

# ELLICOTT CITY

Founded in 1772 as Ellicott Mills- America's first factory town. It's successes and disasters have always been tied to the Patapsco River and its tributaries.





# Setting the Stage

## Framing the questions

- Immediate Challenges
  - Health and Safety
  - Historic Resources
- Immediate Needs
  - Building Stabilization
  - Critical Repairs- History v Safety?
  - Debris cleanup and Removal
- Safety as a Priority
  - Property access rights v safety of the individual



# July 30- 2016- Timeline of the flood

6:45 p.m. Rain begins to fall in Ellicott City

7:18 p.m. The NWS issues a flash flood warning as the tributaries of the Patapsco River begin to rise

7:45 p.m. The heaviest rain falls. A total of 6.60 inches of rain falls on Ellicott City within 2 hours. This volume of rain is classified by the NWS as a 'thousand year storm'- there is a 0.1% chance that a storm like this will occur in a single year

8:01 p.m. The first reports of flooding near Ellicott City occurs. Howard County 9-1-1 begins taking calls. By the end of the event it will have received 4x its normal calls. Let's listen to just a few minutes of those calls

# Howard County 9-1-1:

1052 calls received



Security Footage from Bean Hollow



Parking Lot D, behind Main Street.  
The Tiber and the Hudson



Maryland Avenue at Main Street near the Patapsco



Rescue on Main Street. Video Credit: David Dempster



Parking Lot D. The Tiber and the Hudson



Main Street Security Video Footage



West Main Street



Maryland Avenue and Main  
from the 2<sup>nd</sup> floor of the  
Phoenix Restaurant

# Immediate Aftermath: View east down Main Street



Photo Credit: Howard County Government

# Buildings- 8100 block of Main

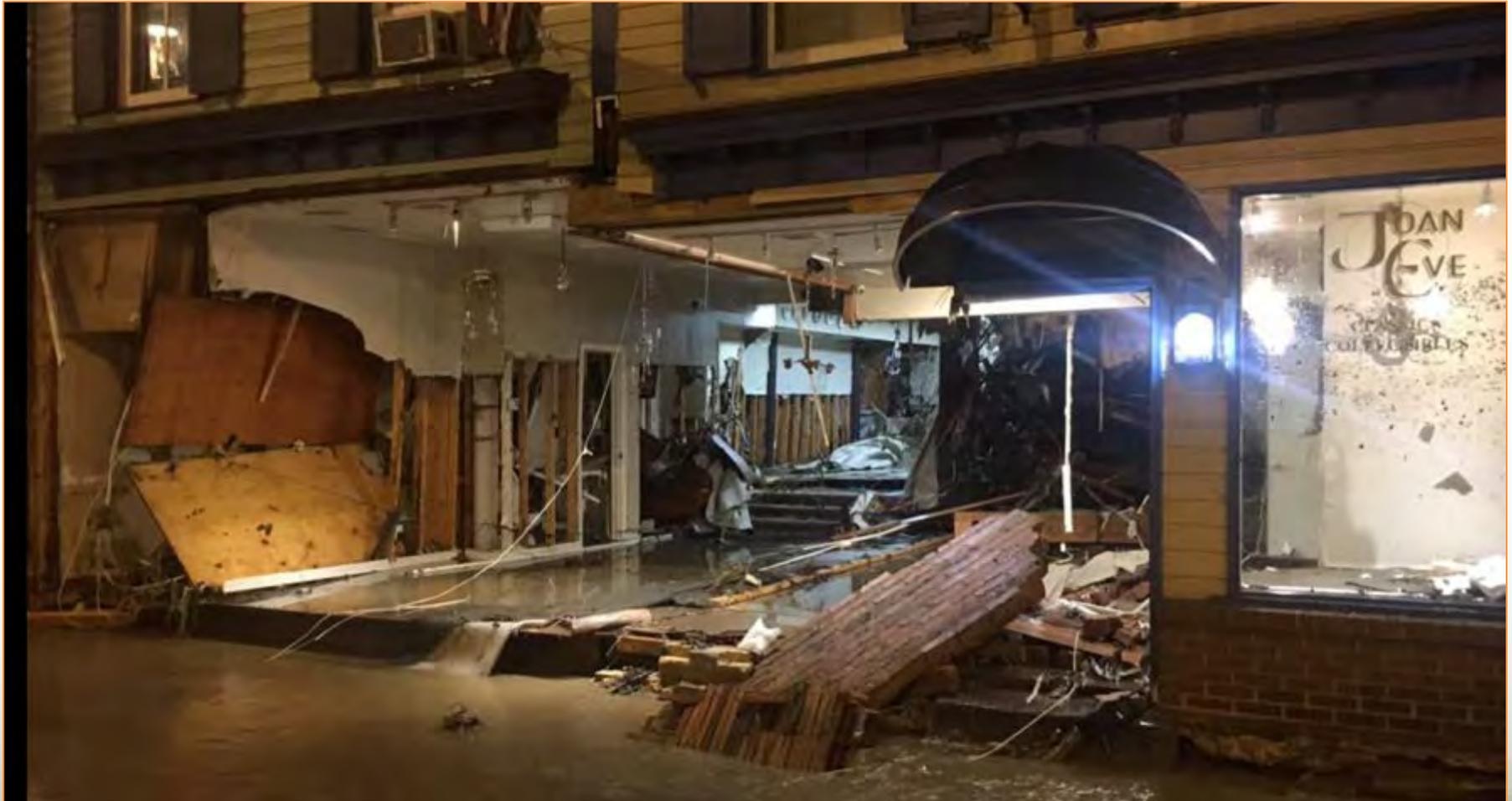


Photo Credit: Howard County Government



# Main Street



Photo Credit: Washington Post

# Main Street at the Patapsco



# 8100 Main Street looking east



# Cars downstream in the Patapsco



# Immediate Challenges-

**Sewer leaks dumped 25 million gallons of raw sewage in the watershed creating hazardous conditions for first responders and volunteers.**



Sucker Branch Tributary



# Immediate Challenges-

Gas leaks, cars and other large debris create safety & access issues



Photo Credit: The Baltimore Sun



# Immediate Challenges-

## Sidewalks and Roadways are damaged and unstable



Photo Credit: The Baltimore Sun



# Immediate Challenge-

8-11 buildings deemed unsafe and slated for demo



# Immediate Challenge-

## Loss of critical architectural materials





# Immediate Need- Building Assessment, Stabilization materials and crews



Stabilization- 8100 Main  
Joan Eve/Johnson Buildings



# Immediate Need- Building Assessment, Stabilization – Caplan’s



# Immediate Repairs-

## Safety v. Historic?





# Day 4: Safety v Access:

Public Access allowed to business and property owners and their volunteers. An overwhelming and emotional process.



Video credit: Patapsco Heritage Greenway

# Volunteers — community groups and individuals provide critical support to the recovery



Debris cleanup ranges from the overwhelming...



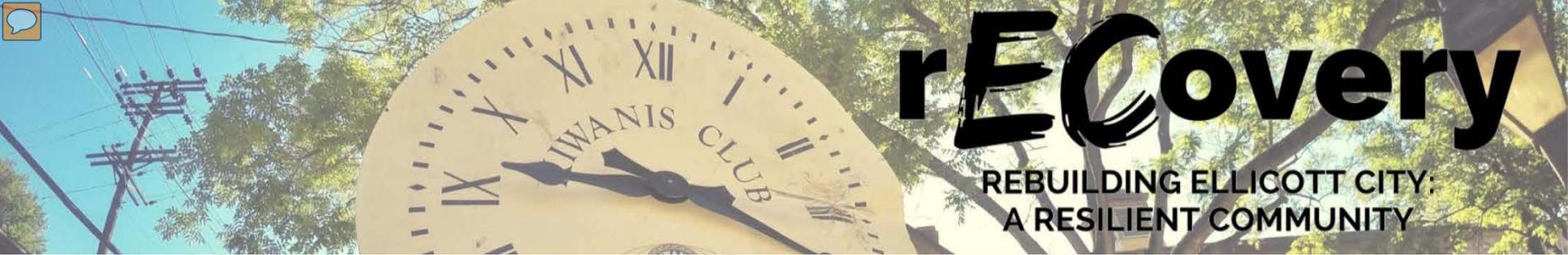


To the littlest of things...



Despite challenges, the recovery has been marked by a sense of optimism and resilience. The community has been overwhelmingly supportive. Businesses and property owners have been patient with the complex process of recovery.





# rECovery

REBUILDING ELLICOTT CITY:  
A RESILIENT COMMUNITY



## *Ellicott City Recovery Effort: Preservation Maryland*

**RENÉE NOVAK**

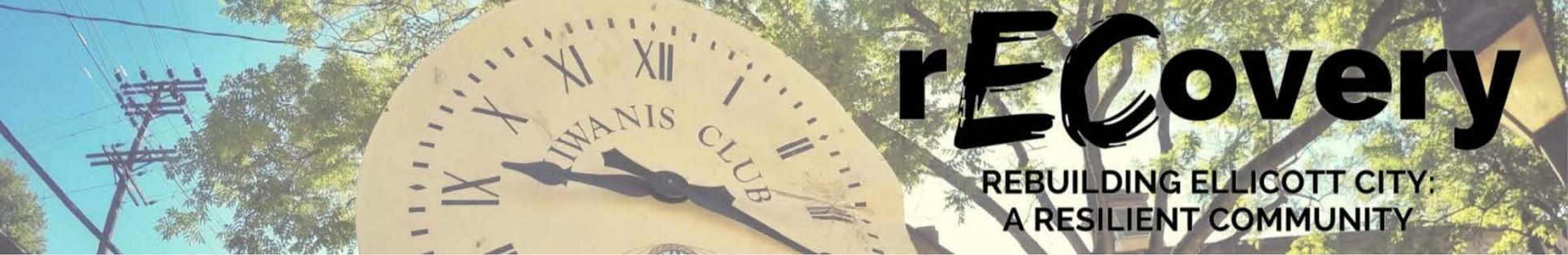
**Resource Center Field Director**



**PRESERVATION  
MARYLAND**

## PM in Ellicott City:

- In response to the July 30<sup>th</sup> flood, PM named Ellicott City one of it's "Six-to-Fix" sites for 2016-2017
- Established a temporary Resource Center on Main Street with two PM staff members to help provide technical preservation assistance and guidance for rebuilding using financial incentives, such as historic tax credits and loans
- Preservation assistance to over 78,000 sq. ft within historic district
- Partnerships were critical to success. PM worked closely with local organizations/non-profits and County government



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## HEC/PM Revitalization Grant Program

- PM partnered with Historic Ellicott City, Inc. (HEC)
- Open to non-profits, religious institutions, and County agencies
- Eligible projects include: repair and rehabilitation; public programming; and planning projects for historic properties in historic district
- \$50,000 in total funding; individual grants from \$2,500-\$10K

