

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 - 21-38

MA -

Meeting Date:

10/7/2021

Date Received:

RECEIVED

By Samantha Holmes at 3:58 pm, Sep 15, 2021

PROPERTY INFORMATION

Address of Subject Property: 8085, 8095, and 8109-8111-8113 Main Street, 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- 359, 586, 78

APPLICANT INFORMATION

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

Mailing address: 3430 Court House Drive, Ellicott City MD 21043

Phone No. (W) 410-313-5784 (H) _____

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. **Included in Appendix A and D**
- 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). **Attached**
- Product specification sheets/photographs of product that clearly shows materials, colors, and dimensions. **Included in Appendix A**
- Plot plan of property, site plans, or elevations (as applicable to proposal; but required for any new construction). **Included in Appendix A**
- For major alterations: elevation drawings of proposed structure indicating dimensions, design, height, color, and materials. Product spec sheets are required for all new elements. **Included in Appendix B**
- 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 refer to attached summary.

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 refer to attached summary.

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: Partial demolition of four buildings; including temporary weather-tight enclosure.
See attached summary.

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

09/15/2021

Applicant or Authorized Agent

Date

Owner (if different than Applicant)

Date

***Request for Certificate of Approval to the Historic Preservation Commission –
Channel Construction Removal Project***

Partial Removal of:

***8109-8111-8113 Main Street (Caplan’s Frame Shop, HO-359; Katydid, HO-586),
8095-8101 Main Street,
8085-8089 Main Street , Ellicott City, MD 21043***

Howard County Department of Public Works | September 15, 2021

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 partial removal of buildings referenced in this application. This project is hereby referenced as the “*Channel Constriction Project*”. The Department of Public Works has also submitted a Joint Permit Application (JPA) to the US Army Corps of Engineers (USACE) and the Maryland Department of the Environment for this and other projects. As part of the JPA, a *Section 106 Programmatic Agreement* was recently reached between the County, UCACE, Maryland Historic Trust (MHT), and the Advisory Council on Historic Preservation.

The *Channel Constriction Project* is located in historic Ellicott City, along the south side of Main Street, between Tiber Alley and Old Columbia Pike. The project includes removing constrictions over the existing stream channel to restore conveyance capacity of the channel; specifically, the back of 8081 8085-8089 Main Street, 8095-8101 Main Street (first floor only), 8109-8111-8113 Main Street, four buildings located over the existing stream channel located in from the 100-year floodplain.

This includes HO-359 and HO-586 in MHT records, and all are located within the Ellicott City Historic District. The portions of the buildings that remain will be improved by implementing floodproofing approaches, intended to contain storm water in the stream channel. These buildings located within the *National Register listed Ellicott City Historic District* (HO-78),and are contributing elements of the district.

Throughout its history, Main Street and the Ellicott City Historic District have seen at least 15 significant flood events dating back to the 1700s, including two major flash floods within the last five 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. The prior administration announced a plan that included a series of projects which could be constructed in a certain time frame and within a certain budget.. This plan, which proposed the complete

demolition of 10 buildings on the lower end of Main Street, includes the four addresses which are the subject of this application.

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. The Ball Administration re-evaluated prior efforts/proposals with a focus on preservation and public safety. In May 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 (again, four of which are the subject of this application), 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. To be most effectively implemented, significant constrictions in the conveyance system need to be alleviated. The portions of the buildings proposed for removal under this application represent constrictions to the flow of water within the stream channel. Each portion of building proposed for removal currently spans the stream channel – in essence acting as a capacity limit to the flow of water from upstream and out to the Patapsco River. The project seeks to restore conveyance capacity of the stream channels by removing portions of the building from the 100-year flood plain.

The effort to partially remove the buildings, as well as reconstruct new rear facades and return the buildings to service, is fully funded. Construction is slated to start upon receipt of all local, state and federal approvals.

