

January 24, 2013

The regular meeting of the Historic Preservation Commission was called to order on Thursday, January 24, 2013 at 6:00 p.m. at Town Hall, 39 N. Hickory Avenue, Bel Air, Maryland.

MEMBERS PRESENT: Peg Lucas, Chair  
Tim Coale, Vice Chair  
Brian Payne  
Paul Edmeades  
Laura Bearsch

IN ATTENDANCE: Robert Fisher, Town Planner  
Donna Kahoe  
Barkley Creighton  
Tim Meyers  
Susan Groseclose  
Mark Payton, Power Home Remodeling Group  
Catherine Frances Butrim, Recording Secretary

### ADMINISTRATIVE MATTERS

#### Approval of Minutes

Ms. Bearsch moved and Mr. Edmeades seconded the motion to approve the minutes of the October 25, 2012 as amended with the following correction:

Page 3, final paragraph – The second sentence should read as follows: Ms. Lucas stated that the ornament should depict a flagpole in front of Boyd & Fulford on the right side to honor Mary Streett and Ms. Streett's practice of maintaining such a display.

The motion carried.

#### Election of Chair and Vice Chair

Ms. Bearsch moved and Mr. Edmeades seconded the motion to elect Karen Chizmar Chair of HPC for 2013.

The motion carried.

Mr. Payne moved and Ms. Bearsch seconded the motion to elect Mr. Coale Vice Chair of HPC for 2013.

The motion carried.

### NEW BUSINESS

#### Review of Receipts for Tax Credit – Robert & Donna Kahoe, 108 W. Gordon Street

Ms. Lucas inquired if everything is in order for the submission of receipts for tax credit by Robert and Donna Kahoe for the property located at 108 W. Gordon Street. Mr. Fisher stated that all is order for the submission.

Ms. Bearsch moved and Mr. Edmeades seconded the motion to accept the receipts for tax credit submitted by Robert and Donna Kahoe for the project completed at a cost of \$7,559.90 on the property located at 108 W. Gordon Street. The Kahoes will be eligible for a \$755.00 tax credit.

The motion carried.

#### HA Review – Harford County Government, 205 S. Hays Street

Mr. Fisher stated that the Harford County Government is proposing to replace the roof shingles and damaged/deteriorated exterior wood fascia and wood board behind the gutters, as well as repair or replace chimney flashings and point-up and waterproof the brick/mortar and the caps of the chimneys. This work is proposed for the Bel Air Colored High School located at 205 S. Hays Street. Mr. Fisher stated that Ms. Creighton and Mr. Myers from the Harford County Government are present to describe the project.

Ms. Creighton stated that a Roof Report completed in April 2009 concluded that the roof needs to be replaced. She advised that the replacement never occurred due to funding constraints. Ms. Creighton stated that, after damaged incurred from storms over the summer and fall, a blue tarp was placed on the roof and is still in place. She stated that the Harford County Government is now proposing to replace the roof shingles and deteriorated wood under the roof shingles and also sister trusses. Ms. Creighton stated that the Harford County Government is proposing to replace the materials in kind as best as possible. She stated that the Harford County Government eventually would like to repaint the entire building in the same colors if it can obtain the funding for July 1. Ms. Creighton stated that the Harford County Government would like to reuse the existing gutters and downspouts with a few minor repairs. She stated that nothing about the building will appear any differently, although it will be watertight and more energy efficient.

Mr. Payne stated that he noticed from the submitted photo that the deteriorated fascia boards at the rake and the report recommended the soffit as the best option to be installed when the roof is replaced. Ms. Creighton stated that this recommendation will not be followed and was not included in the RFP.

Mr. Edmeades moved and Mr. Payne seconded the motion that the request submitted by Harford County Government to replace the roof shingles and damaged/deteriorated exterior wood fascia and wood board behind gutters as well as repair or replace chimney flashings and point-up and waterproof brick/mortar and caps of chimneys at the property located at 205 S. Hays Street be approved by the Bel Air Historic Preservation Commission.

Further, this approval is based on the following findings of fact:

1. The exterior repairs will improve the overall appearance of the property.
2. The exterior repairs are compatible with the exterior design, scale, proportion arrangement and materials of the existing structure.
3. The exterior repairs are compatible with the Town of Bel Air Design Guidelines for Rehabilitation, Maintenance and New Construction.

The motion carried.

#### HA Review – Susan Groseclose, 315 Webster Street

Mr. Fisher stated that Ms. Groseclose is proposing to replace 23 wooden windows with vinyl windows at her property located at 315 Webster Street.

Ms. Groseclose stated that the existing windows are not in bad condition, but she does have difficulty washing them. She stated that many of the sash cords on the windows have broken, and some of the windows do not stay up. Ms. Groseclose stated that she realizes that HPC would like her to keep the wood windows in place and that she does not have to put replacement windows in the front of the house. Ms. Groseclose stated that the new vinyl windows do have a lifetime guarantee, and the contractor will replace them free of charge. She stated that the new vinyl windows have UV protection, and they will keep the interior of the house cooler in summer and warmer in winter. Ms. Groseclose stated that Power Home Remodeling Group is a reputable firm. She stated that homes similar to her own on Webster Street have vinyl windows.

Mr. Payton stated that everything, including breakage, is covered under the warranty. He stated that Power Home Remodeling Group will address seal failure within one week of being notified. Mr. Payton stated that the screens for the windows are also covered under the warranty. Mr. Payton demonstrated that the windows will not have grids and will be white in color with a double profile. He stated that the screens will have a fiberglass mesh memory, and the new

vinyl windows are energy efficient and eligible for the new \$500 tax credit. Mr. Payton stated that the security of the new vinyl windows is highly durable.

Mr. Edmeades stated that 315 Webster Street is a designated property and that owners of designated properties have the responsibility to maintain the historic character of the property. Mr. Edmeades stated that, in his opinion, vinyl windows do not comply with the requirements of the Secretary of the Interior Standards for the treatment of windows in a designated historic property. Ms. Bearsch inquired about the specific language in the Secretary of the Interior Standards about the treatment of windows. Mr. Edmeades stated that the standards require that windows be replaced in kind. Mr. Payne stated that the windows should match the character as well and that the glass in the windows at 315 Webster Street is wavy, which cannot be reproduced in a newer window. Mr. Coale stated that the specific verbiage about the treatment of the windows is in the sample motion for denial: "Chapter 165, Article V, Subsection 165-41.A.4, Materials for exterior alterations should be sensitive to those with materials used in the original method of construction." Ms. Bearsch inquired if the term "sensitive" precludes the replacement of a wood window with a vinyl window.

Mr. Edmeades stated that anyone who designates a property takes the responsibility to adhere to the principles that are required for designation. Mr. Edmeades stated that the property did not have to be designated; rather, it could have been inventoried, in which case, HPC can make recommendations with which the owner may or may not choose to comply. Mr. Payne stated that, in regard to the principles of historic preservation, the owner of the historic property should repair before replacing. He advised that the existing windows at 315 Webster Street should be repaired, if possible. Mr. Payne stated that the windows at the property are serviceable from what he understands. He stated that, because the property is designated, any work performed to maintain the existing windows is eligible for the tax credit. Ms. Lucas stated that there are ways to repair and weatherize wood windows that would be as effective as replacing them.