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8109-8113 Main Street  
saved from demolition



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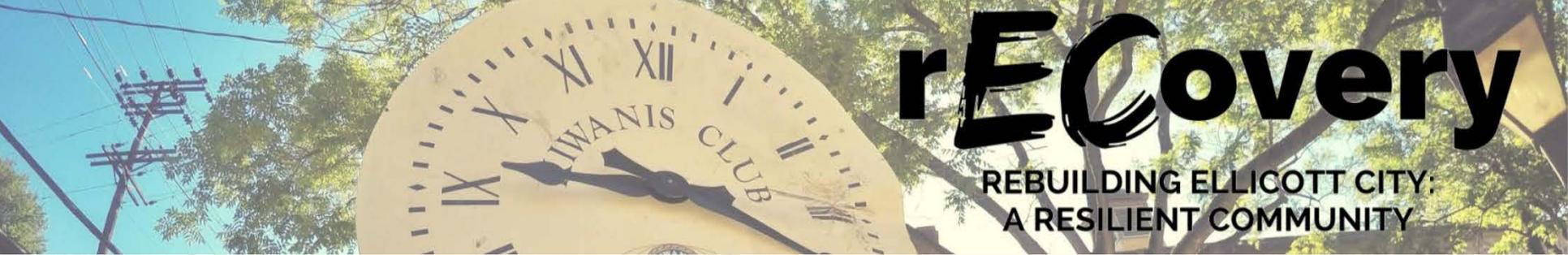


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AUTODESK RECAP



3D Laser Scanning and drone survey data of Caplan's building (8125 Main Street),  
c/o Direct Dimensions and Elevated Element



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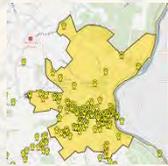
## Challenges from a Property Owner's Perspective:

- Catastrophic property damage, merchandise lost
- Loss of income as well as rental income
- Little to no flood insurance reimbursement
- Challenges with the permitting and review process, who's on first, what resources are available, and what it means to rebuild in a historic district.
- Application fatigue

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## Legend

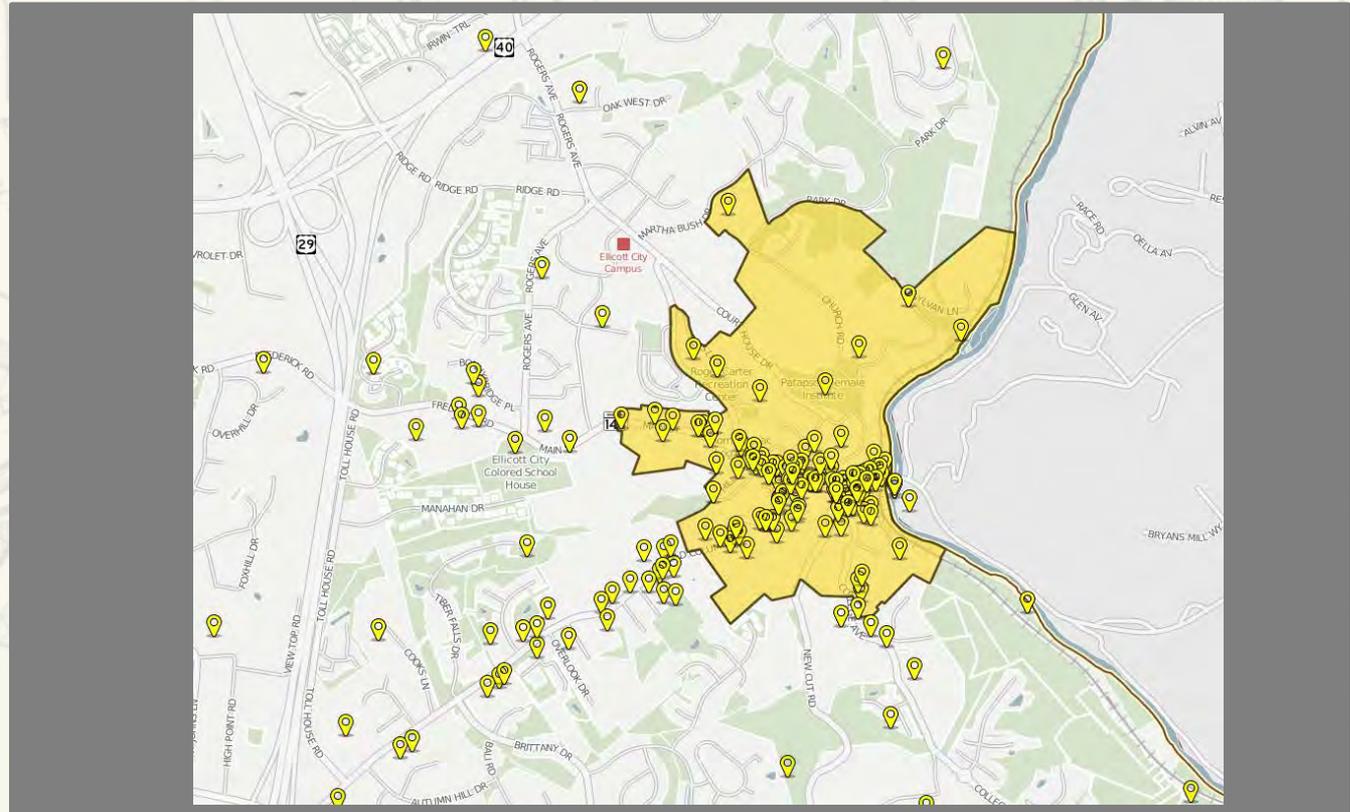


Ellicott City  
Historic  
District  
(historic  
properties  
are eligible  
for county tax  
credits)\*



County Historic  
Sites Inventory  
(eligible for County tax  
credit)\*

\*Historic properties outside of  
the district not currently listed  
on the inventory may be eligible  
for tax credit preapproval.  
Contact Samantha Holmes with  
Howard County (410-313-2350).

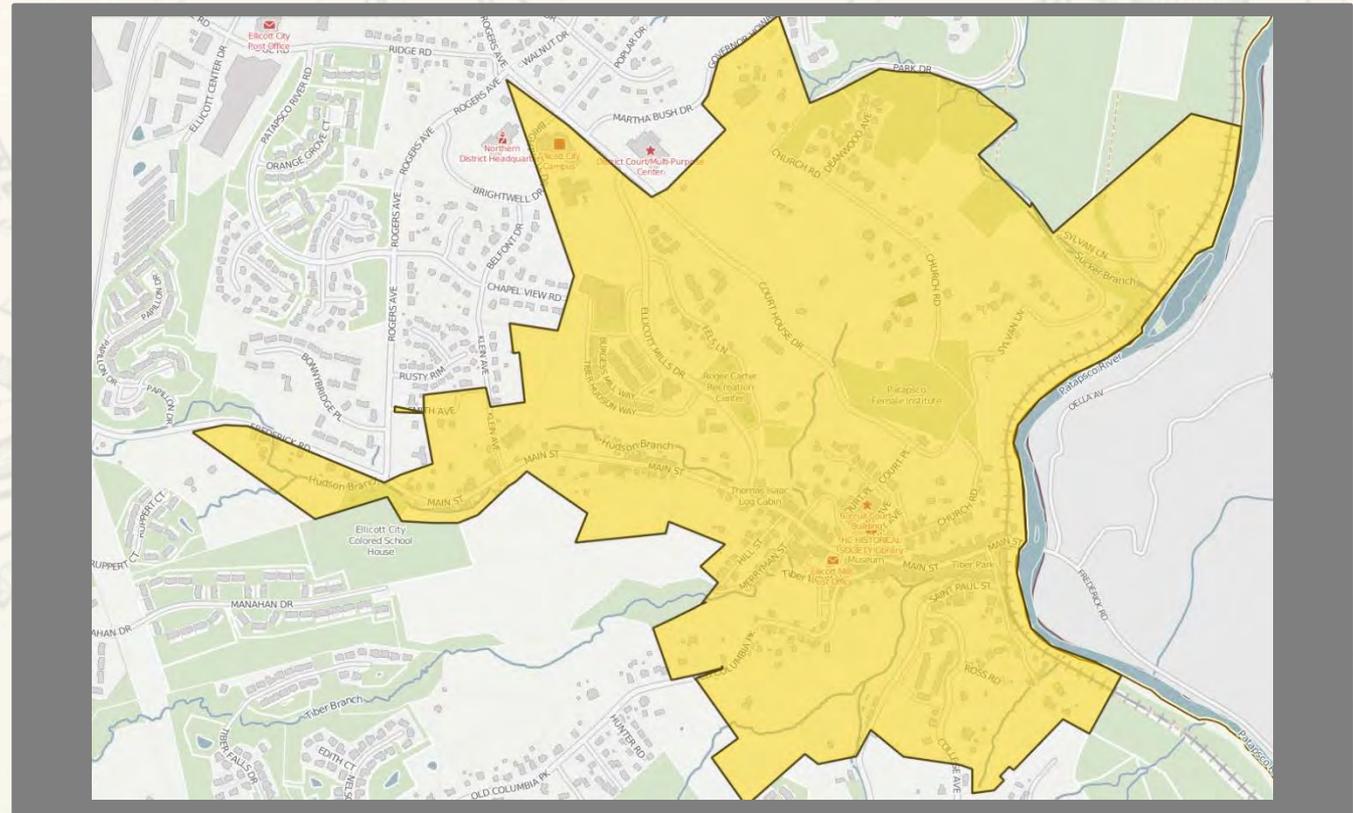


## Local, State, and Federal Historic Tax Credits

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Façade Grant Area  
Sustainable Community  
Boundary (larger than  
Historic District)



Façade Improvement Grants

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## PRESERVATION CHALLENGES IN THE FIELD:



*How do you restore a Main Street?*

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How do  
you  
properly  
treat  
**MOLD?**

