Main Street, Maryland Avenue and Tiber Alley; and only proposes to alter the existing where necessary for high-flow water conveyance to the new culvert. The existing normal flow of water, or 'base flow', will remain within the existing channel. Where the existing stream channel walls are being altered, they are proposed to be relocated in a manner that existing basement spaces (voids) are leveraged for water storage or conveyance improvements. While it is not known if basement spaces were constructed into the existing stream channel, thus constricting it, it appears that the flow and direction of the channel was altered, as seen in map images dating to 1860 as well as in reviewing the existing stream channel walls in relation to built improvements.
 - o Where it is necessary to modify existing stream channel or basement walls, the walls themselves will be clad in salvaged material, generally large granite stones. Care will be taken to document existing installation patterns, and replicate as appropriate, to the greatest extent possible. Sampling of mortar will be conducted to ensure that new material is compatible in color, texture, and composition to the existing.
- *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.*
 - o This project proposes to remove four buildings, in order to remove a stream channel constriction but also to allow for increased awareness and views to the Tiber Branch, a tributary of the Patapsco.

B. *Trees and Other Vegetation*

- The final design efforts for this project, which will commence upon adoption of the Ellicott City Watershed Master Plan by the County Council, will inform trees and other vegetation on the site.
- This project will not alter any mature trees or other vegetation whose removal necessitates HPC approval.
- 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*

Recommended:

- *Identify and retain site features that are important to the historic character of a site.*
 - o As part of this project, historic stream channel walls that define the stream channel are being retained to the greatest extent possible. Other modern improvements, such as the Tiber Park which are being removed do not represent the historic character of the site. Where buildings must be removed to make way for the improvements, detailed recordation, definition, and salvage of character defining elements will take place.
- *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.*
 - o This project seeks to preserve as many of the historic stream channel walls (which act as retaining walls) as possible. Where they must be modified to facilitate the project, their original materials will be salvaged and reused to clad or construct the improvements, blending aesthetically with the existing components.
- *Construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way.*
 - o New site features include bollards, fencing, and paving.
 - o Bollards will be provided adjacent to public ways to prevent vehicles from careening into the culvert. Precedent for this exists in Parking Lot D, as well as adjacent to the existing Tiber Park. Bollards will be provided with a decorative cover similar in style to the bollards present in Parking Lot D; except that the chain present between bollards in Parking Lot D will not be provided.
 - o Walking and driving surfaces that are altered by this project are proposed to be covered with temporary bituminous asphalt. Final treatment for these surfaces will be proposed during the final streetscape design effort, which will commence upon adoption of the Master Plan by the County Council. The temporary bituminous surface is intended to be just that – temporary in nature, and provided solely to facilitate maintenance of traffic and pedestrian flow required in and around the site during construction of the proposed project.
 - o To convey water into the culvert, a weir wall is proposed in the stream channel. This weir wall, which is only a few feet high, allows the base flow (natural flow) of the stream waters to remain in the existing channel and flow out through the existing Oliver Culvert. The new weir wall will be clad in natural granite salvaged from the removal of several basements within the project area.
 - o Between the weir wall and culvert entrance, this sloped transition area will be normally dry. To provide an aesthetically pleasing and natural solution, the design proposes to utilize large Class II or Class III rip-rap boulders, that are roughly rectangular in shape / form. These will be arranged in a manner resembling an imbricated wall, but installed in the horizontal rather than vertical. The stones will be arranged in a manner to convey the water into the culvert, varying in height between several inches, higher in elevation against the weir wall and lower towards the culvert. The stone will be selected in color to blend with the natural granite, colors and textures present. Precedent for the imbricated wall and stone arrangements exist along Old Columbia Pike, at the north side

of Parking Lot E adjacent to the Court Avenue stair, along New Cut Road, and just outside the district in the 8600 Block of Frederick Road.