Ms. Bearsch stated that she would like to go on the record stating that she does not construe the language of the requirements as disqualifying a property owner from installing vinyl windows in every situation. She stated that she would not want designation to become prohibitive to property owners. Ms. Bearsch stated that, as a country, we are moving toward more energy efficiency and the manufacture of products that are more durable, environmentally friendly and affordable and that designation should not prevent a homeowner from improving a historic property in any of those facets. She expressed the concern that, for those who are not the original homeowners, designation could become an impediment to purchasing and investing in a historic property. Ms. Bearsch stated that she would not like to see historic properties deteriorate because owners are unable to afford the maintenance of the properties or because designation has reduced the marketability of these properties.

Mr. Payne stated that he agrees with Ms. Bearsch to an extent. He stated that the standards do make a concession for the rear of the historic property, but again advised that the existing windows in the rear of the property should only be replaced if they are no longer serviceable.

Ms. Lucas stated that she agrees with Ms. Bearsch's statements, but the HPC members must act within the constraints of HPC's mission. Mr. Payne stated that the charge is to maintain the character of the property.

Ms. Bearsch stated that the charge also is to maintain the integrity of the property and that windows that leak or are not thermally efficient can cause damage. Mr. Payne stated that, in terms of the integrity of the property, the longevity of wood vinyl-clad windows would be better than that of vinyl windows. Mr. Payne stated that the existing windows can be weatherized, and storm windows can help with energy efficiency at a reduced cost overall. He advised that they may not match the performance of a new replacement window, but, in terms of cost, they come very close.

Mr. Payton stated that, even with repairs, the existing windows at 315 Webster Street will need to be replaced at some point and that the proposed vinyl windows will maintain the integrity of the property. Mr. Payne stated that, under HPC's charge, the proposed vinyl windows could not be approved for anything but the rear of the property, but he advised that they should only be replaced if the existing windows in the rear are no longer serviceable. Ms. Lucas stated that the windows are not serviceable to Ms. Groseclose because she is having difficulty washing them. Ms. Groseclose stated that the storm windows are old and that some of the windows on the second floor no longer go up and down properly and will need to be replaced soon. Ms. Lucas stated that the members should consider the serviceability and safety of the existing windows and the fact that the proposed windows would not be on the visible façade. Mr. Payne stated that he could provide, through Mr. Fisher, contact information for contractors who can repair the existing windows.

Mr. Coale stated that it is not recommended that windows not located on the front façade be replaced if they can be repaired and thermally upgraded. Ms. Bearsch stated that wood windows in virtually any condition can be repaired and inquired at what point, under HPC's guidelines, it is allowable to replace the windows. Mr. Coale stated that it is allowable to replace the windows when it becomes unreasonable to repair them. He stated that it may cost more to repair the windows, but the purpose of the tax credit is to offset the additional costs associated with the repairs. Ms. Bearsch stated that HPC should reconsider the 10%. Mr. Coale stated that the matter of the 10% tax credit must be taken up by the Town Commissioners.

Mr. Coale moved and Mr. Payne seconded the motion that the request submitted by Susan Groseclose to replace windows at the property located at 315 Webster Street be denied by the Bel Air Historic Preservation Commission.

Further, this denial is based on the following findings of fact:

1. The window replacement conflicts with the requirements in Chapter 165, Article V, Subsection 165-41.A.2 and Chapter 165, Article V, Subsection 165-41.A.4 of the Historic Resource Conservation Regulations of the Town of Bel Air Development Regulations.

These requirements are as follows:

Chapter 165, Article V, Subsection 165-41.A.2, Every attempt should be made to retain existing architectural character;

Chapter 165, Article V, Subsection 165-41.A.4, Materials for exterior alterations should be sensitive to those with materials used in the original method of construction.

2. The window replacement is not compatible with the Town of Bel Air Design Guidelines for Rehabilitation, Maintenance and New Construction.

The motion carried.

Ayes: Mr. Coale, Mr. Payne and Mr. Edmeades

Nays: Ms. Bearsch and Ms. Lucas

## **OTHER**

Mr. Fisher distributed a copy of Senate Bill 144, which proposes to raise the Property Tax Credit - Historically and Architecturally Valuable Property from 10% to 25%. He advised that, if Senate Bill 144 is passed by the State of Maryland, the Town Commissioners would then have to approve it.

Mr. Payne stated that, in relation to the tax credits, he is not comfortable allowing tax credits for the replacement of wood windows with vinyl windows, even though Mr. Payne believes HPC standards may erroneously

make concessions, such as allowing vinyl windows to be installed on facades not facing the public right-of-way. Ms. Lucas stated that such a concession is allowable because the owner is maintaining the property rather than letting it deteriorate. Mr. Edmeades stated that the owners choose to designate the property and take on the responsibility of maintaining it according to HPC guidelines. Ms. Bearsch stated that the current owner is not always the person who chose to designate the property. Mr. Edmeades stated that there should be a notation on the deed stating that the property is designated. Ms. Lucas stated that there is nothing whatsoever in the land records to indicate that a property is designated. Mr. Edmeades stated that there should be a middle way, in which owners can agree to maintain the visual character of the property without the restrictions of the materials. Mr. Coale stated that the Town Code states that HPC cannot approve replacements that are not of the same existing materials. He stated that the purpose of the tax credit is to keep the designated historic property like a museum.

Ms. Bearsch stated that she is concerned that younger people will not be inclined to purchase and invest in historic properties because they do not have the means to repair and/or replace materials such as wood windows. Ms. Lucas inquired if HPC could approve materials such as vinyl windows and not approve the tax credit. Ms. Bearsch stated that this seems to be the most reasonable compromise. Mr. Payne stated that HPC is charged to follow the Secretary of the Interior Standards.


Mr. Edmeades stated that owners need to understand what they are committing to when they choose to designate a property. Ms. Bearsch reiterated that the current owner is not always the person who chose to designate the property. Mr. Payne stated that HPC cannot compel owners of inventoried properties to come for review, but they may come before HPC voluntarily. He stated that there is nothing to stop the Town from offering a tax credit for inventoried properties. Mr. Edmeades stated that designation should be recorded with the deed, so people know beforehand that they are purchasing a designated property. He stated that visual integrity is most important, so there should be some gray areas in the guidelines.

Mr. Payne stated that the Maryland Historic Trust publishes a list of contractors for window repairs. Ms. Lucas stated that Ms. Groseclose is eligible to bring a proposal for window repairs before HPC for review.

#### **ADJOURNMENT**

Ms. Bearsch moved and Mr. Edmeades seconded the motion to adjourn the meeting at 7:00 p.m.

The motion carried.



Tim Coale, Vice Chair

**February 28, 2013**

The regular meeting of the Historic Preservation Commission was called to order on Thursday, February 28, 2013 at 6:00 p.m. at Town Hall, 39 N. Hickory Avenue, Bel Air, Maryland.

MEMBERS PRESENT: Karen Chizmar, Chair  
Tim Coale, Vice Chair  
Brian Payne  
Jennifer Mainster Hanna

IN ATTENDANCE: Robert Fisher, Town Planner  
Dan and Mary Driver  
Contractor for Mr. and Mrs. Driver  
Catherine Frances Butrim, Recording Secretary

## ADMINISTRATIVE MATTERS

### Approval of Minutes

Approval of the minutes of the January 24, 2013 meeting was tabled until the March meeting.

