

Harford County Historic Preservation Commission
Meeting Summary: Wednesday March 2, 2022
Hybrid Meeting

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

Members Absent: Jackie Seneschal

Staff: Jacob Bensen
Stephanie Soder

Public: Laura Bianca-Pruett
Jason Bacher

Call to Order

The regular monthly meeting of the Historic Preservation Commission was called to order at 7:01 PM.

Welcome

Ms. Deibel welcomed everyone to the meeting and requested that members of the commission introduce themselves for those in attendance to present for the Certificate of Approval (COA).

Review and Approval – 7:03 PM

February 2022 Meeting Minutes

Ms. Deibel opened the floor to anyone with comments on the February 2022 minutes. Ms. Deibel requested to change “Ms. Carol” to “Ms. Deibel” on the second page. There were no other comments. Ms. Deibel requested a motion. Mr. McCall made a motion to approve the February 2022 minutes with the modification. Mrs. Presberry seconded the motion. The motion passed unanimously.

Old Business – 7:05 PM

Archeological Update

Ms. Soder announced that the Historic Preservation staff had decided to pursue a different Certified Local Government (CLG) grant for this year than the originally planned Archeological Guidelines. That means

that the staff do not have to wait to begin writing them, and the process is currently underway. Research has been completed and the staff had a meeting with Charles County archeologists to discuss their own guidelines. An outline has been started and is currently under review with Mr. Coates. She also stated that Maryland Historical Trust (MHT) was in the process of updating their own guidelines.

Ms. Soder also announced that employees at Swan Harbor Farm had reached out to staff about boxes of artifacts that had been found. They would like to use the artifacts for an interpretative display at the farm. Ms. Soder stated that she and Mr. Bensen had gone through some of the artifacts, and they are in need of cleaning and cataloguing.

Ms. Deibel announced that she had spoken with the Maryland Archaeological Conservation Lab. They are interested in loaning out the artifacts from the Old Baltimore project for the 250th celebration.

Mr. Coates stated that he had been invited to the Historical Society of Harford County to review artifacts that they would like to put on display in the new museum. There were no comments.

New Business – 7:09 PM

Calvary Church Roof Replacement COA Discussion

Mr. Bensen introduced the COA discussion for the Calvary Church roof replacement. Messiah Baptist Church members were not able to be in attendance due to an Ash Wednesday Mass, but that most questions had been answered during the pre-COA discussion last month. Mr. Bensen described the process of removing the current roof, repairing the wood underneath, and installing new asphalt shingles overtop. The copper flashing would also be replaced.

Mr. Bensen stated that the staff recommendation was for approval of the project, with the condition that caution be taken around the historic brick chimney and that machinery would not be placed in the historic graveyard. The project meets Secretary of the Interior (SOI) Standard 6 and the Harford County Historic Preservation Design Guidelines Chapter 5, Section A.4.

Ms. Deibel requested a motion. Mr. Coates made a motion to conditionally approve the application with the understanding that no machinery would enter the graveyard and workers would be cautious around the flashing. Mr. McCall seconded the motion. The motion passed unanimously.

Stansbury Mansion Outbuilding and Addition Demolition

Mr. Bensen introduced the COA discussion for the Stansbury Mansion Outbuilding and Addition Demolition. Mr. Jason Bacher, the property owner, was in attendance. Mr. Bensen stated that the owner wished to receive a retroactive COA for the demolition of the 1960s shed and addition. Both had been demolished without a COA or demolition permit. The demolition was noticed by staff during the 2021 inspections. The applicant was also requesting a COA for the demolition of the c. 1960 outbuildings to the north of the property and the garage; all are in deteriorated or fair condition.

Mr. Bensen stated that the staff recommendation for the demolition of the addition was for retroactive approval of the project, with the condition that appropriate permits and a COA are obtained before furthering any more construction on the new addition. The project meets SOI Standard 2 and Design Guidelines Chapter 2. Mr. Bensen stated that the staff recommendation for the demolition of the shed was for retroactive approval of the project. The project meets SOI Standard 2 and Design Guidelines Chapter 8, Section A. Finally, Mr. Bensen stated that the staff recommendation for the demolition of the outbuildings and garage was for approval of the project, with the condition that appropriate permits are obtained before demolition, that permits and a COA are obtained before a new garage is built, and that the demolition crew would be cautious around the rumored site of an unmarked burial near the wood-frame outbuildings. The project meets SOI Standard 2 and Design Guidelines Chapter 8, Section A.

Mr. Coates requested clarification that the intention was for the applicant to replace the outbuildings. Mr. Bacher stated that was the case and he had submitted a COA for next month's meeting for the new addition and was intending to build an open-air pavilion. Mr. Coates also asked if the material under the house (first floor) was still intact. Mr. Bacher noted that he had to remove it because of flooding issues. Mr. Coates also requested access to the property to look at the area of the rumored unmarked grave. Mr. Bacher stated that he was welcome to come out.