As previously discussed with the Commission, DPW continues to advance other components of the EC Safe & Sound Plan – and has recently started construction on the *H-7 Dry Flood Mitigation Project*, and plans to start construction on another – the *Quaker Mill Dry Flood Mitigation Project* – in the very near future.

The Commission previously approved the removal of the rear portion of 8125 Main Street in May 2019. This effort has since been completed, due to the immediate hazard that retention of the structure posed.

For the *Channel Construction Removal* project, the County intends to preserve the facades and front portions of several buildings, while removing their rear portions. It is important to note that this application does not propose any alteration to the façade of the buildings that parallels Main Street. The sections proposed for removal are rear portions span the stream channel, and thus represent a significant constriction to the flow of water. The detrimental effects of this constriction were evident during the July 2016 and May 2018 flood events. The County’s approach maintains portions of these buildings, including their facades, and will convert them to future useable space. Prior to removal, Howard County will complete recordation and salvage efforts (Refer to Appendix C).

1. Howard County has completed the removal of the rear section of 8125 Main Street (Caplan's), as it was in danger of collapse due to damage from flash flooding in 2018.
2. Upon completion of the Project, Howard County will (upon availability of funds), seek to return the buildings to occupancy as soon as possible.
3. Howard County will incorporate floodproofing approaches along the rear of the buildings (South side) once the portion spanning the stream channel has been removed. This is intended to keep water within the stream channel.
4. Howard County will commence an open, transparent public process to formulate program (uses) for the buildings. Howard County intends to retain ownership of the buildings until all flood mitigation projects have been completed.
 - a) Howard County has secured funding to renovate the six buildings in accordance with the program prescribed through the public process.
 - b) Howard County aims to renovate the structures for public use as soon as possible.
 - c) Howard County endeavors to reuse salvaged elements from four buildings previously approved for removal (8049, 8055, 8059, and 8069 Main Street) to be removed, and/or the portions of buildings removed as part of the channel constriction project, to be reused in the completed renovations.
5. The proposed rear removals are not intended to alter the existing stream channel walls. Where the channel walls require repair, this will be executed as part of the project.
 - a) Stone will be selected to match existing to the greatest extent possible.
 - b) Stone will be laid in a pattern consistent with adjacent materials.
 - c) Mortar samples will be collected and examined to determine a mix compatible with the adjacent material.
6. Maintaining the notion of structures spanning the stream channel is an important component of the project. At 8095 Main Street, only the portion of the first floor that spans the stream channel is proposed for removal. This allows the remainder of the structure to continue to span the stream channel – at an elevation suitable to not constrict the flow of water based on Howard County's detailed hydrologic and hydraulic modeling. This also provides an ideal opportunity for Howard County to incorporate kiosks; as well as salvaged portions of the structures deemed character-defining..
7. On sites where structures are removed, Howard County does not intend to construct occupiable space/structures, aside from where the *Ellicott City Watershed Master Plan* prescribes future site treatment.
8. The constriction removal affords the opportunity to develop a new rear façade for the affected buildings; as well as to develop the east and west facades of 8095 Main Street. These facades will be developed in accordance with the design guidelines of the *Ellicott City Historic District*. The County has included preliminary concepts for review and comment by the HPC, submitted concurrently for advisory comment.

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 This project preserves historic portions of buildings on their original site. The project proposes to only remove a portion of each building – and maintains their facades, presence along the Main Street streetscape, and also preserves useable space within each building.

- *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 Request for Certificate of Approval does not propose any new construction. A concurrent Application for Advisory Comments is included, which requests input from the Commission on permanent façade treatments and other improvements to the south side of the stream channel.

- *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 portions of four buildings 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 areas on the South side of the stream channel will be informed by the Ellicott City Watershed Master Plan, in consultation with the Historic District Guidelines. This will inform trees and other vegetation on the site.
- No mature trees or other vegetation under the purview of HPC is impacted by this application.
- 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**

- *Identify and retain site features that are important to the historic character of a site.*
 - a. As part of this project, historic stream channel walls that define the stream channel are being retained. Additionally, stone retaining walls along the South side of the parcels are being maintained. There are no walkways or driveways impacted by this application. The project proposes to remove a terrace or deck at the South end of 8085, constructed by the prior owner of the parcel, which DPW understands was constructed without proper permits or approvals.