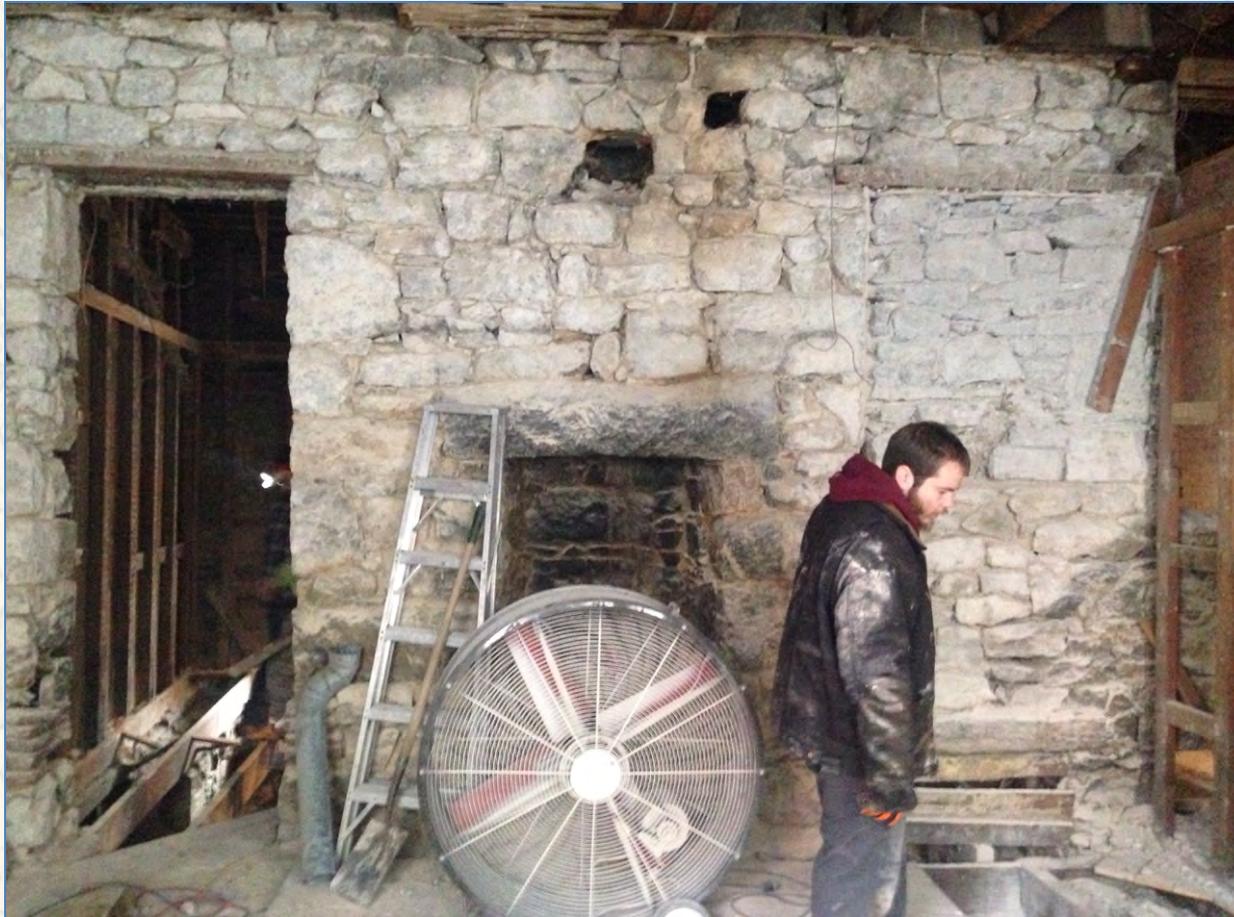
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8133 Main Street, formerly Craig Coyne Jewelers

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Foundation and  
waterproofing  
concerns



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## Safety/Egress



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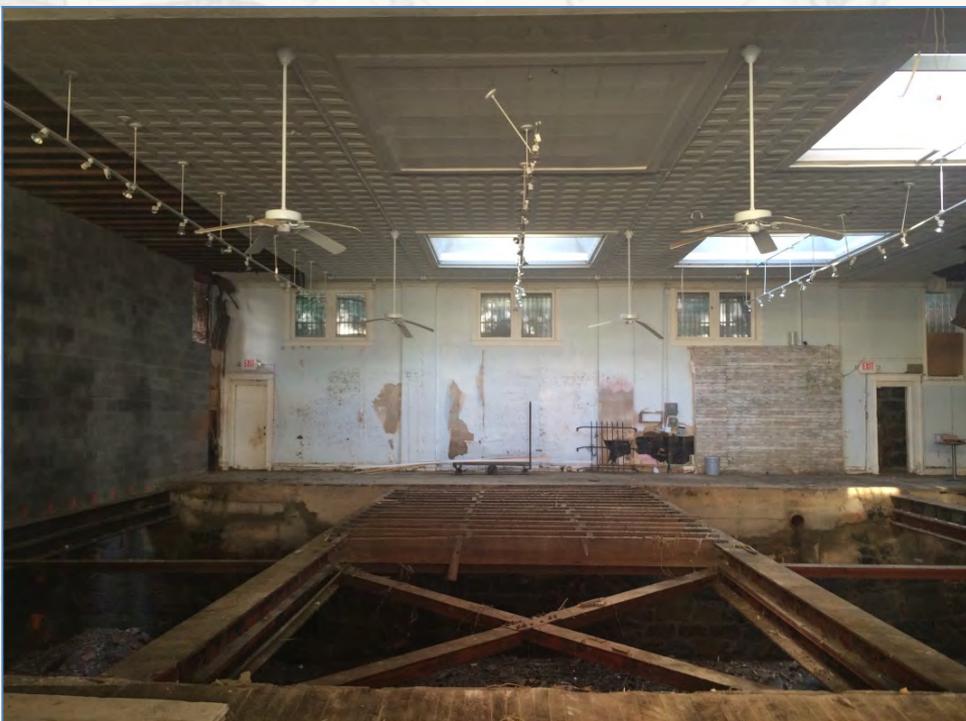
Tersiguels' basement windows were damaged by hydrostatic pressure from flood waters. They replaced the fixed sash with glass block

*Replace historic flooring and other materials in-kind... is it always possible?*



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September 2016



March 2017

Caplan's building interior

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October 2016

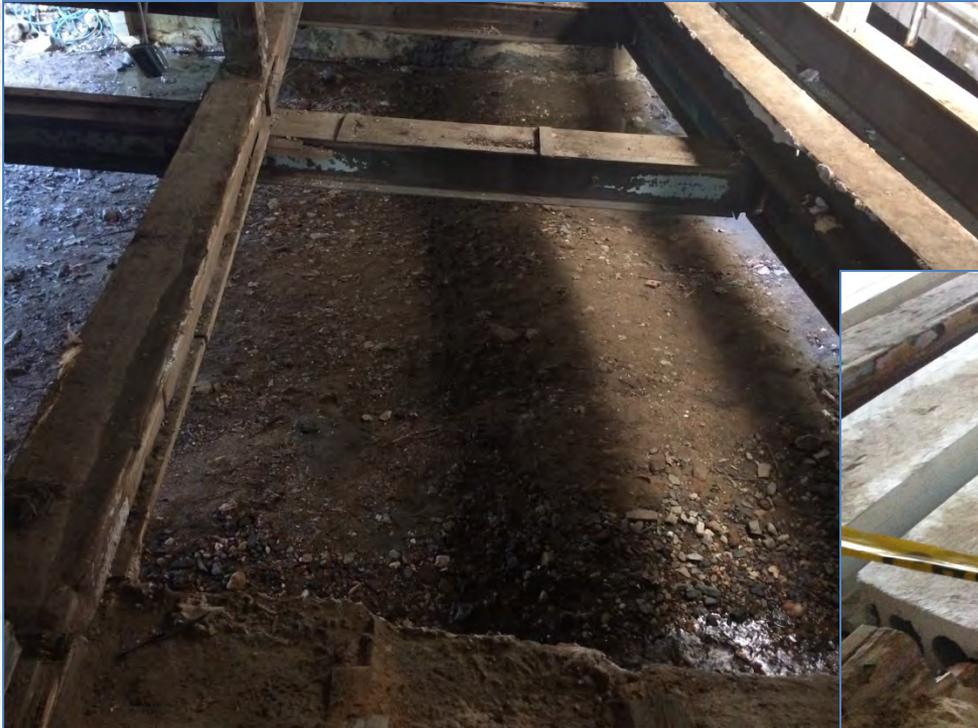


December 2016

Portalli's, 8085 Main Street

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Insul Deck flooring system

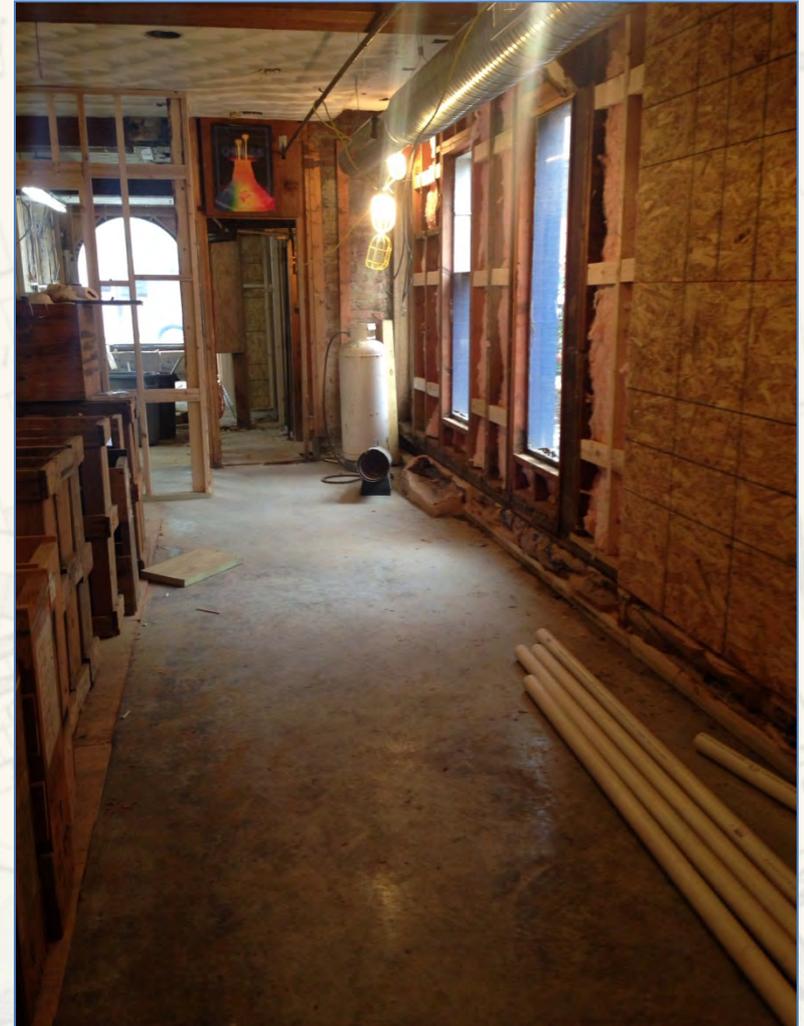


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Great Panes, 8069 Main Street



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## Sidewalk repairs in historic district



