

**Harford County Historic Preservation Commission**  
**Meeting Summary: Wednesday January 5, 2022**  
**Hybrid Meeting**

Members Present: Carol Deibel (Chair) - Virtual  
Dan Coates (Co-Chair)  
Phil McCall  
Jackie Seneschal - Virtual  
Christina Presberry  
Dr. Iris Barnes - Virtual  
Eric Polk - Virtual

Staff: Jacob Bensen  
Stephanie Soder - Virtual

Public: Laura Bianca-Pruett

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**Call to Order**

The regular monthly meeting of the Historic Preservation Commission was called to order at 7:02 PM.

**Welcome**

Ms. Deibel welcomed everyone to the meeting.

**Review and Approval – 7:02 PM**

December 2021 Meeting Minutes

Ms. Deibel opened the floor to anyone with comments on the December 2021 minutes. Mr. Coates requested that a change be made from the mentioned “linoleum” window wrapping to “aluminum”. Ms. Soder stated that she believed that “linoleum” was the word used by the presenter but that she would check the recording and change if necessary. Ms. Deibel requested a motion. Mr. McCall made a motion to approve the December minutes once the window fixture description was checked and changed if necessary. Ms. Seneschal seconded the motion. The motion passed unanimously.

**Old Business – 7:04 PM**

Archeological Update

Ms. Soder gave an update on the December 2021 archeological investigation at Swan Harbor Farm with the Maryland Historical Trust (MHT). A magnetic susceptibility survey was completed and a pedestrian survey. Bottle glass, ceramics, and window glass were all found, and the survey results from MHT indicate that there are “hot spots” in the area, which could indicate further subsurface archeological remains. MHT will be filing a Maryland Inventory of Historic Properties form for the site. Mr. Coates gave an update on how the data organization was progressing from previous work at the site, and that he would compile a report to send to MHT. He also discussed his site visit at the Swan Harbor Farm prehistoric excavation sites with Zachary Singer from MHT the same day as the other field work. There is still indication of archeological remains in the area which may warrant another survey.

Ms. Deibel discussed the use of colonial land grants to assist with archival research. Mr. Coates stated that so far, the evidence found aligns with archival research.

### **New Business – 7:11 PM**

#### Outreach to Real Estate Agents

Mr. Polk announced that he had spoken with the Harford County Board of Realtors regarding interest in outreach with local realtors about historic properties and County Landmarks, and the Historic Preservation Commission (HPC) and assistance it can provide. He discussed holding a training session for local realtors, and possibly incentivizing training by offering continuing education credits. Plans are currently being developed with Ms. Laura Metz with the Harford County Board of Realtors to make a presentation or training session. Ms. Deibel stated that when she did a similar training, it did count as continuing education credits. She also recommended that with the COVID-19 outbreak, it should be planned now for later in the Spring. There were no questions.

#### HPC CY2021 Report

Mr. Bensen introduced the topic of compiling a report for the County Executive and County Council to review the work that has been conducted in CY2021 by the HPC. Mr. Bensen then discussed the progress that has been made this past year, including completion of several goals, continuing progress on goals that are ongoing in nature, and goals that have been put on hold or impacted by COVID-19 restrictions. Mr. Bensen specifically noted movement on landmarking the Greystone Lodge and discussions with its owner, Klein Enterprises. Ms. Seneschal asked if that was the same Klein family that owns the Forest Hill Train Station. Mr. Bensen stated that it was a different Klein, and that staff is still trying to determine the correct point of contact for Forest Hill Train Station. Ms. Seneschal said that she reached back out to her contact in order to confirm the owner.

Goals that had been delayed were (1) develop archeological component to the county’s preservation initiative, (2) working with local schools or college on a historic preservation program, and (3) the roundtable discussion to promote historic preservation efforts in the county.

Ms. Seneschal requested that the report expand upon the MIHP Survey Update in the report to highlight the extensive progress that was made. Ms. Deibel also requested that the MHT Symposium Presentation

that was given by staff in October 2021 be added. Mr. McCall requested that staff add in the collaboration and outreach work with the Departments of Parks & Recreation and Facilities & Operations. Ms. Deibel agreed that it should be added and presented to the County Executive and County Council.

Ms. Deibel asked if the HPC would need to create a new work plan for CY2022. Mr. Bensen stated that he would be amending the work plan after the report is submitted, but that most of the goals are ongoing or set under *HarfordNext*. The new workplan should include new goals as well as these ongoing goals. Ms. Deibel then asked what the next step will be for the HPC. Mr. Bensen asked if the HPC would like to see the report prior to submission. Ms. Seneschal stated that she believed that it should be reviewed and voted upon because it is considered the HPC's report. Ms. Deibel concurred and asked about a timeframe for review and submission. Mr. Bensen said that the report could be ready for review for the February 2022 meeting. Ms. Seneschal asked for a specific section to highlight the Harford 250 event.

### **Other Business – 7:43 PM**

#### FFY 2021 CLG Grant Status (Design Guidelines Phase II)

Mr. Bensen gave an update for the Grant status toward Phase II of the Design Guidelines. The Guidelines Committee will be meeting with the consultants on January 6, 2022. It is still expected to be ready for adoption in May 2022 and that the schedule will still be followed as planned. Mr. McCall requested a summary of what had occurred at the last progress meeting with the consultants. A draft will be ready for the HPC Subcommittee in late January.

