

**Howard County Historic Preservation Commission
Opposition to Complete Demolition of 8049 Main Street
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I submit this as my opposition to Howard County's plans for the complete demolition of the building commonly known as the Phoenix at 8049 Main Street at Maryland Avenue

After the Kittleman-Weinstein Plan proposed the removal of 10 buildings on Main Street, I wrote a blog post about preserving the facades of the buildings beginning with Caplan's and sealing up the backs of the buildings to create a wall to keep the water off of Main Street. The Safe and Sound Plan in some respects fulfills that goal, and I support the removal of most of the structures over the Tiber.

The Kittleman-Weinstein Plan also proposed the removal of the building commonly known as the Tea on the Tiber. I support the plan to retain it. However, many of the illustrations in the Watershed Master Plan seem to retain the deck area with its non-historic deck and siding. I find many of that architecturally inappropriate and am not sure how that was even approved. I support sealing up the back of the stone Tea on the Tiber building to continue a flood wall.

The building commonly known as Great Panes seems to have had its historic facade parged over. If any of the historic facade can be restored, I would retain the portion of the building not over the Tiber.

The buildings commonly known as the Bean Hollow and Discoveries seem to have been gutted by the flood and generally lack significant architecture. However, the old Easton Sons facade must be preserved and hopefully be reinstalled in the area.

The Phoenix building must be considered on its own merits. It frames the view of the street when looking up Main and Maryland Avenue. There is an historic marker affixed to the building.

Howard County has used the view from the removed Phoenix building as the conceptual illustration for the Watershed Master Plan and its plans for lower Main Street. However, they have never shown any concept plans for the view of Maryland Avenue from the Tiber Park area. They have not shown any conceptual views of how culverts will appear. They have not shown how debris and vehicles will be kept from clogging the culverts. They have not shown how people and particularly children will be kept out of the culverts. They have not planned for the cool air that will be blowing through the culvert into the Tiber Park. Without the buildings, they have not demonstrated how the B & O will not be made more vulnerable to flooding and damage from debris. Instead, they have some concept drawings showing parking on Maryland Avenue, but not how these vehicles will be kept from driving over the edge into the Tiber Park and more importantly becoming objects that might also be propelled into the B & O during a flood event.

With the removal of the Bean Hollow and Discoveries buildings, there is ample room to construct the Maryland Avenue culverts. The additional 30 or so feet of the footprint of the Phoenix does not seem to be a material difference in the length and construction of the

culverts. While I recognize that there appear to be tight elevations to construct the culvert under the Phoenix building, actions should be taken to preserve as much of the facade as possible. This is even more important with regard to the portion of the building over the Tiber itself. The County has never really explained how the building over the Tiber interferes with the construction of the culverts. Furthermore, the 30 or so additional feet of channelized Tiber seems immaterial; the Tiber either goes into a culvert under the Phoenix or 30 feet later at Maryland Avenue. Paradoxically, the Ellicott City Watershed Master Plan's Figure 150 (See below) shows the replacement of the Phoenix with a pedestrian deck. So under this concept plan no daylighting of the Tiber or clearing the channel would actually be achieved with the loss of the historic Phoenix Building .

Thus, any approvals for the removal of the building commonly known as the Phoenix must be conditioned on the County first satisfactorily answering the engineering, technical and planning issues regarding the construction, maintenance, performance, and appearance of the culverts and the public use of the new Tiber Park. Furthermore, the County must specifically demonstrate why removal of the portion of the building over the Tiber is necessary for the Maryland Avenue culvert project.



Figure 150: Tiber Park and B&O Plaza, For Illustrative Purposes Only