

**Harford County Historic Preservation Commission**  
**Meeting Summary: Wednesday August 7, 2019**

Members Present: Carol Deibel (chair)  
Phil McCall  
Dan Coates (Co-Chair)  
Christina Presberry  
Jackie Seneschal

Members Absent: Jacob Bensen  
Iris Barnes

Staff: Caitlin Merritt

Attendees: Paul Magness, Deputy Director of Parks and Recreation  
Eric and Ameer Polk  
Debbie Miller  
David Kampfner  
Diane and David Flanders

---

**Call to Order**

The regular monthly meeting of the Historic Preservation Commission was called to order on August 7<sup>th</sup> at 7:04 PM.

**Welcome & Introduction**

Ms. Deibel introduced herself and welcomed everyone to the meeting. She asked the remaining Commission members to introduce themselves. Ms. Deibel continued by explaining the sequence of the meeting's review.

Ms. Seneschal asked Ms. Deibel if the I-95, Abingdon Road Bridge expansion could be added to "Other Business."

Ms. Merritt noted the addition.

**Review and Approval: July 9, 2019 Meeting Minutes**

Mr. McCall moved to approve the meeting minutes. Ms. Seneschal seconded the motion. The motion passed unanimously.

**Old Business**

Abingdon Business Park Buffer Recommendation Update

Ms. Merritt updated the Commission on the buffer recommendation from last month's meeting. The Director of Planning and Zoning accepted the HPC's buffer recommendation and it will be incorporated in future plans for the Abingdon Business Park project for Lots 7 & 9.

### **New Business**

#### Historic Landmark Nomination – John Bailey House (3752 Rock Run Road)

Ms. Deibel introduced the nomination to the Commission.

Ms. Merritt presented a brief report to the Commission about the nomination. She mentioned that the John Bailey House is surveyed on the Maryland Inventory as the Bailey-Knight House (HA-923). She will be updating the outdated Maryland Inventory form. The house will be renamed as the John Bailey House. She mentioned that the homeowners' wish to utilize the tax credit program to return the house's appearance back to a more appropriate 19<sup>th</sup> century appearance. Ms. Merritt recommended approval of the nomination.

Ms. Merritt asked the homeowners, Eric and Ameer Polk to present their nomination to the Commission. Ms. Polk thanked the Commission and Ms. Merritt. They both gave a brief background on the history and age of the house and their future wishes for the property. They spoke about John Bailey's contributions and accomplishments as a local businessman and craftsman. In addition, they spoke about the history of the Hopewell Crossroads/ Level area as a whole and stressed that they want to preserve what is left. They continued by discussing the 1888 house and the alterations that happened prior to their purchase of the property in 2017. They stressed that they want to utilize the County's tax credit program to assist with the rehab.

Ms. Deibel asked the Commission if they had any questions for the homeowners.

Ms. Seneschal asked what rehabilitation plans they have for returning the exterior to a more appropriate appearance.

The homeowners responded saying they would like to add a slate roof to the 19<sup>th</sup> century block of the house and are considering a synthetic slate for the newer additions.

Mr. Coates asked about the stone veneer siding.

The homeowners responded that they plan to remove the stone veneer and add a lapped siding or incorporate a board and batten siding similar to John Bailey's building technique that was mentioned in Chris Week's book. They also mentioned they plan to open up the enclosed attic window.

Mr. McCall asked if they had any thoughts about the siding on the additions and how to incorporate and differentiate it with the historic block of the house.

The Polks mentioned getting rid of the vinyl and finding a more appropriate material, like a Hardie board, but are open to suggestions from the Commission on how to accomplish this when they get there.

Ms. Deibel thanked the Polks. She asked if there were any members of the public that would like to comment on the nomination.

David Kampfer and Debbie Miller spoke on behalf of the nomination. They are neighbors and plan to help the Polks with their rehab of the house.

Ms. Deibel thanked Mr. Kampfer and Ms. Miller for their support.

There was a general discussion regarding the John Bailey House and how it meets the historic landmark criteria.

Ms. Deibel asked for a motion.

Mr. McCall moved to recommend the nomination of the John Bailey House to the County Council for designation as a County Historic Landmark because it was the home of a notable local craftsman and is an example of a vernacular style house that is representative of Harford County's rural heritage.

Ms. Seneschal seconded the motion. The motion passed unanimously and the John Bailey House will be recommended to the County Council for designation.

Ms. Merritt told the homeowners that she will let them know when the nomination will be presented to the County Council.