## NEW BUSINESS

### HA Review – Daniel and Mary Driver, 333 E. Broadway

Ms. Chizmar stated that Mr. and Mrs. Driver have proposed to remove the existing stucco from the exterior of the house and replace it with cedar clapboard siding and trim, repair boards damaged by termites and water, replace existing front porch floor, remove existing decayed lumber under the sun porch and replace with cinder block, replace broken window panes and paint the exterior of the property located at 333 E. Broadway.

Ms. Chizmar called for further comments about the project from Mr. and Mrs. Driver. Mr. Driver stated that the color of the paint will be blue-gray, which will be used to paint the entire structure. Mr. Driver stated that the boards on the porch will be replaced with 3 ¼ wood painted gray. Mr. Driver stated that the pool has also been moved. Ms. Chizmar advised that HPC is a layer of zoning in the Town and does not have purview of color. Ms. Chizmar stated that HPC also does not have purview over the placement of the pool since it is temporary and not original to the house. Ms. Chizmar advised that any future changes to the exterior of the property should be reviewed by HPC even if Mr. and Mrs. Driver will not request a tax credit for those changes. Mrs. Driver inquired if landscaping changes should be brought before HPC for review. Ms. Chizmar stated that landscaping can be reviewed by HPC if tax credits for landscaping are being sought. Mr. Fisher stated that landscaping changes are not required to be reviewed by HPC; but if the property owners wish to seek a tax credit for extensive landscaping, HPC would need to review the proposed landscaping. Ms. Chizmar stated that landscaping design requirements are outlined in the Town's Design Guidelines booklet.

Mr. Payne inquired if there was evidence of the original clapboard when the stucco was removed. Mr. Driver stated that there was not. Their contractor stated that they could not tell. Mr. Payne stated there is evidence on the inventory form that it was originally clapboard and that he was interested in the exposure. Mr. Payne stated that the state inventory form states the following: "The Daneker-Broumel House, 333 E. Broadway faces north on a large, deep lot in Ingleside, built in 1923. This 2 story, 2 bay house 4-square has all the elements of this popular style, and with the exception of stucco covering the clapboard on the first level, it is very little changed." Mr. and Mrs. Driver's contractor stated that lines are usually visible when wood siding has been in place for a while. He stated that there are no lines on it.

Ms. Hanna moved and Mr. Coale seconded the motion that the request submitted by Daniel and Mary Driver to make various exterior repairs at the property located at 333 E. Broadway be approved by the Bel Air Historic Preservation Commission.

Further, this approval is based on the following findings of fact:

1. The exterior repairs will improve the overall appearance of the property.
2. The exterior repairs are compatible with the exterior design, scale, proportion arrangement and materials of the existing structure.
3. The exterior repairs are compatible with the Town of Bel Air Design Guidelines for Rehabilitation, Maintenance and New Construction.

The motion carried.

Tax Credit Review – Daniel & Mary Driver, 333 E. Broadway

Ms. Hanna moved and Mr. Coale seconded the motion to approve the request for tax credit submitted by Daniel and Mary Driver for proposed exterior work at an estimated project cost of \$31,385.00 at their property located at 333 E. Broadway. The tax credit upon submittal of receipts at the conclusion of the project will be \$3,138.00.

The motion carried.

**OTHER**

Mr. Fisher stated that the HPC members should start thinking about possible Christmas ornament subjects for discussion at the March meeting.

Mr. Fisher stated that the Poster Contest winners will be chosen during the April meeting. He stated that the awards presentation for the Poster Contest winners will be held on Monday, May 20 at 7:30 p.m. at Town Hall with a reception to follow at Rockfield Manor.

**ADJOURNMENT**

Ms. Hanna moved and Mr. Coale seconded the motion to adjourn the meeting at 6:20 p.m.

The motion carried.



Tim Coale, Vice Chair

**March 28, 2013**

The regular meeting of the Historic Preservation Commission was called to order on Thursday, March 28, 2013 at 6:00 p.m. at Town Hall, 39 N. Hickory Avenue, Bel Air, Maryland.

**MEMBERS PRESENT:** Karen Chizmar, Chair  
Tim Coale, Vice Chair  
Brian Payne  
Peg Lucas  
Jennifer Mainster Hanna

**IN ATTENDANCE:** Robert Fisher, Town Planner  
Mike Bafford, Fichtner Services Central, Inc.  
Catherine Frances Butrim, Recording Secretary

**ADMINISTRATIVE MATTERS**

Approval of Minutes

Approval of the minutes of the January 24, 2013 was tabled until the April meeting.

Mr. Coale moved and Ms. Hanna seconded the motion to approve the minutes of the February 28, 2013 meeting.

The motion carried.

**NEW BUSINESS**

HA Review – SARC, 20 N. Main Street

Ms. Chizmar stated that SARC is proposing to replace the siding on the steeple of their property located at 20 N. Main Street.

Mr. Bafford stated that the work will be performed on all four sides of the steeple and that there will be no tear-off. Mr. Bafford stated that the clapboard on the steeple is very old and that SARC wants to have the work done because it is very expensive in terms of maintenance to have someone paint it. Mr. Bafford stated that SARC is

proposing to install James Hardie board and that P14 insulation board will be installed over the existing siding first. He stated that AZEK board, which is impervious to moisture and insects and has a 25-year warranty, will go around the trim. Mr. Bafford stated that the project will take 2-3 days because a tight fit is needed on all four corners and that each board must be measured and then cut. Mr. Bafford stated that a manlift will be needed to perform the work. He stated that the manlift will be on the sidewalk and between the sides of the building in order to reach the back of the steeple. Mr. Bafford stated that the sidewalk will need to be closed and that 3-4 parking spaces will be needed for a dumpster.

Mr. Payne inquired about the composition of the existing siding. Mr. Bafford stated that it looks like the existing siding is wood clapboard. Mr. Payne stated it looks like a very thin asbestos siding. Mr. Bafford stated that the thinness is the reason the existing siding is not being removed. Mr. Payne stated that the thinness would have made it easier to achieve the beveled corner and that he is concerned about the corners. Mr. Bafford stated that a special diamond cut blade will be used so there is not any exposure on the back side of the panels. Mr. Payne stated that he is concerned about the appearance and the craftsmanship of the corners. Mr. Bafford stated that the edges of the panels will be bevel cut, so that the two pieces will fit together. He stated that there will be a tight overlapped seam. Mr. Payne stated that he is concerned about water infiltration in the corners. Mr. Bafford stated that the beveling will create channels to prevent water from infiltrating. Mr. Payne inquired if flashing will be installed behind the corners. Mr. Bafford stated that flashing will have to be installed.

Mr. Payne stated that, as the contractor continues to build out on the structure, the existing louvers will become more recessed. He inquired if the louvers will be framed with the AZEK board. Mr. Bafford stated that that the louvers will be framed with the AZEK board. Mr. Payne stated that he is concerned about the appearance of that, but he is not sure if he would object to it.