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.

- b. This project seeks to preserve the historic stream channel walls (which act as retaining walls); and will maintain stone retaining walls along the South side of the parcels.

Chapter 12: Demolition

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

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 Commission may consider the structures at 8085 (aka 8089) and 8111-8113 to be 'Structures of Unusual Importance'. Being that the structure located at 8095 Main Street was constructed c.2000, it is neither historic, contributing to the district, unique, and of a relatively austere design, DPW asserts that it should not be considered 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. Removal of the portions of the building proposed is necessary to remove a constriction in the stream channel network.

(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 portions of structures included in this application, higher surrounding peak water surface elevations, associated hydrostatic forces will be placed on adjacent structures, and higher flows and velocities will be experienced in pedestrian and vehicular circulation areas, rather than containing water in the stream channel.

(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 portions of 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 increased flood water depths, velocities, and pressures on buildings upstream of the addresses included with this application. If the portion of the buildings proposed for removal remains a constriction in the stream channel, this constriction backs up water upstream. This could potentially force water outside the stream channel, into the street, leading to additional damage to private property.

Removing the portions of the buildings proposed is in the interest of all adjacent property owners, in that it seeks to convey water through and within the stream channel to its point of discharge to the Patapsco River. 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 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.

Additionally, DPW offers the following commentary on the buildings:

1. 8109-8111-8113: The rear structure over the stream channel was heavily reinforced after the 2016 flood. That reinforcing was no match for the effects of the 2018 flood, which caused uplifting and buckling the reinforced concrete floor structure, and induced horizontal cracking (failure) in the reinforced concrete block walls, leaving the rear portion of the building heavily compromised. The rear portion of the structure is supported by a series of steel beams which span the channel from north to south; and above that a series of steel joists, metal decking, and concrete. The upper floors of the building bear directly on the floor system, and are constructed via wood-framed, platform construction.
2. 8095: This building was constructed in the late 1990's / early 2000's. The floor system was designed to consider potential uplift of water, and the remainder of the building's foundation is solid concrete. As noted in Appendix C, the building itself was designed with flood walls and flood doors. During the 2018 flood, the uplift of water induced cracking in the floor system over the channel. The cracking was parallel to Main Street. The floor system, consisting of an approximately 12 inch thick concrete composite system, was buckled by the force of the water. Specific to this structure, the upper floors are supported by large, precast concrete planks that span the channel in the north-south direction, which are themselves supported by a structural steel system which bears on solid ground. Therefore, it was deemed feasible to remove only the first floor while maintaining the upper floors of the structure.
3. 8085: The rear section, proposed for removal, was originally supported by three large timber trusses. One of these was destroyed by fire in the late 1990's. A second was destroyed by the 2016 flood, and the third was reinforced after the 2016 flood but currently serves only an aesthetic value to the space. Modern concrete walls were poured inboard of the stream channel walls to support the heavily reinforced concrete and steel floor system. The underside of the structure above the channel was also reinforced after 2016. The rear upper floors which are proposed for removal are constructed of wood framing, and bear directly on the floor system.

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

Appendix A: Presentation

Appendix B.1: 8085 Demolition Drawings, RRMM

Appendix B.2: 8095 Demolition Drawings, RRMM

Appendix B.3: 8111-8113 Demolition Drawings, RRMM

Appendix C: Historic Preservation and Mitigation Documentation, EHT Tracerics

Appendix D.1: 8085 LIDAR Scan Report, DPW

Appendix D.2: 8095 LIDAR Scan Report, DPW

Appendix D.3: 8111-8113 LIDAR Scan Report, DPW