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# rECovery

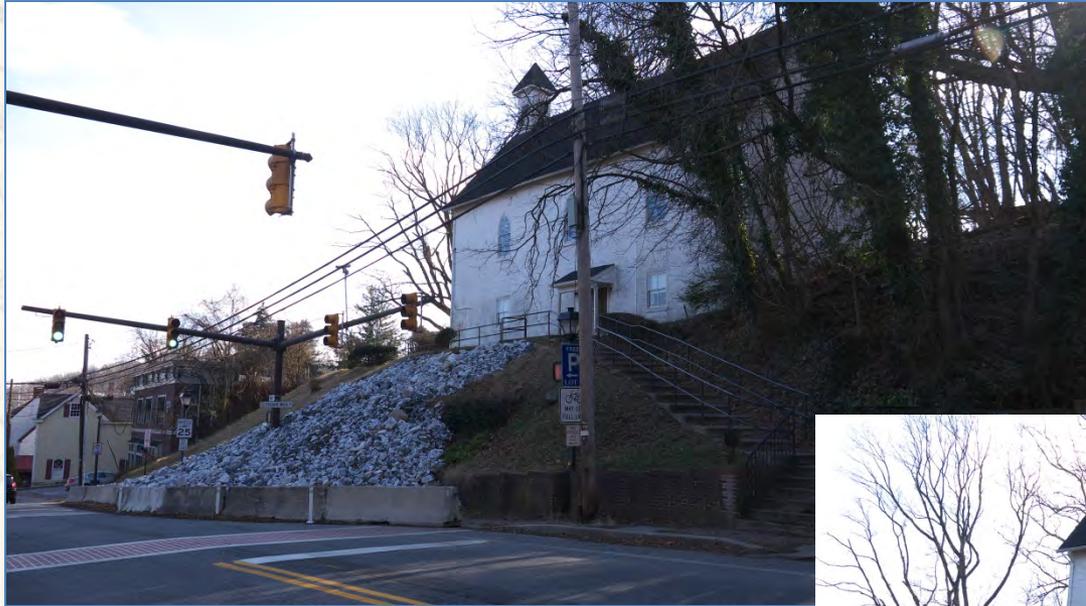
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## The West End residential area



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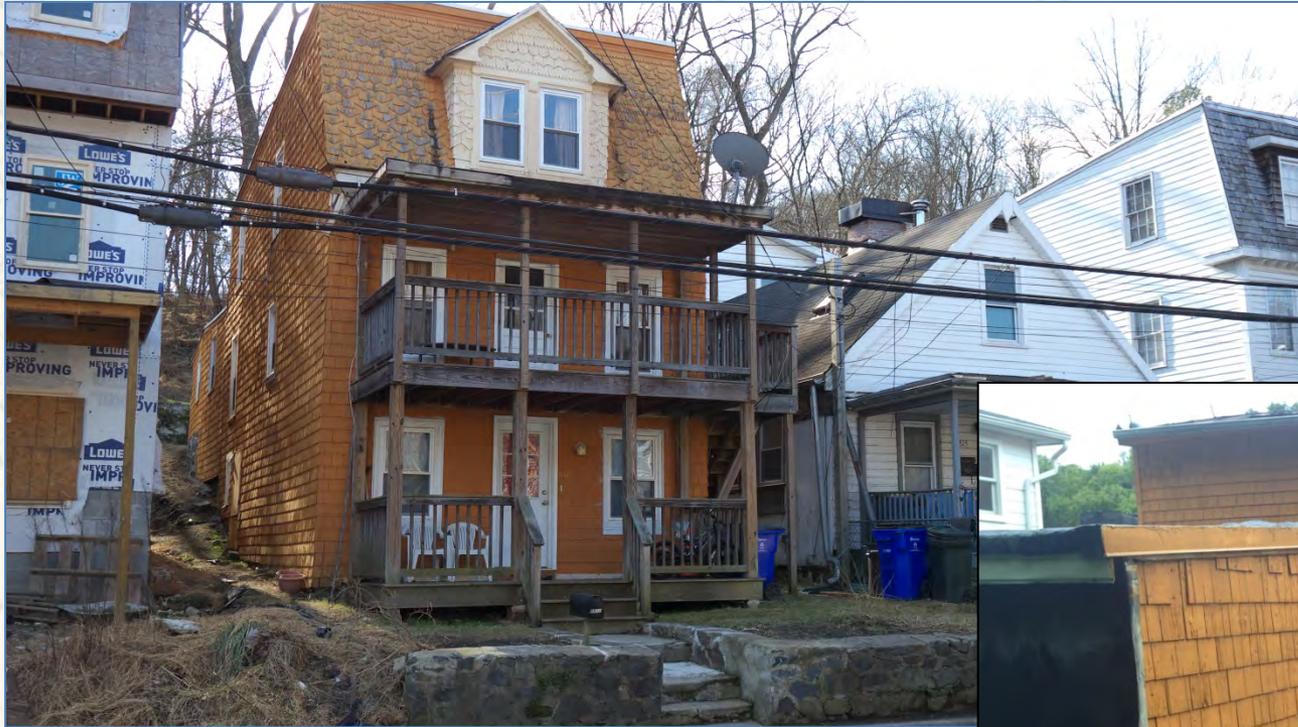


St. Luke's AME Church,  
intersection of Ellicott Mills  
Drive and Frederick Road



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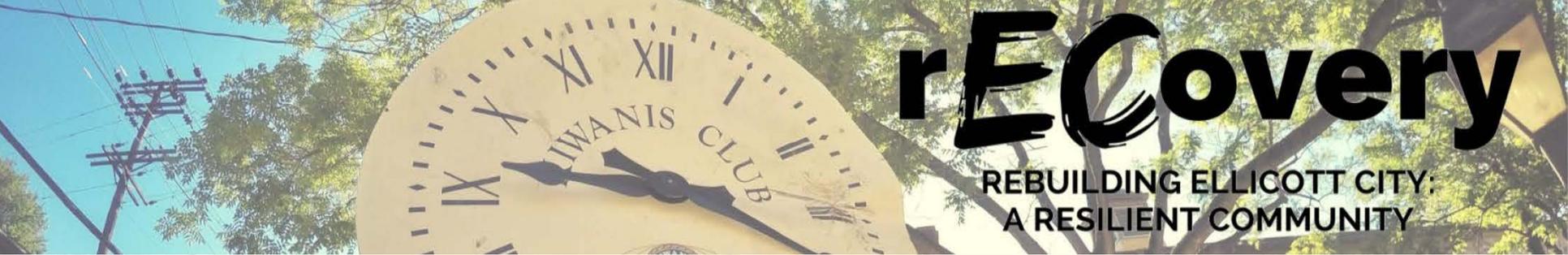
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*Topographic  
challenges*

8511 Frederick Road,  
Owner-occupied residence



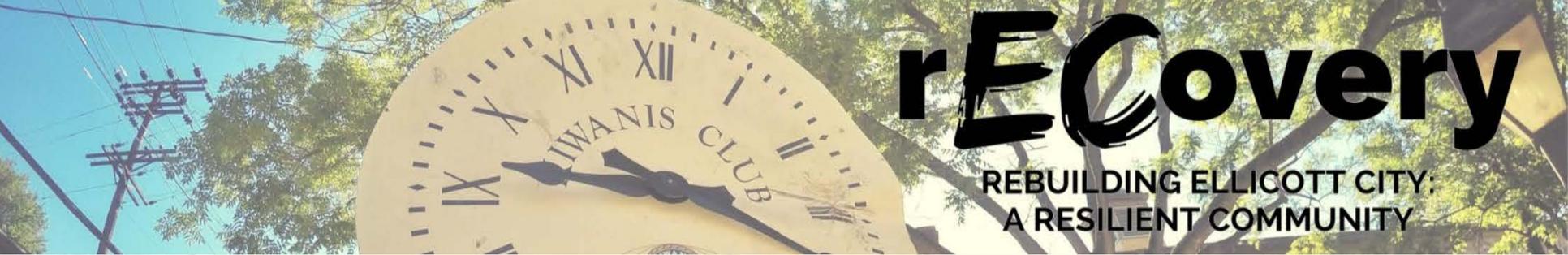


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## Lessons Learned:

- Get in early immediately after the disaster; establish a network. Reach out to the response teams to make sure preservation is a part of the initial discussion
- Work closely with existing local non-profits or religious groups to form critical partnerships
- Be prepared with supplies (especially dealing with mold), i.e.: hard hats, gloves, ventilator masks, construction vests, water, flashlights, boots, etc.
- Learn to be patient and empathize with property owners
- If possible, have some kind of funding mechanism upfront to assist with initial preservation efforts



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One-Year Anniversary Flood  
Commemoration Weekend:

July 29<sup>th</sup> - July 30<sup>th</sup>, 2017

**THANK YOU**



PRESERVATION  
MARYLAND



# HISTORIC ELLICOTT CITY LESSONS LEARNED

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BETH BURGESS  
RESOURCE CONSERVATION DIVISION, CHIEF  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY GOVERNMENT  
JULY 12, 2017



# EMERGENCY RESPONSE



## rECovery

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[www.ECfloodrecovery.org](http://www.ECfloodrecovery.org)



**HEALING:** Foster the healing process for community members through the access of a wide range of social and financial resources.



**STABILITY:** Find immediate and long-term housing solutions for residents displaced by the flooding.



**ECONOMY:** Expedite business recovery and restore long-term economic growth.



**REBUILDING:** Rebuild Historic Ellicott City with an emphasis on resilient infrastructure through flood mitigation.



**PRESERVATION:** Preserve Historic Ellicott City's unique and cherished architectural characteristics that have always attracted visitors.



**ENVIRONMENT:** Pursue and implement projects that ensure the continued vitality of our natural resources in pursuit of a sustainable quality of life.