Certificate of Appropriateness Application & Tax Credit Application – Greenwood (331 Glenville Road) - Slate roof and Masonry repairs:

Ms. Merritt gave a brief report to the Commission. She mentioned that the Flanders' were new homeowners, having purchased Glenville last summer. The nature of the repairs to the slate roof and masonry would be considered routine maintenance and would not need prior approval by the HPC, however, they were not aware that they needed pre-approval for the tax credit benefit. The homeowners requested retroactive approval for a COA and approval for completed work for tax credits.

Mr. and Mrs. Flanders presented their application to the Commission. Mr. Flanders mentioned that after buying the house they experienced water issues that needed to be addressed sooner rather than later. Holes in flashing, poor gutter and downspout system, broken slates, etc. Masonry on the foundation and historic smoke house had damage from previous improper repairs using Portland cement. They hired a slate roof specialist and a historic masonry specialist.

There were no questions from the Commission. Ms. Deibel asked if she had a motion.

Ms. Merritt said that she needed two motions from the Commission – one for the COA and the other for the tax credit.

Ms. Seneschal moved to approve the COA application for slate and masonry repairs that were previously completed because it adhered to the Secretary of the Interiors Standards. Mr. McCall seconded the motion. The motion passed unanimously.

Mr. McCall moved to approve the Certification of Completion Application for tax credits because work completed adhered to the Secretary of the Interiors Standards. Ms. Presberry seconded the motion. The motion passed unanimously.

Certificate of Appropriateness Application – Scott House, Dept. Parks and Recreation Offices (702 N Tollgate Road) - Replacement of Non-historic windows:

The applicant, Paul Magness, Deputy Director of the Department of Parks and Recreation presented his proposal to the Commission to replace the non-historic windows with Marvin Integrity series with simulated full divided light. Initial research into the existing Scott House windows determined that the brick section's wood windows were installed in the late 1970s when the County rehabbed the house for office space. The existing windows installed on the brick section of the house are 6/9. Early building documentation states that the windows originally had 9 panes over 6 panes. The proposed Marvin replacements will correct this. The existing 6/6 vinyl replacements on the frame section will be replaced with the same Marvin series with 6/6 style. Overall the new replacements will be more appropriate to the style and age of the house and be more energy efficient.

Mr. McCall asked about the heavy exterior trim on the brick section.

Mr. Magness responded saying that it will remain unchanged.

Ms. Seneschal moved to approve the application as submitted because the proposed replacements comply with the Secretary of the Interior's Standards. Mr. McCall seconded the motion and it passed unanimously.

**Other Business**

Graham Property Update (Parks and Recreations)

Mr. Magness gave the Commission an update on the Graham Property. He said the passive park has been under construction for about a month. If all goes well, the park will open in spring 2020.

Mr. Magness said that the County Executive asked for survey/engineering report with estimates to restore the brick house and outbuildings. There was a general discussion about the report. The Commission was pleased to hear that the County Executive was taking this step. Ms. Seneschal asked

that report to be shared with Ms. Merritt and the Commission when completed. Mr. Magness said that he would share it.

Mr. Magness continued by saying that fencing was ordered to go up around the historic buildings.

In addition, Mr. Magness said that his department would like to continue to work with the Commission and the Historical Society with future plans for the site, including possible interpretation of historic farming practices.

#### Tudor Hall Update (Parks and Recreation)

Mr. Magness gave an update on Tudor Hall. The painting has been completed. He showed several before and after pictures.

He mentioned that they had an issue with the balcony but it was repaired.

Ms. Merritt asked if Parks and Recreation would be ready to reconsider Tudor Hall for County Historic Landmark Designation. Mr. Magness said that they would be.

#### I-95 Abingdon Road Overpass Expansion

Ms. Seneschal was concerned that the expansion would impact St. Francis de Sales Church, a historic landmark. She asked if staff or MDOT come to present details about that project expansion.

There was a general discussion about the overpass widening. Ms. Seneschal said it looks like the parking lot may be impacted.

Ms. Seneschal mentioned that the project boards at the community meeting didn't show much detail and that they are available online.

Ms. Merritt said that she would try to get some more information about the overpass expansion for the next meeting.

#### **Administrative Business**

##### CLG Application Update

Ms. Merritt told the Commission that she will be submitting the County's application by Friday, August 9, 2019 and will share further updates as they come.

#### **Adjourn**

Ms. Presberry moved to adjourn the meeting. Mr. McCall seconded the motion and the motion passed unanimously and the meeting ended at 8:15 PM.