Mr. McCall asked if the openings in the exterior brick wall were going to be retained. Mr. Bacher stated that they were originally put on landings between the floors, so he was planning to close them and put the new door openings in a more appropriate location.

Ms. Deibel requested a motion. Ms. Presberry made a motion to conditionally approve the application as per the staff recommendation. Mr. Polk seconded the motion. The motion passed unanimously.

Other Business – 7:29 PM

Outreach to Real Estate Agents

Mr. Polk stated that he had spoken with the Harford County Board of Realtors regarding interest in outreach with local realtors about historic properties and County Landmarks. Mr. Bensen and Ms. Soder were scheduled to present on March 22, 2022 at 10:00 a.m. However, Mr. Polk stated that in order to be continuing education training, the presentation had to be 90 minutes, which was not feasible to pull together on such short notice. Any feedback received at this training would be used to hopefully extend the presentation to turn it into a continuing education credit course in the future.

Harford Heritage Committee Update

Ms. Deibel provided updates to the Harford 250 celebration. She stated that the committees for each event had been pulled together. The Opening Event committee had their first meeting, and the Fall Event committee is having their first meeting next week. The Final Event committee is in the process of pulling in members. There have also been several meetings with community groups to establish what events they are holding throughout the 2023-2024 year. Ms. Deibel also announced that donations specific to the 250

Celebration can now be accepted on the website and that one sponsorship valued at \$2500 had been secured.

Ms. Deibel also announced that the Editing Committee for the anthology project will be meeting. They had 112 submissions and they will be narrowing it down further. Dr. Barnes asked how the committees were narrowing down the anthology stories that had been submitted. Ms. Deibel explained that some of the stories that were submitted did not follow the guidelines, either because they were not about Harford County or were not within the 20th or 21st century.

FFY 2021 CLG Grant Status (Design Guidelines Phase II)

Mr. Bensen described the schedule for the rest of the design guidelines process and noted that the Maryland Historical Trust and Department of Government & Community Relations had received a copy of the guidelines for review. He then presented the second draft of the Design Guidelines Phase II that included photographs and formatting.

Mr. McCall recommended that when the Old Joppa site photograph is replaced, that they retain an inset 1960s photograph of the Rumsey Mansion that is currently a placeholder. Mr. McCall and Mr. Coates both noted that Harford Glen has a good example of a wind turbine on the cafeteria. Mr. Coates also recommended that they discuss sign pollution. Ms. Deibel noted that most road signs are put up by State Highways or state agencies and therefore are hard to monitor and enforce.

Mr. Bensen stated that the Department of Government & Community Relations requested that the terms in the glossary be bolded to attract more attention. Mr. McCall also requested that the National Park Service glossary term be changed to include management of both prehistoric and natural resources.

Harford County Historic Preservation Survey App Update & Landmark Inspections

Ms. Soder described the updated statistics of properties surveyed and completed. She also stated that because of the focus on historic crossroad villages in the Development Envelope for the CLG grant this year, the surveys currently being undertaken would be Abingdon, Hickory, and Emmorton. Magnolia has already been completed. She also gave an update on the progress of the training video. There were no questions.

Administrative Business – 8:15 PM

FFY 2022 HPC Training

Mr. Bensen introduced Ms. Laura Bianca-Pruett, the Planner for Bel Air. She advised the commission that the Bel Air Historic Preservation Commission had voted to approve the joint training as HPC 101: *Laws and Procedures* and HPC 102: *Ethics and Defensive Decision-Making*. HPC 101 would be planned for a Thursday in April, and HPC 102 would be planned for a Thursday in May. She also stated that virtually attending the trainings may be an option.

Mr. Bensen stated that the training being done by Harford County HPC through the CLG training funds would be scheduled dependent on the Bel Air trainings and that staff would reach out to Maryland Association of Historic District Commissions (MAHDC) to see what can be scheduled.

FFY2022 CLG Grant Applications

Mr. Bensen announced that historic preservation staff had submitted two grant applications for the MHT CLG Grant Program. The Project Grant was submitted as a proposal to hire a consultant to survey at-risk historic crossroad villages in the Development Envelope, including Emmorton, Abingdon, Hickory, and Magnolia. The CLG grant request was for \$18,268 with a \$10,000 budget from Harford County government, totaling \$28,268. The grant deliverables will be Maryland Inventory of Historic Properties District Forms for Abingdon, Hickory, Magnolia and individual forms for remaining historic buildings at Emmorton.

Mr. Bensen also announced that a training grant was submitted for \$1000 to complete MAHDC HPC 200: *Connecting with your Community: Communication, Education, and Outreach*.

Mr. McCall noted that he has done research in the Abingdon area and provided some information to the staff on a local silversmith. Ms. Deibel recommended reaching out to Ms. Seneschal for her research on the Emmorton and Abingdon areas.

Public Comment – 8:32 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. McCall. The motion passed unanimously, and the meeting ended at 8:32 PM.