- Life Safety
- Incident Stabilization
- Property Conservation
- Environment

Residents  
Risk  
Security  
Safety  
Business  
Historical  
Weather  
Media  
Community  
Infrastructure  
Public  
Owners  
Insurers  
VIPs  
Property

# COUNTY WIDE INITIATIVE





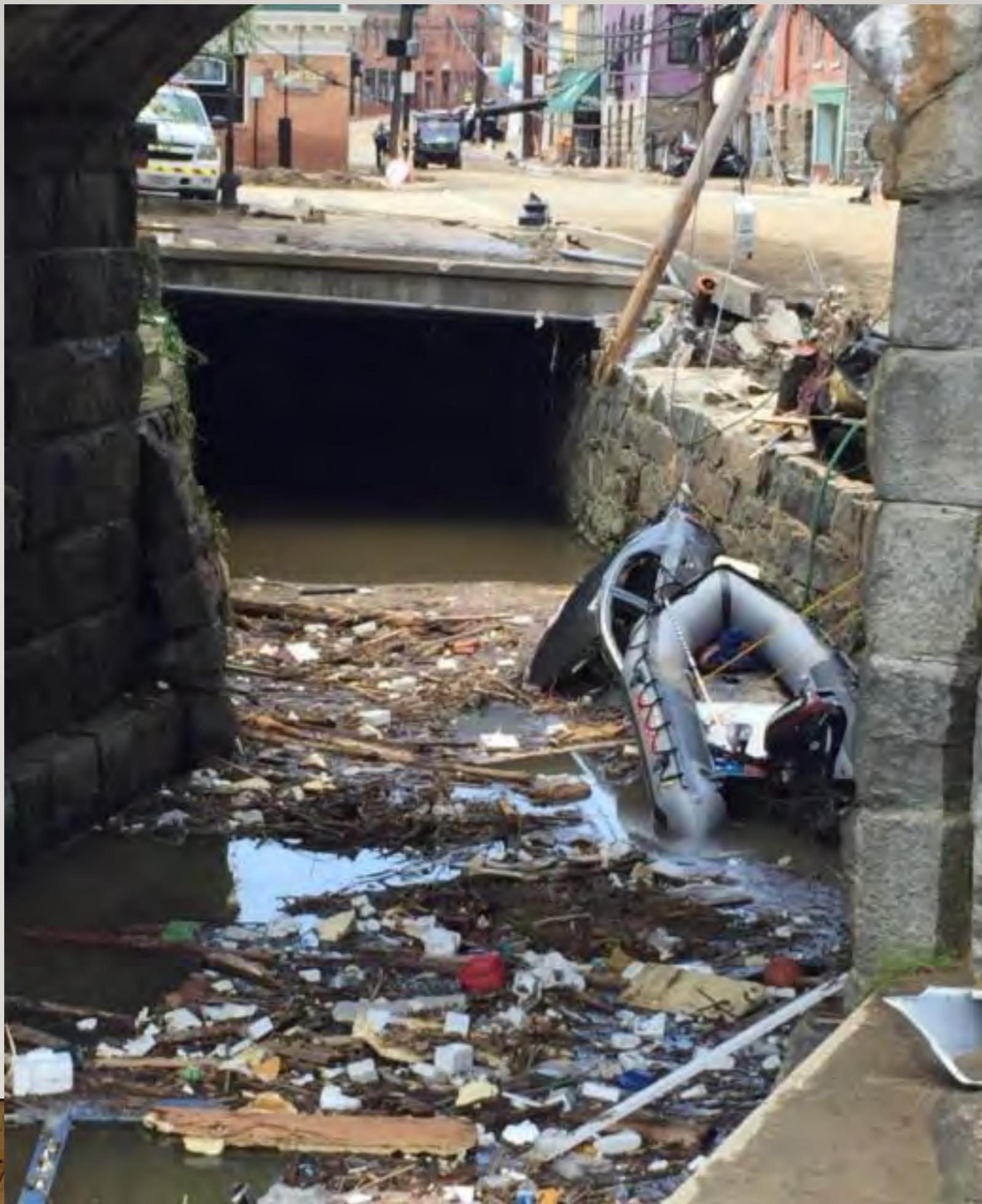
# STATEWIDE RESPONSE





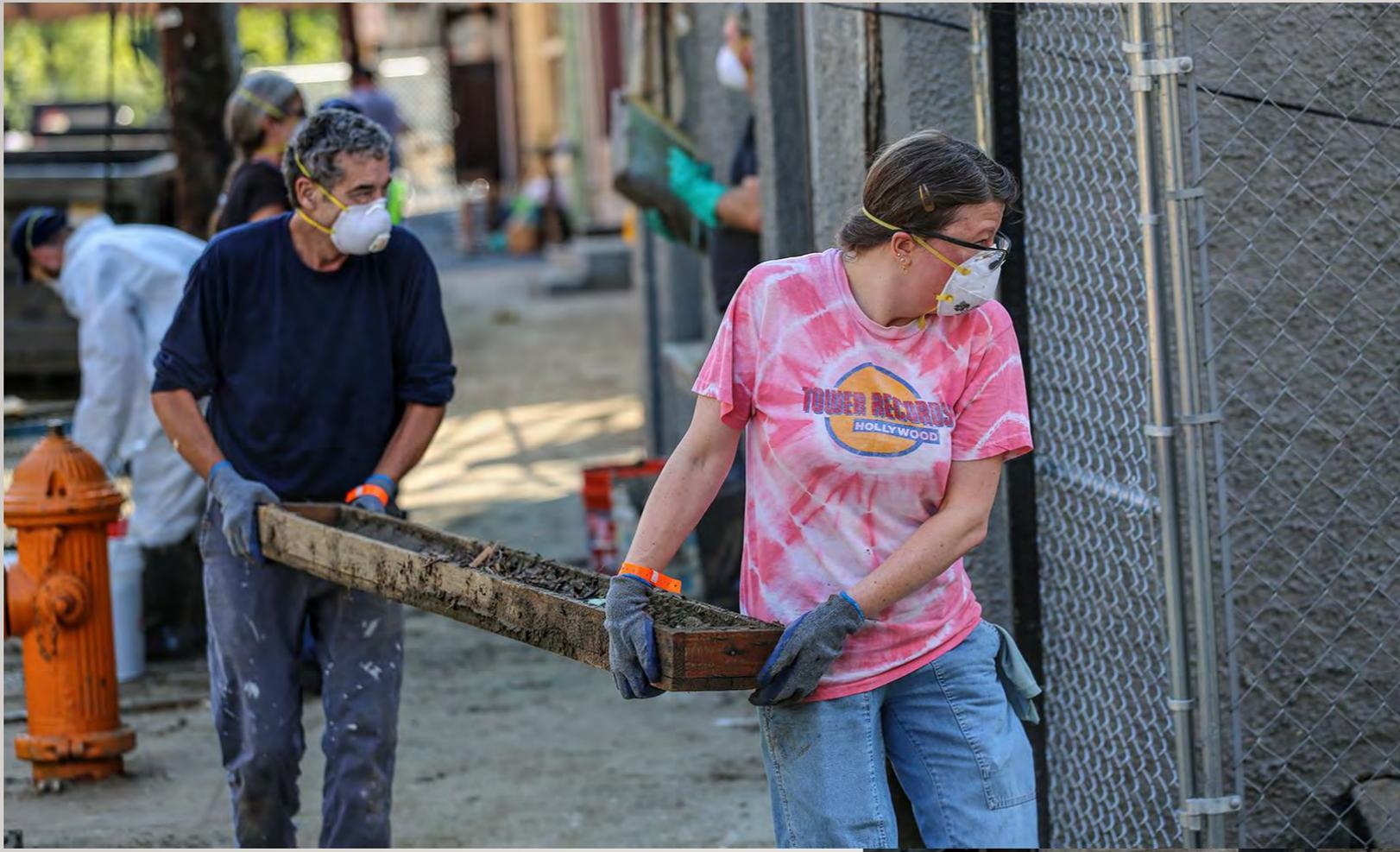














# PRESERVATION MARYLAND

Help Bring Technical Assistance to Historic Ellicott City!

Help Preserve the Places  
that Matter in Historic

[Forget this device.](#)

[fastAction](#)

1 Amount

2 Details

3 Payment

[patapscoheritagegreenway.org/heritage/](http://patapscoheritagegreenway.org/heritage/)

## Patapsco Heritage Greenway

Menu



DEPARTMENT OF PLANNING  
MARYLAND HISTORICAL TRUST



# #ECSTRONG

### #ECStrong Job Fair

for workers impacted by the Ellicott City flood

**Monday, August 8, 10 a.m. to 1:30 p.m.**

Disaster Assistance Center (DAC)

Ellicott City 50+ Center, 9401 Frederick Road, Ellicott City, Md.

Businesses in retail, food service and other areas have identified immediate temporary and permanent employment opportunities for displaced workers.

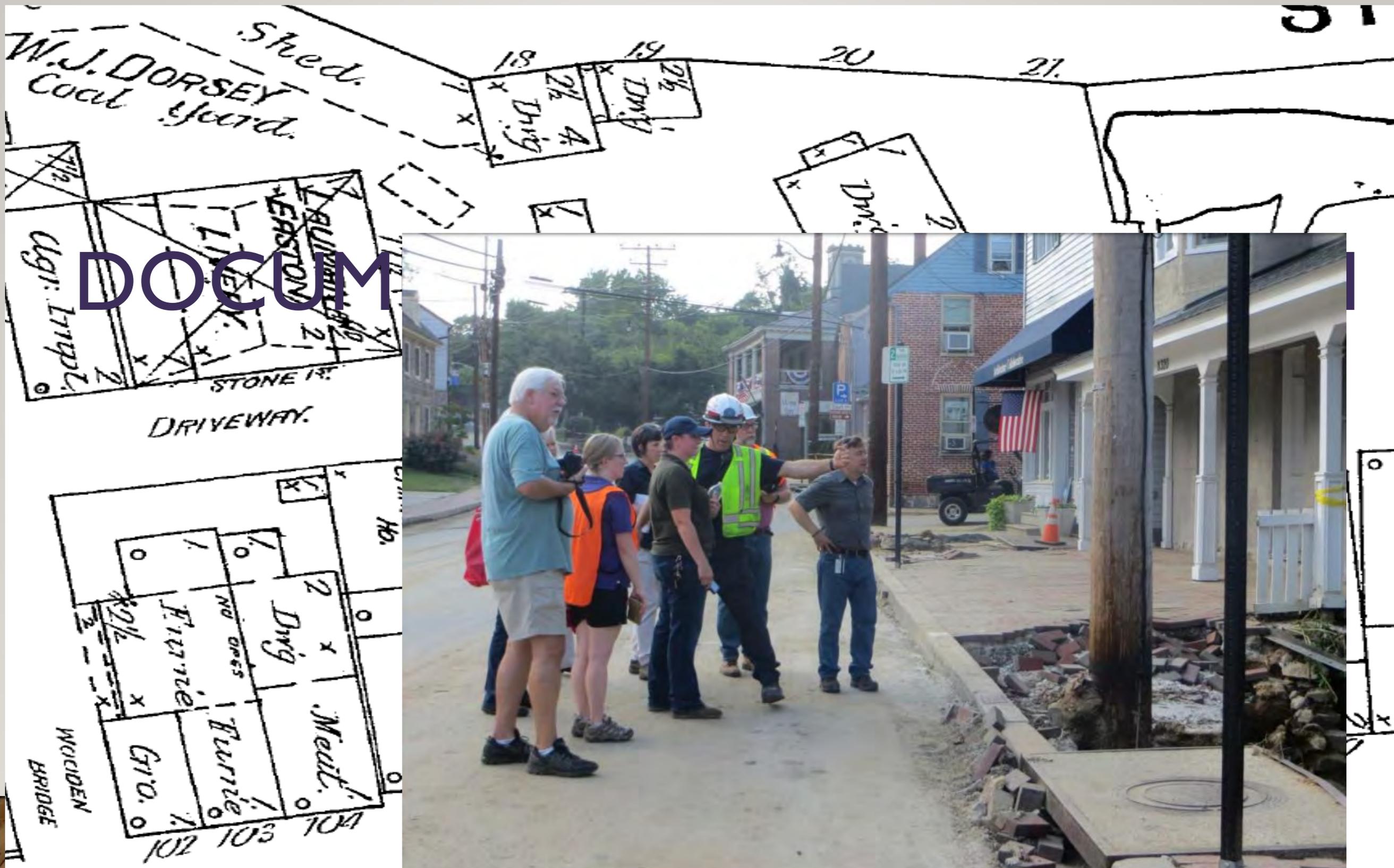
Businesses seeking to hire individuals -