- *Install open fencing, generally not more than five feet high, of wood or dark metal.*
 - o Estate style fencing, black in color, and four feet in height is proposed along the top of the channel walls, to prevent personal injury from inadvertent fall into the waterway below. The fencing will be installed atop the wall, and posts anchored in such a way that the anchorage is concealed. This will either be done by bolting a sleeve to the top of concrete (which will not be visible) or core drilling and setting the posts in epoxy. The style of fencing will match fencing present at the Ellicott Mills culvert, along Church Road where it meets Main Street, and multiple other locations throughout the Historic District.
- *Construct new terraces or patios visible from a public way from brick, stone, or concrete pavers designed to look like indigenous stone.*
 - o Final surface treatments for terraces and walkways resultant from this project will be prescribed in the streetscape final design effort, that will commence upon adoption of the Master Plan by the County Council.

E. Outdoor Lighting Fixtures

Outdoor lighting fixtures currently affixed to power poles in and around the site will remain at this time. Comprehensive lighting design will be included with the final design package to be developed post adoption of the Master Plan.

Chapter 10: Parking Lots, Public Streets, and Street Furniture

1. Guidelines recommend maintaining historic materials such as granite curbs and gutters. This project will not impact any of these listed materials.
2. As part of the future design efforts post adoption of the Master Plan, the design team will develop the street-level portion of this project. That process will include engagement of the HPC throughout the process.

Chapter 12: Demolition

“...the Commission will consider approving Demolition only after all possible alternatives to preserve the structure are exhausted...”

The County has reviewed and evaluated many individual and collective projects to mitigate flash flooding in Ellicott City. In total, more than 60 different combinations of projects were reviewed prior to the selection of Plan 3G.7.0. A peer review was undertaken by the US Army Corps of Engineers and presented to the public in March 2020. According to their report, “...the USACE review team found that the County is following a sound process and that the FRM measures being considered are typical of the measures considered for USACE FRM projects. The current County-selected alternative (known as 3G.7.0) can significantly reduce flood risk to downtown Ellicott City.” *reference: “Evaluation of Ellicott City Flood Risk Management Alternatives, Howard County, Maryland”. December 2019.*

Planning Division, US Army Corps of Engineers, Baltimore District.). The proposed plan balances the need to mitigate flash flooding but focuses on preservation, as well. It has been a priority of this Administration to preserve as much of Lower Main Street as possible – and that commitment is evident in immediate stabilization and repair efforts that have been ongoing west of Tiber Alley, as well as in allocation of funds to support grants for flood mitigation improvements on private property throughout the watershed. In order to mitigate flash flooding, conveyance of storm water out to the Patapsco River is critical. The unique topography, drainage areas, and sub-surface conditions, as well as built environment, were all taken into consideration. It is critically important that projects are implemented as soon as possible to mitigate the risk of future flooding.

This project includes the demolition of four buildings, located at 8049, 8055, 8059, and 8069 Main Street. The decision to remove these buildings is necessary to implement the water conveyance improvements. The construction of these structures likely contributed to the conveyance constrictions inhibiting the flow of storm water to the Patapsco River. The Maryland Avenue Culvert project will make an appreciable improvement by facilitating conveyance of flood waters to the Patapsco. With specific reference to their impact to this project, the structures at 8049, 8055 and 8059 must be removed to physically construct the culvert and related conveyance into the culvert. Removal of these structures also removes a constriction to the flow of water in the stream channel due to the fact that these buildings currently sit atop the stream channel, with supporting elements below finished floor and supported by stream channel walls. The structure at 8069 is proposed for removal to permit expansion of the stream channel for additional water storage. The rear portion of 8069, which spans the stream channel, represents a significant constriction to the flow of water and is subject to damage from high velocity flows regardless of implementation of any part of the EC Safe and Sound Plan. The front section (likely rubble granite side walls with brick façade below stucco) is proposed for removal as previously mentioned, for storage capacity improvements, but most notably because a simulation of water depth and velocity indicates that retention of the structure would potentially subject it to high depth, high velocity flows. The location of the front section of 8069 represents the location where water that does make its way on to Main Street is afforded the opportunity to reenter the channel and thus be conveyed out to the Patapsco River.

