



City of Annapolis

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Historic Preservation Commission VIRTUAL MEETING June 25, 2020

The Historic Preservation Commission (HPC) of the City of Annapolis held its administrative meeting on June 25, 2020 as a virtual meeting. **Chair** Leahy called the meeting to order at 7:00pm.

Commissioners Present: **Chair** Leahy, **Vice Chair** Collins, Finch, Williams, Zeno

Commissioners Absent: Dr. Scott

Staff Present: R. Laynor- Chief, Historic Preservation Officer, J. Tower, Assistant Historic Preservation Officer

Chair Leahy introduced the commissioners and staff. He stated the Commission's purpose pursuant to the authority of the land use articles and administered the oath en masse to all persons intending to testify at the hearing.

B. ANNOUNCEMENTS

Ms. Laynor announced that the National Alliance of Preservation Commissions forum will be virtual and is scheduled for August 3, 2020-August 9, 2020 at a cost of \$100.00 per person that the City will reimburse for those interested in attending. She also announced that there is a new Director of Comprehensive Planning, Eric Leshinsky and his first day in the office will be Tuesday, June 30, 2020.

C. PRE APPLICATION

Chair Leahy reminded those present that this is an informal discussion held as a courtesy to the applicants to determine feasibility as well as to address any other issues of concern that may arise at the hearing. This review does not constitute an approval and nothing discussed in this session will be binding on the commissioners or applicants. The applicants acknowledged that this is a pre application and nothing discussed at this pre application meeting would be binding on the applicants or the HPC.

1. Annapolis Stormwater & Flood Mitigation Project – Edward Masek – Wheeler Goodman Masek Architects & Lisa Grieco – City of Annapolis/Department of Public Works

Ms. Grieco, Civil Engineer introduced the applicant's team who have participated on the project. She provided an overview of the agenda that included solving the problem, the history, the current status, archaeology, the Newman Street Plaza area, Guardians of the First Amendment Memorial, the bulkhead and project milestones. She discussed the tidal nuisance flooding that occurs downtown due to high tide and the physical, life safety as well as economic impacts. She said that the objective is to solve the nuisance tidal flooding. She discussed the components of the proposed flood mitigation system. She briefly discussed the history of the project describing the areas where flooding occurs. She went over the challenges and considerations such as location, sea level rise and filtration of stormwater. She explained that initially two pump stations were proposed for Dock and Compromise Streets. There were concerns regarding the proposed Dock Street pump station so considered consolidation but it was too bulky so went back to the initial plan of two pump stations. She discussed the final control building location features. The project was presented to the HPC five times as a pre

application but there have been no changes to the above ground structures since 2018. She said the biggest challenge is the utility infrastructure. She summarized the project timelines, funding, public outreach efforts and anticipates a construction start date of July 2021 with a completion date of June 2022. She discussed the existing conditions and the proposed improvements. The project will be completed in two phases. Phase One will include the control building, generator enclosure, wet well, bulkhead and storm drain. Phase Two will include the remaining stormwater realignment.

Mr. Seibel, Principal Investigator, discussed the archaeological timeline to include the 2018 Phase 1A archaeological assessment that identified that there is high potential for archaeological remains on the site. He explained that the Phase II Archaeological evaluation shows that this project is eligible for the National Register of Historic Places and has been submitted to MHT and FEMA. He discussed some of the artifacts that were discovered on the site. He said the next step is for a programmatic agreement between FEMA and MHT to address adverse effects to the archaeological historic areas. He concluded with some recommendations for the blue area as part of the Phase III Data Recovery and recommended that there be construction monitoring for the blue/brown areas.

Mr. Masek, Architect, discussed the view corridors from Compromise Street noting that this will be the location of the control building and the generator. The Board of Education provided part of their property to allow for the construction of the control building near the dumpster but also will allow the operational aspects of the control building as well as use of the parking lot during the summer. He discussed the various views of the control building from the basketball court. He concluded by discussing the proposed materials for the project.

Mr. Kesecker, Landscape Architects, discussed the hardscape and landscape of the Newman Street Park. He noted that the wet well is a major feature of the park so will be reinforced by turf and protected by a low wall. The lighting will be retained. The existing wall will be rebuilt and the plan is to retain as many trees as possible. The new landscaping will utilize native plant material to satisfy the requirements of the Critical Area Commission. The existing wall will match the brick of the control building and there will be precast concrete coping on the wall. There will be a decorative handrail at the step area. He concluded by discussing the bio-retention system proposed for the park, the materials palette and plant list.

Mr. Graham explained that the Guardians of the First Amendment Memorial was the last piece of the project and is intended to honor the shooting victims at the Capital. The Capital has requested that the informational panel include the front page of the newspaper article the day after the shooting. There will be stabilized gravel that is pervious for walking. He went over the plant cover and discussed the timeline with a ceremony on the third anniversary of the shooting so hope to complete the project by May 2021. It was suggested that the AHC review the memorial language prior to approval.

Ms. Grieco discussed the bulkhead plan referring to the plan sheet that illustrate the bulkhead that will be 50-feet long. There will be three discharge pipes that will come from the wet well. The bulkhead will be presented to the Board of Port Wardens and has been reviewed by the Army Corps of Engineers as well as MDE. She concluded by discussing the project milestones. She responded to questions from the HPC.

Chair Leahy summarized that the components of the application remain **feasible** including the generator building, the park landscape design, and memorial design. The application complies with guidelines B.3, B.5, C.1, C.9, C.11, C.12, D.29, and Section E. The HPC look forward to a full application in September.

K. ADJOURNMENT

With there being no further business, Ms. Zeno moved to adjourn the meeting at 9:17pm. Mr. Williams seconded the motion. The motion passed unanimously in a vote of 5-0.

The next meeting is scheduled for Tuesday, July 14, 2020 as a virtual meeting.

Tami Hook, Recorder