Mr. Payne inquired if the trim will be painted the same color. Mr. Bafford stated that the trim will be painted the same color as the fiber seaming board. Mr. Payne stated that HPC does not have purview of color, but a uniform color will create a monolithic appearance.

Ms. Lucas inquired if it is necessary to have the trim around the panels or if the existing siding is too thin to butt up to it. Mr. Payne stated that it could unless the new assembly stands proud of the base of the louvers. Mr. Bafford stated that the board usually complements any type of exterior siding. Ms. Lucas stated that the framing would detract from the horizontal lines. Mr. Bafford stated that the framing will give the lines a different look.

Ms. Chizmar inquired if the thickness of the boards underneath is 1/4" and the thickness of the proposed boards is 3/8". Mr. Bafford stated that this is correct.

Mr. Payne displayed a photo of the original design of the steeple. He stated that the existing design is already far removed from the original design.

Ms. Chizmar inquired if the louvers on the gable are stained. Mr. Bafford stated that he is not contracted to work on the gable at all. Mr. Bafford stated that he did suggest that the gable bits be replaced, but SARC stated that it only wanted to cover the proposed portion of the steeple. He stated that he is assuming that SARC will have someone paint the louvers.

Mr. Payne inquired about the decision to have the 8" exposure. He stated that he believes the compound curve would be easier to cover with smaller segments rather than larger segments, but that would require more borders. He stated that, in the original design, there is a band around the tower where the wall is vertical and makes its transition. Mr. Payne stated that there are differing materials above and below the band. He inquired if making a transition of two different materials at that point would make the plaiting of the cove area easier if it were metal below and clapboard



above. Mr. Bafford stated that the metal would need to be copper, and it would have to be hand cut to make the corners. He stated that he personally does not think the metal would look good and that metal would detract from the definition of the tower. Mr. Payne stated that metal is an original feature of the design and that it may resolve the issue with the corners in the cove area.

Ms. Lucas stated that she is concerned about creating a frame from the ASEK board. Mr. Payne stated that he is concerned that the thickness of the ASEK would make the assembly project out further from the louvers, which would make the louvers appear to be recessed. Ms. Lucas stated that making the steeple defined around the outside edge would make the louvers appear larger, which would make the steeple appear more like the original.

Mr. Payne inquired if the louvers were previously painted white. Mr. Bafford stated that he believes the louvers have been painted and that he knows the outer shell has been painted because the paint has started to curl on some of the boards.

Mr. Payne stated that replaiting could be done in such a way that imitates the original design intent. He stated that true cornerboards on each corner, dividing the vertical panels into two sections and having it recessed will move towards the original design while still making use of fairly maintenance-free materials.

Ms. Lucas moved and Ms. Hanna seconded the motion that the request submitted by SARC to replace the siding on the steeple at the property located at 20 N. Main Street be approved by the Bel Air Historic Preservation Commission subject to the examination of the projection of the louvered portion to ensure that the ASEK surround does not stand proud of the louvered area. In that case, the ASEK would not be approved, but it would be expected that the James Hardie plank would butt up against the louvered portion.

Further, this approval is based on the following findings of fact:

1. The siding replacement will improve the overall appearance of the property.
2. The siding replacement is compatible with the exterior design, scale, proportion arrangement and materials of the existing structure.
3. The siding replacement is compatible with the Town of Bel Air Design Guidelines for Rehabilitation, Maintenance and New Construction.

The motion carried.

#### HA Review – James & Karen Taneyhill, 522 Rockspring Avenue

Ms. Chizmar stated that Mr. and Mrs. Taneyhill are proposing to replace a portion of the roof on their property located at 522 Rockspring Avenue.

Ms. Hanna stated that Joe's Home Improvements provided an estimate of \$6,300.00, and the Taneyhills' application has estimated the project cost at \$7,800.00. Ms. Hanna stated that she noticed only one estimate for the replacement of the roof shingles and the new gutter. Mr. Coale stated that the Taneyhills may have added costs for interior water damage. Ms. Hanna stated that those costs would not be eligible for the tax credit. The members present agreed to ask the Taneyhills to clarify the two different project costs and then resubmit the request for tax credit.

Ms. Lucas moved and Mr. Coale seconded the motion that the request submitted by James and Karen Taneyhill to replace a portion of the roof at the property located at 522 Rockspring Avenue be approved by the Bel Air Historic Preservation Commission.

Further, this approval is based on the following findings of fact:

1. The roof replacement will improve the overall appearance of the property.

2. The roof replacement is compatible with the exterior design, scale proportion, arrangement and materials of the existing structure.
3. The roof replacement is compatible with the Town of Bel Air Design Guidelines for Rehabilitation, Maintenance and New Construction.

The motion carried.

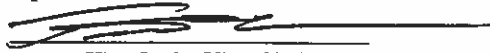
Tax Credit Review – James and Karen Taneyhill, 522 Rockspring Avenue

The members present moved that the proposed partial roof replacement submitted by James and Karen Taneyhill for their property located at 522 Rockspring Avenue is eligible for a tax credit pending clarification regarding the two different project costs and submittal of receipts at the conclusion of the project.

The motion carried.

**ADJOURNMENT**

The meeting was adjourned at 6:40 p.m.

  
Tim Coale, Vice Chair  
April 25, 2013

The regular meeting of the Historic Preservation Commission was called to order on Thursday, April 25, 2013 at 6:00 p.m. at Town Hall, 39 N. Hickory Avenue, Bel Air, Maryland.

**MEMBERS PRESENT:** Karen Chizmar, Chair  
Tim Coale, Vice Chair  
Brian Payne  
Peg Lucas  
Paul Edmeades

**IN ATTENDANCE:** Robert Fisher, Town Planner  
Catherine Frances Butrim, Recording Secretary

**ADMINISTRATIVE MATTERS**

Approval of Minutes – January 24, 2013 and March 28, 2013

Mr. Edmeades moved and Ms. Lucas seconded the motion to approve the minutes of the January 24, 2013 meeting as amended with the following correction:

Page 7, Paragraph 2

The first sentence should read as follows: Mr. Payne stated that, in relation to the tax credits, he is not comfortable allowing tax credits for the replacement of wood windows with vinyl windows, even though Mr. Payne believes that HPC standards may erroneously make concessions, such as allowing vinyl windows to be installed on facades not facing the public right-of-way.

The motion carried.

Mr. Coale moved and Mr. Payne seconded the motion to approve the minutes of the March 28, 2013 meeting.

The motion carried.

**NEW BUSINESS**

Tax Credit Review – Helen Cooney & Susan Potter, 510 S. Main Street

Ms. Lucas moved and Mr. Coale seconded the motion to accept the receipts submitted by Ms. Cooney and Ms. Potter in the amount of \$24,506.00 for painting and repairs to their property located at 510 S. Main Street. Ms. Cooney and Ms. Potter will be eligible for a tax credit in the amount of \$2,450.00.

The motion carried.