HPC Rules of Procedure, Section 300 “DEMOLITION AND RELOCATION OF STRUCTURES IN HISTORIC DISTRICTS”

For the purpose of this application, the commentary below is provided assuming that the four structures proposed for removal are deemed to be of unusual importance. While the Commission solely must determine if they are indeed of unusual importance, the Department of Public Works has provided response to the factors the Commission must consider, as these represent a higher burden that must be met if the structures were determined not to be of unusual importance.

The Department of Public Works notes that the proposed project is a major improvement program, representing a benefit to the County through mitigation of flash flooding. The four structures slated for removal currently represent a deterrent to the project, inhibiting the physical construction of the proposed improvements.

Howard County Code 16.608 – Structures of unusual importance

(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;

- The projects submitted within this application are critical components to the EC Safe & Sound Plan, a major improvement program which will be of substantial benefit to the County. The benefit of this program is realized through the significant reduction of flash flooding along Main Street once fully implemented

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

- Ellicott City has recently seen two flash floods, one in 2016 and one in 2018. A flood in 2011 also caused significant damage to the West End of Ellicott City. Tragically, the 2016 and 2018 flash floods were fatal. As evidenced by news reports, photographs, and videos, there were numerous other individuals who found themselves in imminent danger. Without removal of the structures, the Maryland Avenue Culvert and Terraced Floodplain cannot be constructed. These projects are crucial to reducing the risk of flash flooding and thus reducing the risk to public safety.

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

- Acquisition of the structures was undertaken with the intent of implementing flood mitigation. As was detailed in this application, many alternatives were considered, and the removal of these four buildings has been deemed to be necessary after review of those alternatives. Retention of the structures would lead to increased potential flood waters on Main Street during severe weather events, causing an undue financial hardship to the County (the owner) in terms of physical damage to the buildings, as well as damage to the town as a result of the increased waters caused by the presence of the buildings.

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

- Retention of the structures would lead to a high probability of flood water inside 36 buildings on Main Street, which would not be in the best interest of the owners of those buildings. Previous floods have caused lengthy closures of the town while repairs were made, causing businesses to lose revenue, as well as displacement of residents. The implementation of the flood mitigation plan, which relies heavily on the Maryland Avenue Culvert project, would significantly reduce flood waters on Main Street. Reduced flood waters on Main Street are in the best interest of a majority of the persons in the community.

An overview of the project, as well as response to the Commission's prior Advisory Comments is included in the attached presentation.

The following attachments are provided to support this Application for Certificate of Approval:

Attachment A: Presentation, *prepared by Office of County Executive Calvin Ball and the Department of Public Works, Bureau of Environmental Services*

Attachment B: Maryland Avenue Culvert 65% Planset, prepared by *McCormick Taylor*.

Attachment C: Ellicott City_Salvage Materials, prepared by *EHT Tracerics*.

Attachment D: 8049 Main – HPC Submission, prepared by *RRMM Architects & EHT Tracerics*

Attachment E: 8055 Main – HPC Submission, prepared by *RRMM Architects & EHT Tracerics*

Attachment F: 8059 Main – HPC Submission, prepared by *RRMM Architects & EHT Tracerics*

Attachment G: 8069 Main – HPC Submission, prepared by *RRMM Architects & EHT Tracerics*

Attachment H: 8049 Main – LIDAR Scan Report, prepared by Howard County Department of Public Works, Bureau of Engineering – Survey Division

Attachment I: 8055 Main – LIDAR Scan Report, prepared by Howard County Department of Public Works, Bureau of Engineering – Survey Division

Attachment J: 8059 Main – LIDAR Scan Report, prepared by Howard County Department of Public Works, Bureau of Engineering – Survey Division

Attachment K: 8069 Main – LIDAR Scan Report, prepared by Howard County Department of Public Works, Bureau of Engineering – Survey Division

Attachment L: MDave_HPC Flow Depths Comparison, prepared by *McCormick Taylor*

Attachment M: MDave_HPC Flow Velocity Comparison, prepared by *McCormick Taylor*