contact the Office of Workforce Development

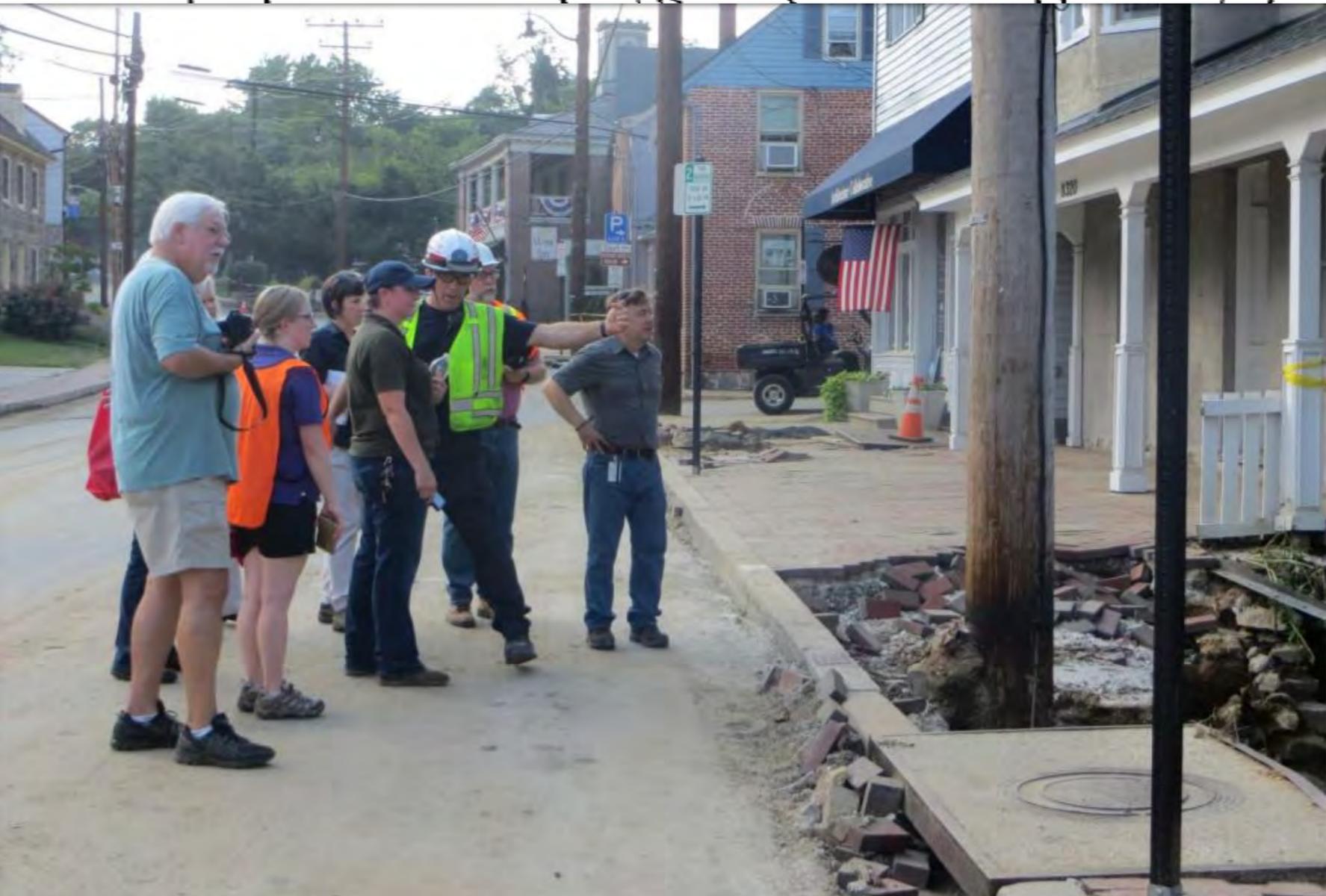
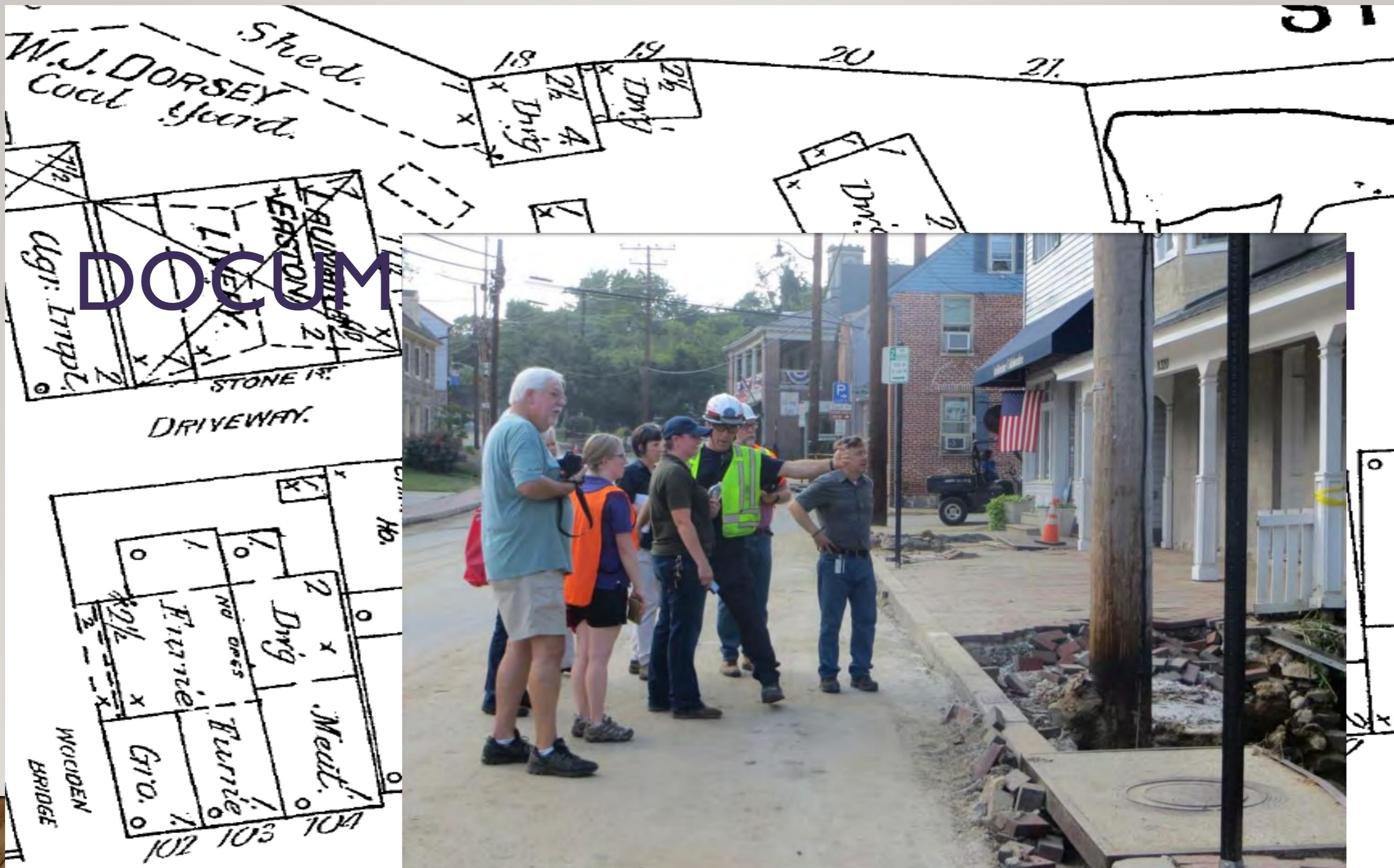
at 410-290-2620 or email at [owd@howardcountymd.gov](mailto:owd@howardcountymd.gov)

One-on-one resume and unemployment insurance assistance available.

- Healthy
- Partnerships



DOCUMENT



Architectural Significance Rating:

For Definitions - See Appendix

Condition:    Good   Fair   Poor

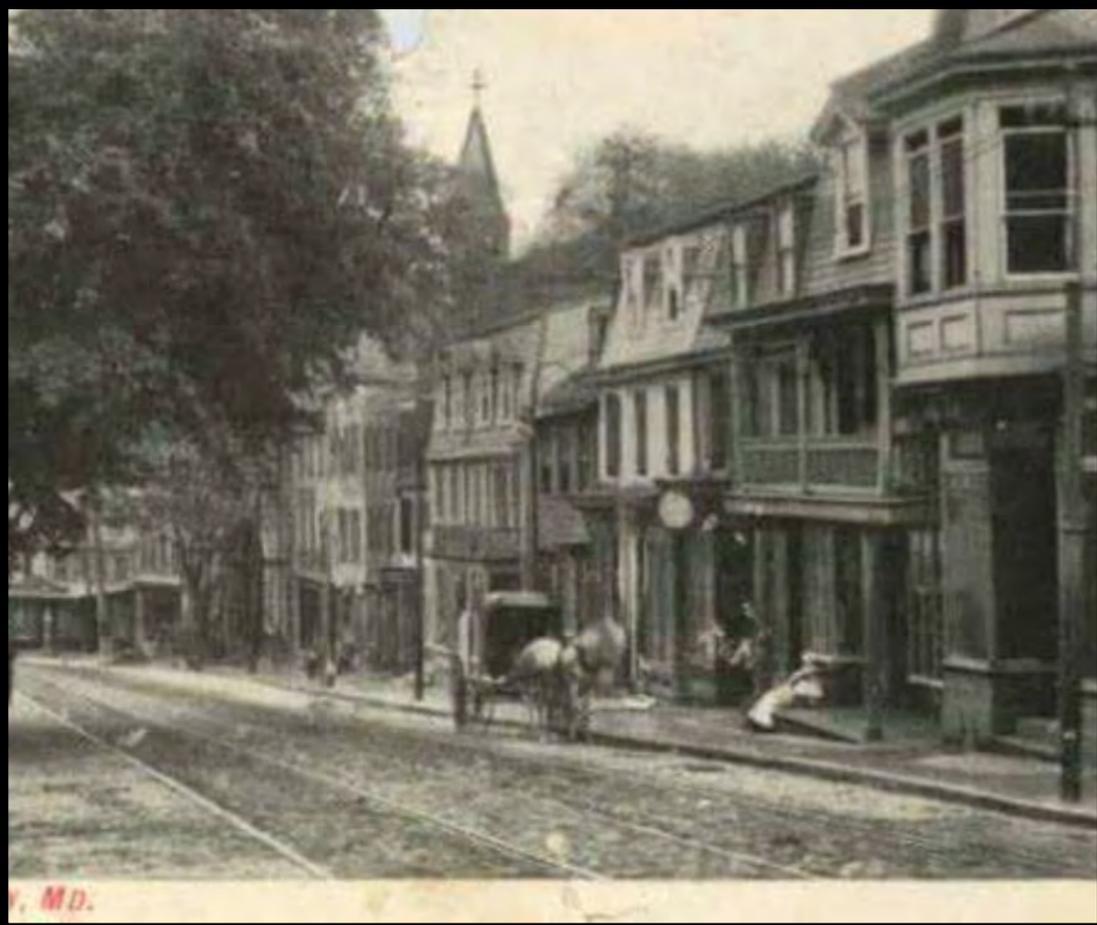
Structure:         

Grounds:           

Neighborhood      

Preservation Index:      B  

Comments:    Bad base floor.