Selection of Poster Contest Winners

The members present chose the following overall winners and honorable mention winners:

**Overall Winners**

- 1<sup>st</sup> Place:**       **Luca Van Hoang**  
Homestead Wakefield Elementary School  
Bel Air Armory
- 2<sup>nd</sup> Place:**       **Aiden M. Brehm**  
Harford Day School  
Alexander McComas House
- 3<sup>rd</sup> Place:**       **Iroda Rustamova**  
Homestead Wakefield Elementary School  
Alex Fulford's Bottling Plant

**Honorable Mentions, Homestead Wakefield Elementary School**

**Maddie Markoff**  
Alex Fulford's Bottling Plant

**Sarah Entner**  
The Homestead

**Jonah Lever**  
The Wren Box

**Honorable Mentions, Harford Day School**

**Kemper Robinson**  
William Doxen House

**Skiatheni Trintis**  
The Wren Box

**Kylie White**  
Mrs. Dunnigan's Hotel & Restaurant

The winners will be honored at the Board of Commissioners meeting on May 20, 2013 at 7:30 p.m. followed by a reception at Rockfield Manor. Mr. Fisher asked for HPC member attendance at the awards ceremony and reception.

Other

At the request of Mr. Payne, the members present agreed to table for the next meeting discussion of whether the Town of Bel Air Design Guidelines for Rehabilitation, Maintenance and New Construction is erroneous in stating the following: Appropriately designed and detailed metal or vinyl replacement windows may be used on side and rear facades not visible from a public right-of-way.

Ms. Chizmar stated that a large portion of an addition to the rear of 112 E. Broadway, a designated property, is visible from the street. Ms. Chizmar stated that the property owner was informed by the Town that she did not have to bring the addition before HPC for review if the addition would not be visible from the street. Ms. Chizmar inquired about the Town's procedures for determining if a proposed addition will be visible from the street. Mr. Fisher stated that the property owners were told that the proposed addition would need to be reviewed and approved by HPC if it will be visible from the public right-of-way. He stated that the Planning Department does not review plans to determine if a proposed addition is visible from the public right-of-way. Mr. Fisher stated that the property owner of 112 E. Broadway

contacted him by telephone and that he explained all of the Town's regulations to the property owner. Mr. Fisher stated that, when the property owner told him that the proposed addition would not be visible from the public right-of-way, he informed the property owner that the proposed addition would not require review by HPC. Mr. Edmeades stated that the Town should have procedures to identify if proposed projects will be visible from the street and to require that such plans be brought before HPC for review. Mr. Edmeades stated that this process should not be conducted only by telephone. Ms. Chizmar stated that, in the future, the determination of whether a project should be brought before HPC for review should not be left to the discretion of the owners of designated properties.

#### **ADJOURNMENT**

The meeting was adjourned at 7:00 p.m.

---

Tim Coale, Vice Chair

July 25, 2013

The regular meeting of the Historic Preservation Commission was called to order on Thursday, July 25, 2013 at 6:00 p.m. at Town Hall, 39 N. Hickory Avenue, Bel Air, Maryland.

**MEMBERS PRESENT:** Tim Coale, Vice Chair  
Peg Lucas  
Jennifer Mainster Hanna

**IN ATTENDANCE:** Robert Fisher, Town Planner  
Mary Driver  
Patricia Banick  
Catherine Frances Butrim, Recording Secretary

#### **ADMINISTRATIVE MATTERS**

##### Approval of Minutes – April 25, 2013

Approval of the minutes of the April 25, 2013 meeting was tabled until the September 2013 meeting.

#### **NEW BUSINESS**

##### Tax Credit Review of Receipts– Dr. James Taneyhill, 522 Rockspring Avenue

Ms. Lucas moved and Ms. Hanna seconded the motion to accept the receipts submitted by Dr. Taneyhill in the amount of \$6,300.00 for the replacement of roof shingles on his property located at 522 Rockspring Avenue. Dr. Taneyhill will be eligible for a tax credit in the amount of \$630.00.

The motion carried.

##### Tax Credit Review of Receipts – Daniel and Mary Driver, 333 E. Broadway

Ms. Lucas moved and Ms. Hanna seconded the motion to accept the receipts submitted by Daniel and Mary Driver in the amount of \$24,340.42 for the exterior repairs completed on their property located at 333 E. Broadway. Mr. and Mrs. Driver will be eligible for a tax credit in the amount of \$2,434.00.

The motion carried.

Mrs. Driver inquired if the tax credit will apply to taxes from July-December 2013. Mr. Fisher advised Mrs. Driver to contact the Town's Finance Department to confirm if the tax credit will apply to taxes from July-December 2013.

##### HA Review – Daniel & Mary Driver, 333 E. Broadway

Mr. Fisher stated that Mr. and Mrs. Driver are proposing to replace garage doors and paint the exterior of the garage on their property located at 333 E. Broadway.

Ms. Lucas inquired if the Drivers have chosen the door design. Mrs. Driver stated that the design proposed is GH21 of the Grand Harbor Collection, which is included in the Staff Report. Mrs. Driver stated that design GH21 was chosen to make the garage doors appear like carriage doors. Ms. Lucas inquired if the existing garage doors are the original doors. Mrs. Driver stated that she does not believe the existing doors are original because they appear to be plywood, which is rotting. Ms. Lucas stated that design GH21 does not suit the original design of the garage. Ms. Hanna stated that she does like design GH21 but does not believe that this design is compatible with the original design of the garage. Ms. Lucas stated that design GH11 is more appropriate to the original style of the garage and is in keeping with the design of similar garage doors on the property around the corner, which has windows. Ms. Hanna inquired if the new garage doors will have windows. Mrs. Driver stated that the new garage doors will not have windows. Mrs. Driver agreed to change the proposed garage door design to GH11 and stated that she will get a new quote for the design change.

Ms. Hanna moved and Ms. Lucas seconded the motion that the request submitted by Daniel & Mary Driver to replace the garage doors and paint the garage at the property located at 333 E. Broadway be approved, with the recommended change of the garage door design to GH11 of the Grand Harbor Collection, by the Bel Air Historic Preservation Commission.

Further, this approval is based on the following findings of fact:

1. The garage door replacement and painting will improve the overall appearance of the property.
2. The garage door replacement is compatible with the exterior design, scale, proportion, arrangement and materials of the existing structure.
3. The garage door replacement is compatible with the Town of Bel Air Design Guidelines for Rehabilitation, Maintenance and New Construction.

The motion carried.

#### Tax Credit Review – Daniel & Mary Driver, 333, E. Broadway

Ms. Hanna moved and Ms. Lucas seconded the motion to approve the request for a tax credit submitted by Mr. and Mrs. Driver for the proposed garage door replacement and painting of the garage at an estimated cost of \$3,260.00, which may change with the recommended design change to the garage door, on their property located at 333 E. Broadway. Mr. and Mrs. Driver will be eligible for a tax credit of \$326.00 upon submittal of receipts at the conclusion of the project.

The motion carried.

#### **OTHER**

#### Discussion of Permitted Window Materials in the Town of Bel Air Design Guidelines for Rehabilitation, Maintenance and New Construction

Discussion of permitted window materials in the Town of Bel Air Design Guidelines for Rehabilitation, Maintenance and New Construction was tabled until the September 2013 meeting.