#### Harford Heritage Committee Update

Ms. Seneschal discussed that more a basic program of events had been determined for the grand opening in March 2023, the fall festival in Fall 2023, and the end event in March 2024. She is planning to meet with the Executive Committee of the Fire Chiefs to discuss the plan to do sirens across the county and their participation in the opening event in 2023. She also stated that she had spoken with the Darlington/Dublin Community Advisory Board (CAB). One of the suggestions from that meeting was for the HPC to approach private homeowners to open their houses for tours to fundraise for the event. She recommended starting with the County Landmark owners. Mr. Bensen stated that he had reached out to all of the CAB Liaisons to give them information on the event and requesting input. Ms. Seneschal said that she had planned to meet with the Recreation Council presidents at their March meeting and hopes to have more details on the Fall event by that point.

Mr. McCall asked about outreach to the Star-Spangled Banner Trail. Ms. Deibel stated that it has been done and someone will be doing a virtual presentation for the Historical Society. The presentation will be able to be viewed afterwards. She also stated that they have engaged with other trail groups to become involved.

Ms. Deibel also announced that the memoir project deadline was pushed back to January 31, 2022 due to the holidays and encouraged everyone to reach out to people they know who may want to contribute. A general virtual meeting will be held on February 3, 2022 to start getting organizations thinking about how

they can tailor events to fit the Harford 250 theme. Ms. Seneschal recommended making a driving tour with Visit Harford or the Department of Parks & Recreation. She also suggested making a phone application similar to the one that the college had put together. She also asked about the possibility of hiring an intern for the summer to create the application.

#### Harford County Historic Preservation Survey App Update

Ms. Soder described the updated statistics of properties surveyed and completed, the number of staff working on this project, and gave an update on the progress of the training video. The County Landmark inspections and surveys have been completed. She also stated that non-Landmark surveys have been started, specifically in the Development Envelope since that is the area of highest risk. There were no questions.

#### **Administrative Business – 8:03 PM**

#### County Landmarks in the Town of Bel Air

Ms. Soder announced that a new agreement had been reached by the HPC staff and Bel Air Planners regarding how County Landmarks in the municipalities would be reviewed. Starting January 1, 2022, all work at joint County/Bel Air Landmarks would be reviewed by the Bel Air HPC. This decision was made after review of the Zoning Code, specifically § 267-113 (G): *Any historic landmark located within the boundaries of a municipality are not subject to this article* [Article XIII. General Provisions for Historic Landmarks]. Harford County Biennial Landmark Inspections will continue as joint inspections with Bel Air Planning staff because Bel Air does not have a formal inspection process.

Ms. Seneschal requested clarification that this means that Harford County owned buildings in Bel Air will not be reviewed by the Harford County HPC anymore. Ms. Soder confirmed that was how it was interpreted. She also stated that the Old Aegis Building COA that was recently confirmed by the Harford County HPC would not have to go back through review by the Bel Air HPC. If the siding of the Old Aegis building is ever replaced, which was originally discussed in the COA and was approved with the caveat that Harford County HPC staff would be consulted, then the applicant would consult with the Bel Air planners and HPC. Ms. Deibel confirmed that this was originally how the zoning code was written and how things were reviewed when the Bel Air HPC was formed.

#### FFY 2022 HPC Training

Mr. Bensen stated that there still has been no update from the Bel Air HPC regarding the joint training for this year.

Mr. Bensen announced that the MAHDC Archeology Course would take place in the evening of January 20, time still to be determined. Ms. Soder stated that it would be between 2-2.5 hours long, and Mr. Bensen confirmed that and that it would be virtual. Mr. Coates asked if other people outside of the HPC could be invited. Mr. Bensen stated that he would check with the coordinators. Mr. Coates stated that he knew of two people from the Archeological Society of the Northern Chesapeake who would be good additions in order to give feedback on the program.

Mr. Bensen then stated that the HPC still had the CLG training grant money to spend. He recommended either doing *HPC 200: Connecting with Your Community: Communication, Education, and Outreach* (2.5 hours, \$1000), or *HPC 201: Sustainability for Historic Preservation Commissions* (1.5 hours, \$500) and *HPC 202: Modernism for Maryland's HPCs* (1.5 hours, \$500). Ms. Deibel stated that she would like to see the first option be explored because of the difficulty that the HPC has with getting outreach completed. Ms. Seneschal stated that she feels that the other two options might be better because they address two problems that the HPC is facing this year. Dr. Barnes asked if they had to participate in both training sessions of the second option was chosen, or if they could go to one or the other and still fulfil their requirements for training. Mr. Bensen stated that each commissioner only had to do one training per federal fiscal year, so some people have already fulfilled their obligations. Ms. Soder stated that the archeology course may also count.

The consensus was in favor of doing two trainings that are both relevant to the Harford HPCs current goals. Ms. Deibel requested a motion. Ms. Seneschal made a motion to approve the use of funds for HPC 201 and HPC 202. Both Dr. Barnes and Mr. Coates seconded the motion simultaneously. The motion passed unanimously. Ms. Deibel directed Mr. Bensen to make the arrangements for trainings prior to the end of the federal fiscal year in September 2022.

#### **Public Comment – 8:19 PM**

There were no comments received by members of the public in attendance or submitted ahead of the meeting.

#### **Adjourn**

Ms. Deibel called for a motion. Ms. Presberry moved to adjourn. It was seconded by Mr. Polk. The motion passed unanimously, and the meeting ended at 8:20 PM.