MD.

Hand-colored.

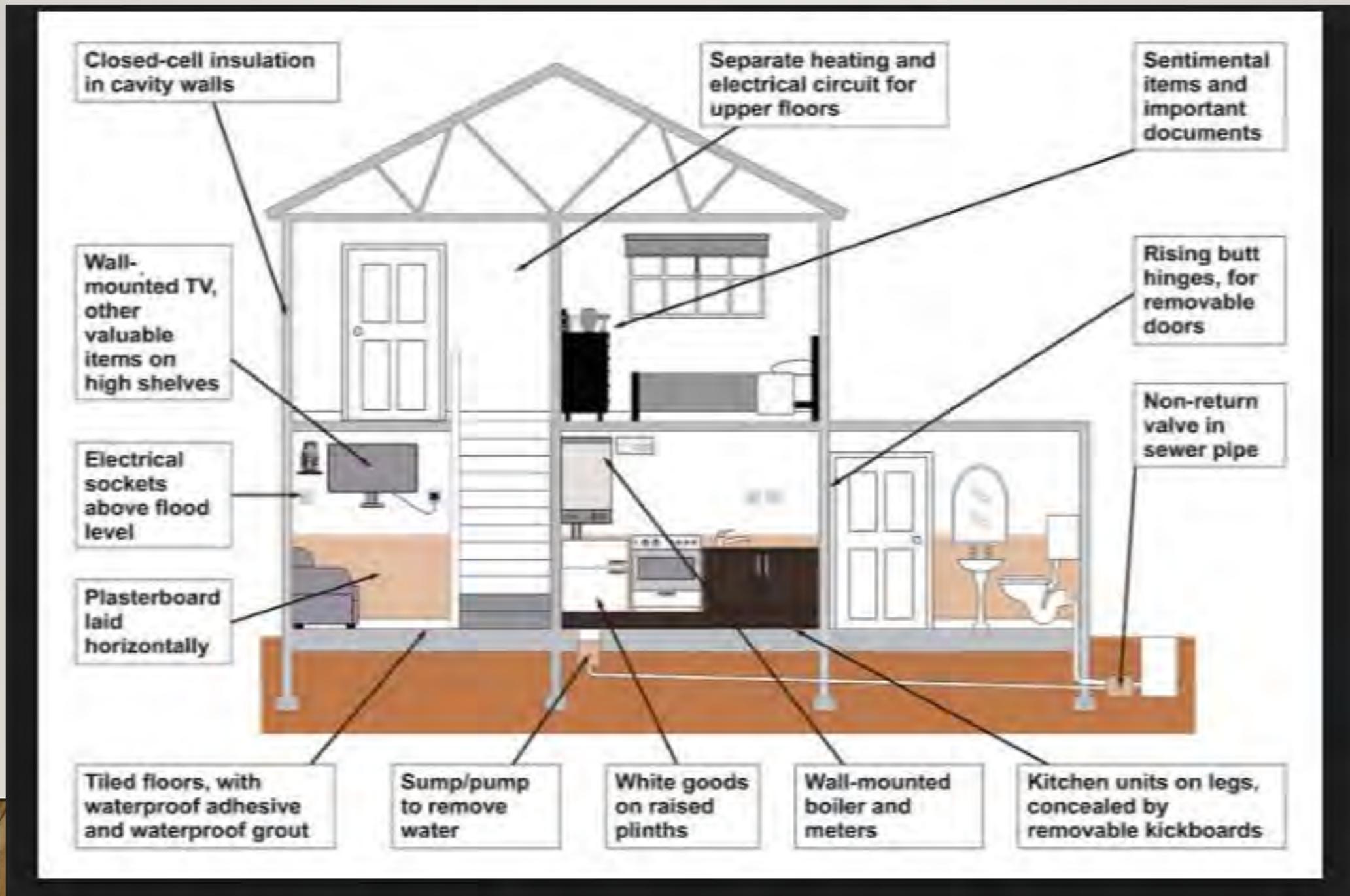


# REBUILDING PROCESS

- Doubled Historic Preservation Commission Meetings
- Emergency Agenda Items
- New Legislation
- Streamline Processes
- Grants and Resources
- Teamwork; County Meetings
- Public Meetings