#### Selection of Building to Depict on 2013 Christmas Ornament

Mr. Fisher stated that a building should be selected for the 2013 Christmas ornament so that photographs can be forwarded to the manufacturer prior to the September 2013 meeting. Mr. Fisher recommended that the members present suggest some buildings to depict on the Christmas ornament. He stated that the building suggestions will be emailed to the members not present at this evening's meeting. The members present suggested that Rockfield Manor, the Colored School and the Historical Society of Harford County building, which is the old Bel Air post office, be considered for the 2013 Christmas ornament. Mr. Fisher stated that he will email these three suggestions to the members

not present this evening, and he will ask that they reply with their comments and additional suggestions by the end of August.

## **ADJOURNMENT**

Ms. Lucas moved and Ms. Hanna seconded the motion to adjourn the meeting at 6:20 p.m.  
The motion carried.

---

Tim Coale, Vice Chair

**October 24, 2013**

The regular meeting of the Historic Preservation Commission was called to order on Thursday, October 24, 2013 at 6:00 p.m. at Town Hall, 39 N. Hickory Avenue, Bel Air, Maryland.

**MEMBERS PRESENT:** Brian Payne  
Peg Lucas  
Jennifer Mainster Hanna  
Paul Edmeades  
Patricia Banick

**IN ATTENDANCE:** Robert Fisher, Town Planner  
Maryanna Skowronski, Historical Society of Harford County  
James Sterling, Property Owner  
Marc McFaul, Ropewalk Bel Air Properties LLC  
Chris Reia, Ropewalk Bel Air Properties LLC  
Brad Streett, Alecraft Brewing Supply Co.  
Kevin Small, Director of Planning  
Charles Keenan, Town Counsel  
Catherine Frances Butrim, Recording Secretary

## **ADMINISTRATIVE MATTERS**

### Approval of Minutes – April 25, 2013 and July 25, 2013

Ms. Lucas moved and Mr. Edmeades seconded the motion to approve the minutes of the April 25, 2013 meeting.

The motion carried.

Approval of the minutes of the July 25, 2013 meeting was tabled until the November meeting due to lack of a quorum.

## **NEW BUSINESS**

### HA Review – James Sterling, 108 N. Bond Street

Mr. Fisher stated that Mr. Sterling is proposing to replace the face of an existing freestanding sign on his property located at 108 N. Bond Street.

Ms. Lucas moved and Ms. Hanna seconded the motion that the request submitted by James Sterling to replace the face of an existing freestanding sign at the property located at 108 N. Bond Street be approved by the Bel Air Historic Preservation Commission.

Further, this approval is based on the following findings of fact:

1. The new sign face will improve the overall appearance of the property.
2. The new sign face is compatible with the exterior design, scale, proportion, arrangement and materials of the existing structure.

3. The new sign face is compatible with the Town of Bel Air Design Guidelines for Rehabilitation, Maintenance and New Construction.

The motion carried.

HA Review – Historical Society of Harford County, 143 N. Main Street

Mr. Fisher stated that the Historical Society of Harford County is proposing to make exterior repairs to its building located at 143 N. Main Street.

Mr. Payne stated that the report submitted contains quite a few recommendations for exterior repairs. He inquired if the Historical Society is seeking approval this evening only for the roof and the capstone. Ms. Skowronski stated that this is correct and that the repairs will be completed in multiple phases over multiple years. She stated that the project will follow the Secretary of the Interior Standards, and the project is funded by a federal grant, which requires approval of the project by the local, county and state Historic Preservation Commissions. Ms. Skowronski stated that this project is strictly for repairs and that the repairs proposed this evening will not be visible from the street level. She stated that the second phase of the project will include work on the windows, which will require review by HPC. Ms. Skowronski stated that Harford County and the State of Maryland have already signed off on the project and that Frederick Ward Associates performed an evaluation and submitted a recommendation for the proposed roof and façade repairs. Mr. Payne inquired if the repairs proposed this evening include the cap of the parapet and the flat areas of the roof and not the gabled portions. Ms. Skowronski stated that this is correct.

Mr. Edmeades moved and Ms. Hanna seconded the motion that the request submitted by the Historical Society of Harford County to make exterior repairs at the property located at 143 N. Main Street be approved by the Bel Air Historic Preservation Commission.

Further, this approval is based on the following findings of fact:

1. The exterior repairs will not affect the overall appearance of the property, and the correction of the deficiencies identified by Frederick Ward Associates will have no adverse effect on this historic property.
2. The exterior repairs are compatible with the exterior design, scale, proportion, arrangement and materials of the existing structure.
3. The exterior repairs are compatible with the Town of Bel Air Design Guidelines for Rehabilitation, Maintenance and New Construction.

The motion carried.

HA Review – Ropewalk Bel Air Properties LLC, 117-119 S. Main Street

Mr. Fisher stated that Ropewalk Bel Air Properties is proposing new signage incorporated into a mural for its building located at 117-119 S. Main Street. Mr. Fisher advised that the mural is classified in the Development Regulations as a sign even though it is not counted in the square footage for the sign allotment, and, as such, the mural requires review by HPC.

Mr. Payne inquired if two separate signs are being proposed if the mural qualifies as a sign. Mr. Fisher stated that the actual signage included in the sign allotment will be interspersed with the mural. Mr. Payne stated that there is signage in two different areas of the building, which he believes could be considered separately. Mr. Fisher stated that the Planning Department will need to approve the written signage only for a permit.

Ms. Lucas inquired if the mural requires a sign permit. Mr. Fisher stated that the Planning Department will consider only the lettering and wording in Mr. McFaul's application to determine if they meet the sign allotment requirements. Ms. Lucas inquired if the mural would require a permit since a mural is classified as a sign. Mr. Fisher

stated that murals are under an exemption from the sign allotment and do not require a permit. Ms. Lucas inquired if it was not necessary for Mr. McFaul to obtain a permit to paint the mural. Mr. Fisher stated that the mural does not require a permit, but the mural does require HPC approval because it is classified as a sign. Mr. Small stated that the mural is classified as a sign in the sense that it is part of the graphic associated with the lettering. He stated that a mural with no lettering is not a sign. Mr. Small cited Section 165-109 Exemptions of the Town Code/Development Regulations, which stated the following: The following types of signs are exempted from all the provisions of the Part 3.

K. Murals. This includes signs which are painted on any wall. Any wording, logo or insignia included in the mural shall be calculated against the total sign allocation allotted to the structure and shall satisfy all pertinent zoning district requirements.

Mr. Small stated that only the lettering of the mural is calculated in the requirement for the sign allotment. He stated that the mural also is an alteration to the building and that HPC is reviewing it because it is a sign and an alteration to the building. Ms. Lucas stated that the mural is not a structural alteration. Mr. Payne inquired if only the space taken up by the lettering is counted in the sign allotment and not the negative space where there is no writing. Mr. Small stated that only the lettering is counted. Mr. Payne inquired if only the immediate lettering on the parapet above the kitchen of the building is counted. Mr. Small stated that only the immediate lettering is included in the limitation of the sign allotment. Ms. Lucas stated that this area is not a parapet but the side of the building and a structure. Mr. Payne stated that there are mechanical items, which certainly qualifies as a parapet.

Mr. Payne stated that he believes HPC has four items to consider and that he believes the sign on the rear of the building is independent of the sign on the front of the building, one of which may be in compliance while the other may not be in compliance. Mr. Keenan stated that the mural is a sign, but it is exempted from permitting requirements. He stated that HPC has jurisdiction over alterations to historic buildings and also over signs on historic properties. Mr. Keenan stated that a permit is not required for the mural, but HPC has jurisdiction over the placement of murals on historic buildings. Mr. Payne stated that the four elements HPC should consider separately are the following: the lettering on the rear of the building, the lettering on the front, historic portion of the building, the mural on the front, historic portion of the building and the lettering on the addition to the building.

Ms. Hanna inquired if there is any clarification about HPC reviewing the mural since HPC has no purview over color. Mr. Payne stated that he believes it is a misconception that HPC has no purview over color. He stated that several color items are cited in the Design Guidelines and that there are limitations to colors in the Design Guidelines even if HPC cannot specify a particular color. Ms. Lucas stated that the Design Guidelines list colors that are recommended or not recommended, but the Design Guidelines do not prohibit or specify colors. Mr. Payne stated that HPC can object to specific colors that are not recommended in the Design Guidelines. Ms. Lucas stated that HPC can make color recommendations, but HPC does not have purview over color. Mr. Payne stated that, if more weight is put on the recommended colors, the Design Guidelines recommend no more than three colors on a single sign. Mr. Small stated that, according to Section 4-506 of the Town Code, HPC has jurisdiction over any exterior change that affects the historical, archeological or architectural significance of the designated site, and whether that exterior change includes color is up HPC's discretion. Ms. Lucas stated that color changes have been made to the front façade before, and the appropriateness of those previous color changes has not been discussed by HPC. Mr. Payne stated that this does not prevent HPC from considering the current color changes.

Mr. Payne stated that he would like HPC to consider the four elements he cited regarding the proposed signage incorporated in the mural separately because an element that is appropriate for the addition may not necessarily be



appropriate for the historic portion of the building. The other members stated that HPC should consider the proposed signage incorporated in the mural as a whole.

Mr. Payne stated that HPC's standards are based on the Secretary of the Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. He stated that some of the ten tenets listed in these guidelines are pertinent to this building. He cited item 10, which states that "new additions or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and the environment will be unimpaired." Mr. Payne stated that, once the masonry is painted, it will never be back in its original condition when the paint is removed. Chris Reia stated that the paint is removable and that he can provide documentation from United Restorations. Mr. Payne stated that an issue with removing paint from historic buildings is that the quality standards for modern bricks do not apply to older bricks, and the intensity of cleaning the brick can withstand cannot necessarily be known. Mr. Reia stated that the brick was cleaned previously when the building was purchased. Mr. Payne inquired if paint was cleaned off the building. Mr. McFaul stated that paint was cleaned off the building to some degree because there was paint around the windows. Mr. Reia stated that he works with United Restorations frequently to clean paint from historic buildings. Mr. Payne inquired about the method used for cleaning the paint off the building. Mr. Reia stated that a chemical that he cannot recall is brushed on and left to sit for 24-48 hours, and the bricks are then scrubbed with clean water.

Mr. Payne cited item 7 from the Secretary of the Interior Standards, which states that "chemical and physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of the structure, if appropriate, shall be undertaken using the gentlest means possible." Mr. Payne stated that chemicals are not recommended for cleaning because it can damage masonry, and sometimes adding salts to the brick can create damage over time. Mr. McFaul stated that Ropewalk Bel Air Properties repointed all the brick to improve the appearance of the building after it sat vacant for 17 years.

Ms. Lucas stated that paint may be removed from a historic building, and paint was successfully removed by the recommended method from the brick and the façade on her former property at 17 W. Courtland Street, which is approximately the same age within three years as Mr. McFaul's property. Mr. Payne stated that there is no recommended method for removing paint from historic buildings. Ms. Lucas inquired if the paint was removed from the inside of the upstairs porch. Mr. McFaul stated that the entire building was washed, including the interior of the upstairs porch.

Mr. Payne stated that the Designs Guidelines stated that it is not recommended to paint historically unpainted masonry or to sandblast or use other inappropriate methods to clean the masonry. Mr. Payne stated that it is also not recommended to apply replacement materials that will damage materials, trap moisture within cavities or compromise the structural capacity of the side and rear façade. He stated that painting historic masonry can trap moisture in the walls, although he doubts that will be an issue in this case, and that the paint coating must be vapor permeable. Mr. Payne stated that it is his understanding that latex paint was used in this case. He stated that paint on historical buildings is usually a lime wash and vapor permeable.

Mr. Payne stated that the Design Guidelines state that the brick and stone used in historic buildings in Bel Air are typically left unpainted and that it is best to choose a color scheme for a building by selecting a palette presented by the unpainted materials. He stated that the Design Guidelines state that the exterior of historic buildings in Bel Air should contain no more than two basic colors with no more than two additional colors to accent details and that historically unpainted materials should be left unpainted. Mr. Payne stated that the Design Guidelines do not

recommend painting or applying architectural coatings to historically unpainted materials or using sandblasting or other abrasive methods to strip paints.

Mr. Payne stated that the Design Guidelines do not recommend using more than three exterior colors for a new building or addition. He stated that the Design Guidelines recommend that signage relate to the architectural features on the building on which it is located and in proportion to the building façade. Mr. Payne stated that the Design Guidelines recommend attaching signage to the building in a way that it can be removed without damaging the building and installing signage of appropriate size for the building. He stated that the Design Guidelines recommend that no more than three colors be used on a single sign and that signs be placed in such a way that they will not obscure architectural details or project above the edge of the roofline. He stated that the Design Guidelines do not recommend bright Day Glo colors or extending signage outside of signboard areas. Mr. Payne stated that the Design Guidelines do not recommend covering windows, doors, cornices or other character defining elements. Mr. Payne stated that the mural does not obscure any of these listed elements, but it does obscure some of the architectural elements of the building. He stated that, in the original design of the addition, the intention was to keep the historic portion of the building separate and distinct from the addition.

Mr. McFaul stated that the addition was set back and a lot of dining space and a hallway were lost. He stated that the entire intent is to preserve the history, and there is a room highlighting the history of everything that has occupied the building. Mr. McFaul stated that the mural contains images of older buildings and that the mural fits in the mural recently painted on the Sheriff's Office. He stated that Ropewalk Bel Air Properties has invested in the building and cares about the building, but a new look also had to be incorporated into the historic appearance because the three previous businesses to inhabit the building have failed.

Mr. Payne stated that the original plan of the addition intended to make the historic building distinct and separate from the addition. He stated that the mural obscures the details of the addition, such as the brick mass and the frame construction with siding that connects the historic building to the addition. Ms. Lucas stated that this is Mr. Payne's opinion and that, in her opinion, the mural does not obscure the differentiation between the historic building and the addition. She stated that the side entrance, for which HPC gave permission, might have detracted from the original building, but the mural does not make that side entrance stand out as it once did. Ms. Lucas stated that the different materials in the addition are still visible. She stated that the building did sit vacant and deteriorating for a very long time until Mr. McFaul purchased the building and began various projects to improve it.