# FLOODPROOFING MOVING FORWARD











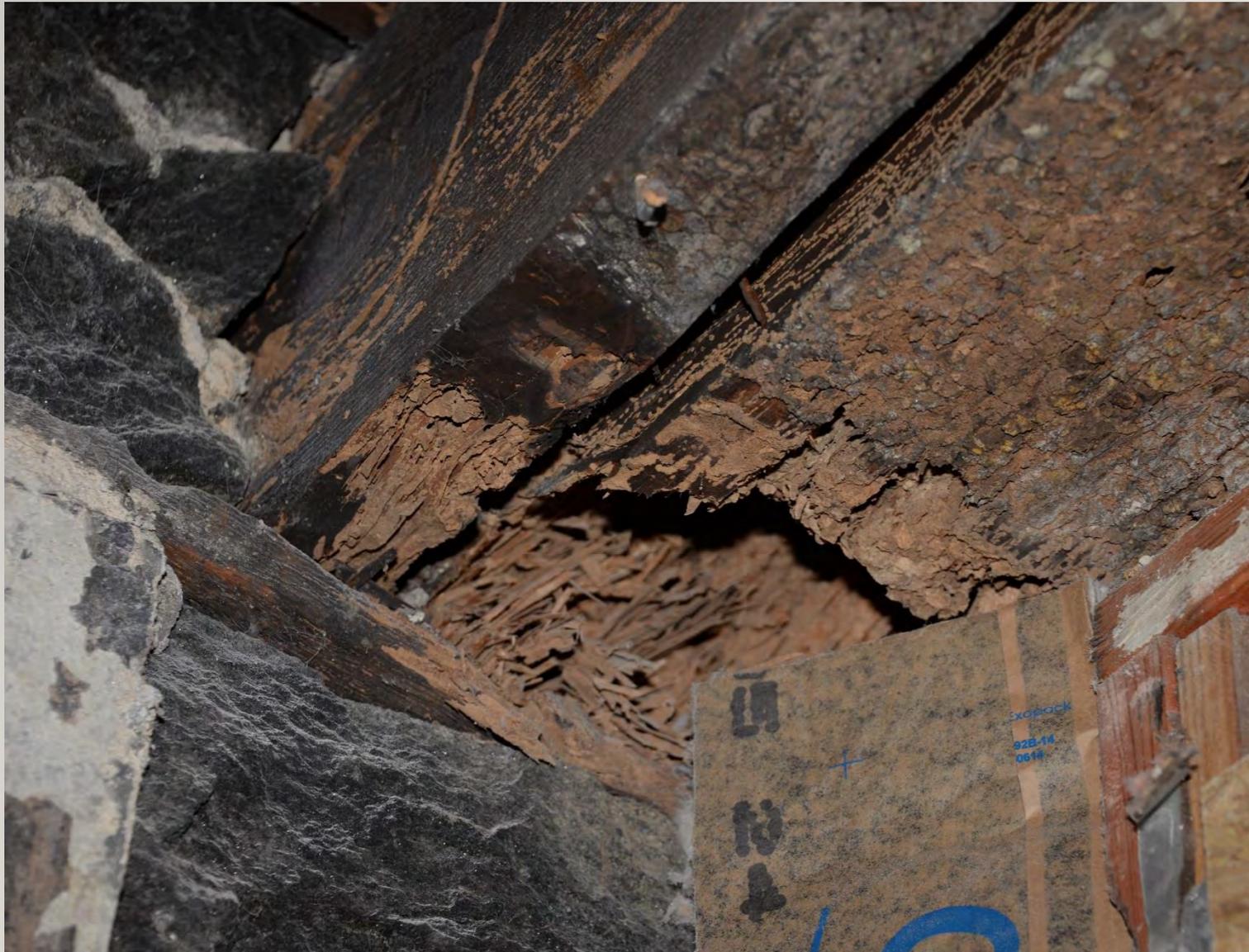


# HISTORIC DISCOVERIES

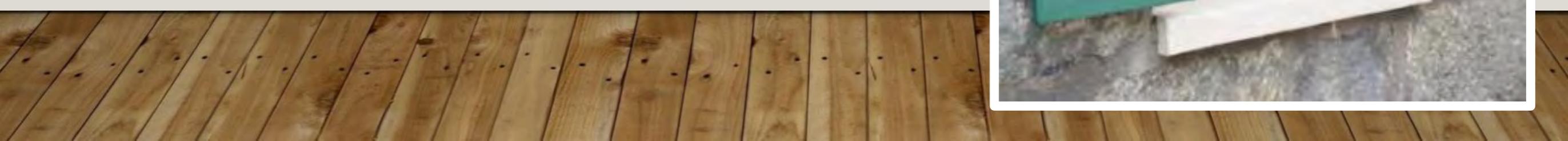


















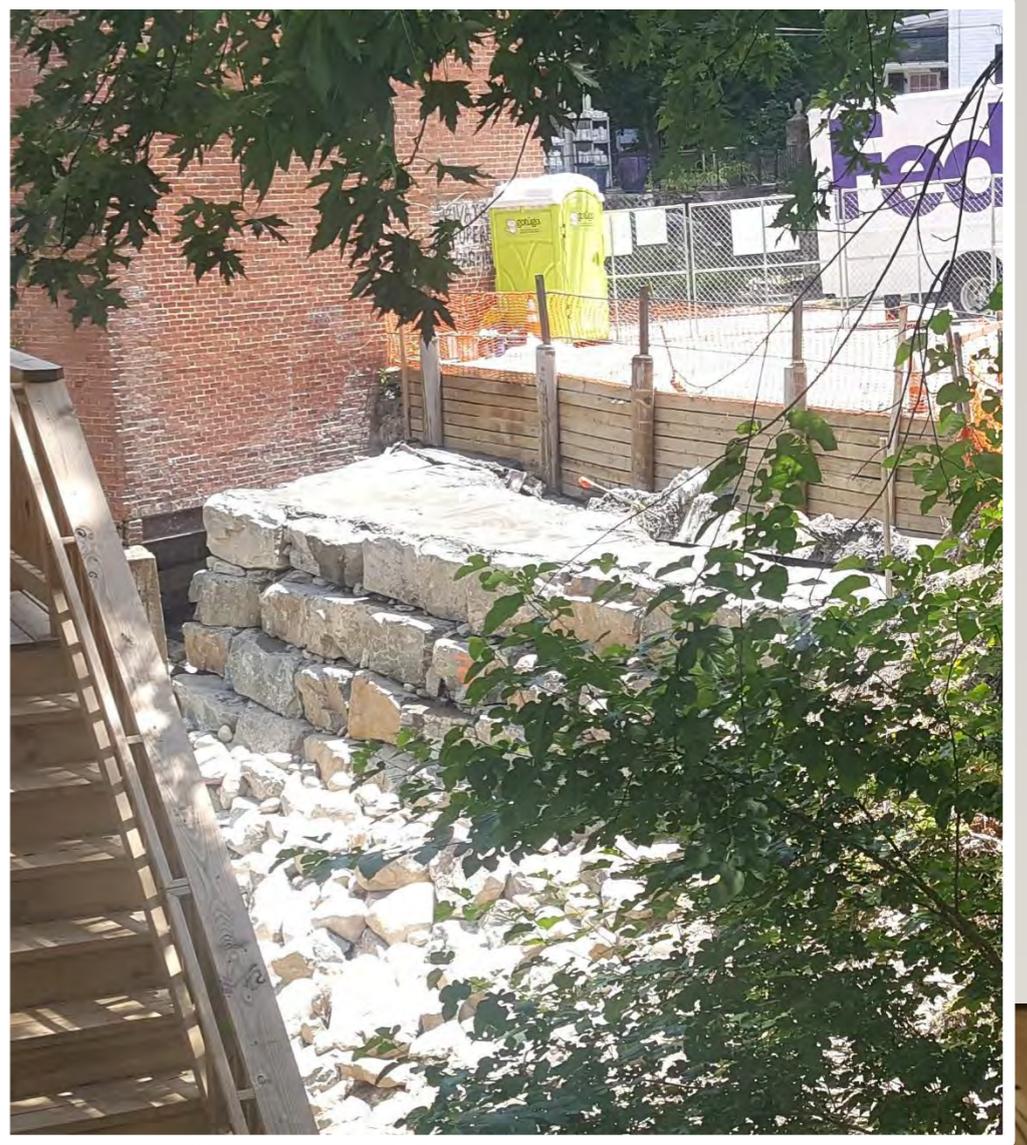


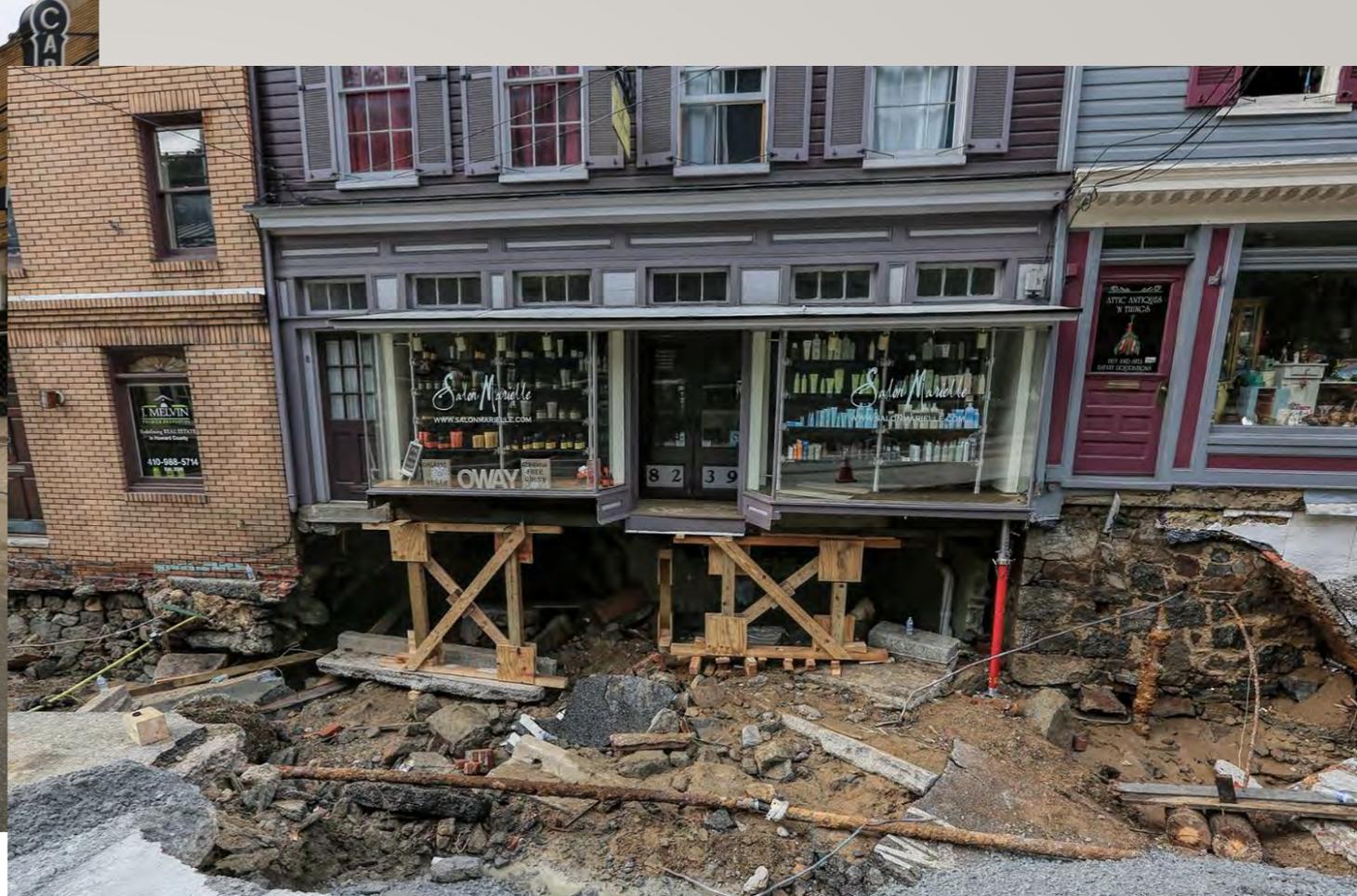
















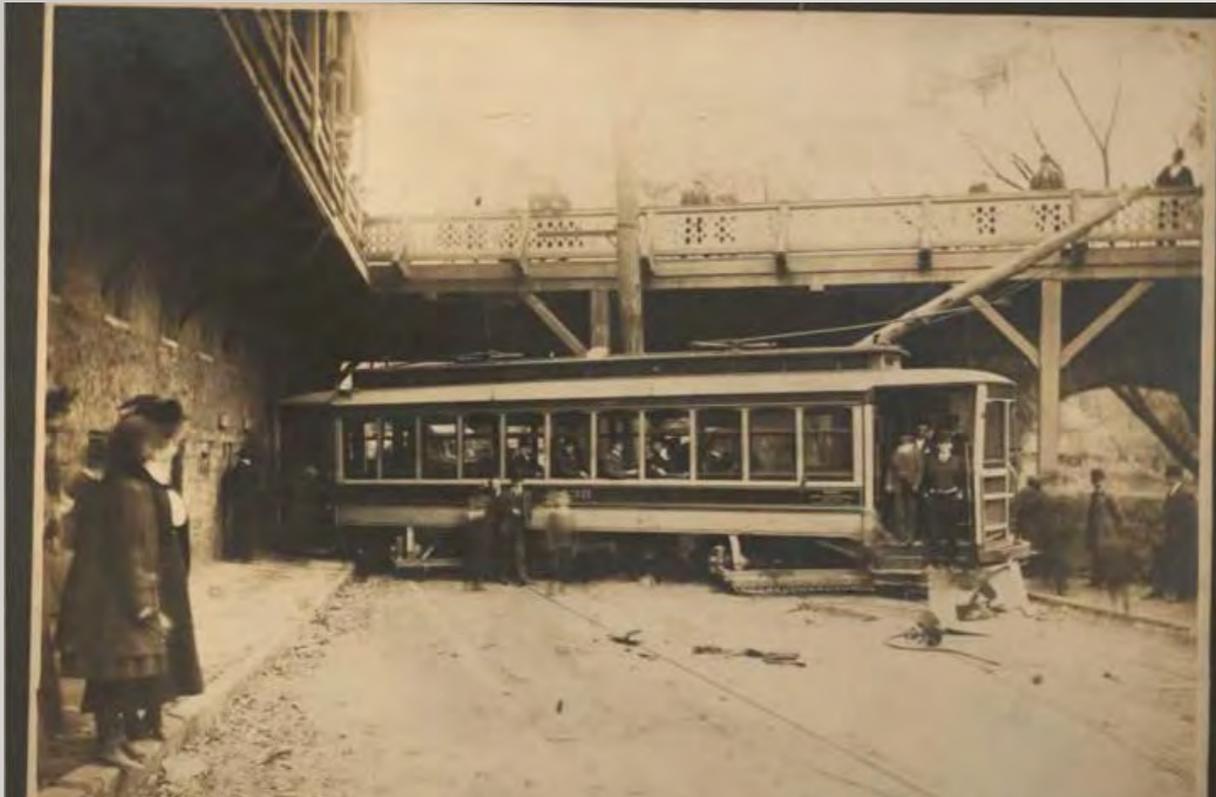
- Thank you!! 😊
- Beth Burgess
- [Bburgess@HowardCountyMD.Gov](mailto:Bburgess@HowardCountyMD.Gov)
- 410-313-4341

- Thanks and Credits for Information, Photographs or Partnerships Used or Mentioned in this Presentation:
- Scott Kramer, Photographer, Howard County Government
- Mark S. Miller, Howard County PIO
- Kenneth Short, Howard County Government Architectural Historian
- Samantha Holmes, Historic Preservation Planner
- Howard County Historical Society
- Historic Preservation Commission
- Patapsco Heritage Greenway
- Preservation Maryland
- Maryland Historic Trust
- Maryland Department of Housing & Community Development
- Ellicott City Partnership
- [Darkroom.baltimoresun.com](http://Darkroom.baltimoresun.com)





# CATASTROPHES HAPPEN...



Heavy rains brought by the hurricane produced a flash flood in Ellicott City, which washed 21 cars down main street along with furnishings and store merchandise. Pictured are some of the cars piled up near the depot yard at Main Street and Maryland (Frank A. Miller/Baltimore Sun)



HAVE A PLAN...