Mr. Payne stated that he does believe the mural has blurred the delineations between the historic building and the addition. Mr. Edmeades stated that he also believes that this is Mr. Payne's opinion. Mr. Edmeades stated that he believes the mural is a great enhancement to the structure and that the mural is on the side of the building. He stated that he still sees the historic Main Street façade on the front of the building and that the mural, in his opinion, integrates the building. Mr. Edmeades commended Mr. McFaul for the addition of the mural. Mr. McFaul stated that he has received overwhelmingly positive feedback about the mural. Mr. Edmeades stated that the mural calls attention to an historic structure in the Town of Bel Air and that everything Mr. McFaul has done to the building has been an improvement. Ms. Lucas stated that the largest portion of the mural is toward the rear of the side of the building.

Ms. Banick stated that she loves the mural. She stated that she does not like the sign toward the front of the building because it detracts from the mural. Mr. McFaul stated that this sign was previously approved by HPC.

Ms. Hanna stated that she also believes the mural is a great enhancement to the building and that it can be removed, so it is not altering the historic nature of the building.

Mr. Payne stated that the mural can be a wonderful but not appropriate for the building. He stated that the Secretary of the Interior Standards and the Town's Design Guidelines indicate that the mural is not appropriate for the building. Mr. Payne stated that the Historical Society of Harford County submitted a letter, dated October 24, 2013, stating its disposition regarding the mural.

Ms. Lucas stated that the paint can be removed; therefore, the mural is not permanently altering the historic nature of the building. Mr. Payne stated that it is an opinion that the paint can be removed and that removing the paint is not recommended in the technical briefs of the Secretary of the Interior Standards. He stated that he believes painting on the brick causes irreversible damage to the historic building and, therefore, the mural is not appropriate.

Ms. Lucas moved and Mr. Edmeades seconded the motion that the request the request submitted by Ropewalk Bel Air Properties LLC to add new signage incorporated into a mural to the property located at 117-119 S. Main Street be approved by the Bel Air Historic Preservation Commission.

Further, this approval is based on the following findings of fact:

1. The new signage incorporated into a mural will improve the overall appearance of the property.
2. The new signage incorporated into a mural is compatible with the exterior design, scale, proportion, arrangement and materials of the entire existing structure.
3. The new signage incorporated into a mural is compatible with the Town of Bel Air Design Guidelines for Rehabilitation, Maintenance and New Construction.

The motion carried.

## **OTHER**

### Discussion of Possible Alternate Member for the HPC

Mr. Fisher stated that Mr. Small recommended that the members discuss adding an alternate member of HPC to ensure that there will be a quorum at HPC meetings in the future. Mr. Fisher stated that Rob Reier, HPC's Town Commissioner liaison, has no objection to adding an alternate member. Mr. Fisher stated that the alternate member would receive all of the materials needed in order to prepare for each HPC meeting. Ms. Lucas inquired how many members serve on the commissions that have alternates. Mr. Fisher stated that he believes those commissions have five members while HPC has seven members. Mr. Payne inquired how many HPC meetings have been cancelled due to lack of a quorum. Mr. Fisher stated that HPC has had to cancel one meeting due to lack of a quorum in the last seven years. Ms. Hanna inquired if anyone is interested in the position. Mr. Fisher stated that a gentleman who is a recent graduate in Historic Preservation is interested and that Commissioner Reier would appoint the alternate member. Mr. Edmeades stated that appointing an alternate member should be an issue if there is the lack of a quorum is a chronic problem. Mr. Payne stated that a quorum of three is not a majority and that having an alternate would benefit HPC.

The members present agreed to table discussion of adding an alternate member to HPC.

### Signage at 6-8 Office Street

Mr. Fisher stated that Mr. Streett, one of the owners of Alecraft Brewing Supply, is here this evening to present an overview of the signage they are proposing to add to their property, which will come before HPC for review in November.

Mr. Streett stated that Alecraft Brewing Supply is proposing to add a flat against the wall sign that will be 14" high and 48" wide. He stated that the sign will be a sandblasted wooden sign similar to the sign at CTSI. Mr. Streett stated that the sign will be rectangular and have raised lettering. Mr. Streett stated that the sign will be green. He stated that the building is light blue, and the sign will be right above the door. Ms. Lucas inquired if Alecraft only has one doorway and if the other door is for the upstairs tenant. Mr. Streett stated that this is correct. He stated that he could

center the sign above the awning if HPC prefers. Mr. Payne stated that moving the sign to the center might be confusing. Mr. Edmeades inquired about the size of the border. Mr. Streett stated that the manufacturer did not create a mock-up of the border, but it will be green. Mr. Payne stated that he has no objection to the flat against the wall sign, but he stated that it is common in the area to have a sign hanging perpendicular to the building. Mr. Streett stated that he has considered this type of signage, but it may not be within his budget. He stated that the flat against the wall sign will be visible to traffic driving up Main Street.

#### **ADJOURNMENT**

Ms. Lucas moved and Ms. Hanna seconded the motion to adjourn the meeting at 7:00 p.m.

The motion carried.

**November 21, 2013**

The regular meeting of the Historic Preservation Commission was called to order on Thursday, November 21, 2013 at 6:00 p.m. at Town Hall, 39 N. Hickory Avenue, Bel Air, Maryland.

**MEMBERS PRESENT:** Karen Chizmar, Chair  
Peg Lucas  
Patricia Banick

**IN ATTENDANCE:** Robert Fisher, Town Planner  
Representative from Alecraft Brewing Supply LLC  
Catherine Frances Butrim, Recording Secretary

#### **ADMINISTRATIVE MATTERS**

##### Approval of Minutes – April 25, 2013 and July 25, 2013

Approval of the minutes of the July 25, 2013 and October 24, 2013 meetings was tabled for the December meeting due to lack of a quorum.

#### **NEW BUSINESS**

##### HA Review – Alecraft Brewing Supply LLC, 6 Office Street

Mr. Fisher stated that Alecraft Brewing Supply LLC is proposing to install a small wall sign above the entrance to their location at 6 Office Street in order to give this new business more visibility.

Ms. Chizmar inquired if the proposed sign meets all of the Town of Bel Air's sign requirements. Mr. Fisher stated that the proposed sign does meet all of the Town's sign requirements. Mr. Fisher stated that Alecraft Brewing Supply has applied for a sign permit and must wait for the permit to be issued upon approval by HPC.

Ms. Lucas inquired if Alecraft Brewing Supply has two signs. The representative from Alecraft Brewing Supply stated that the second sign is a sandwich board sign. Ms. Chizmar called for additional questions from the HPC members present. Ms. Lucas stated that her questions regarding the proposed sign were addressed by Mr. Streett when he came before HPC at the October meeting.

Ms. Lucas moved and Ms. Banick seconded the motion that the request submitted by Alecraft Brewing Supply LLC to install a wall sign above the entrance to the business located at 6 Office Street be approved by the Bel Air Historic Preservation Commission.

Further, this approval is based on the following findings of fact:

1. The new sign will improve the overall appearance of the property.
2. The new sign is compatible with the exterior design, scale, proportion, arrangement and materials of the existing structure.

3. The new sign is compatible with the Town of Bel Air Design Guidelines for Rehabilitation, Maintenance and New Construction.

The motion carried.

#### **ADJOURNMENT**

The meeting was adjourned at 6:15 p.m.

---

Karen Chizmar, Chair