

Minutes
Baltimore County Design Review Panel
April 11, 2018
Draft

Contents

Call to order and announcements

Review of today's Agenda

Minutes of the February 14, 2018 Meeting

Items for Introduction:

1. C&R Restaurant at Towson Commons, 1 West Pennsylvania Avenue, DTD Towson review.
2. 210 Allegheny Avenue signage request, DTD Towson review.
3. 1500 Locust Avenue, RRLRAIA residential review.
4. 11 Hillspoint Court/2005 W Joppa Road, RRLRAIA residential review.

Adjournment of the Panel Meeting

Appendices

Appendix A

Agenda

Appendix B

Minutes – February 14, 2018 meeting, as approved

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Call to order

Design Review Panel (DRP) Chairman, Mr. David Martin, called the regularly scheduled meeting of the Baltimore County DRP to order at 6:00 p.m. The following panel members were:

Present

Mr. John DiMenna
Mr. Mitchell Kellman
Mr. David Martin
Mr. Matt D'Amico
Ms. Cecily Bedwell

Not Present

Ms. Julie Kirsch
Mr. Qutub Syed
Mr. Richard Jones
Mr. Ed Hord
Ms. Nikki Brooks

Residential reviewer: Mr. Fran Anderson

County staff present were: Andrea Van Arsdale, Jeff Mayhew, Jenifer Nugent, and Marta Kulchytska.

Minutes of the April 11, 2018 Meeting

Mr. Kellman moved the acceptance of the February 14, 2018 draft minutes. The motion was seconded by Mr. D'Amico and passed by acclamation at 6:01 p.m.

The approved minutes are filed as Appendix B.

ITEM 1

PROJECT NAME: C&R Restaurant at Towson Commons, 1 West Pennsylvania Avenue

DRP PROJECT #: 586

PROJECT TYPE: DTD Towson review

PROJECT DESCRIPTION:

C&R restaurant at Towson Commons was presented by Mr. Ian P. Sokoloski, President of Design Evolution Architecture.

This project proposes exterior alterations for the tenant fit-out space in Towson Commons. This includes the removal of existing/deteriorated, wood storefront systems. The existing openings will receive aluminum storefront and entry systems similar in composition and finish to the existing adjacent tenants. Aluminum and glass overhead door systems are also proposed to be installed in the existing opening. All aluminum materials shall receive a black powder coat paint finish to match all recently installed work throughout Towson Commons. Signage is also shown and includes back-lit fixtures.

DESIGN REVIEW PANEL COMMENTS:

DRP Chairman, Mr. David Martin, opened up the floor to the panel members for discussion.

Mr. DiMenna had concerns about the size of the C&R letters on the signage.

Ms. Nugent noted that the Towson Commons sign package plan was originally approved back in April, 2017 and the tenant needs to comply with these parameters.

Chairman, Mr. David Martin asked if the applicant has performance specifications.

Mr. Sokoloski answered that they do have a copy of the signage package.

Chairman, Mr. David Martin asked the applicant to follow guidelines. He questioned the dark color of the letters.

Ms. Cecily Bedwell asked what colors of the lettering would be considered if switching from black letters. She stated that aluminum may be reasonable assumption. She is concerned about the top and bottom spacing and the centering of the C&R letters.

Mr. D'Amico agreed that color of the letters need to be lighter and warmer with more contrast.

Chairman, Mr. David Martin questioned about the garage door motive and purpose.

Mr. Sokoloski replied that the operational overhead doors would access the area designated for outdoor dining and serve as communication between the interior and exterior spaces and bring interest to the site.

DISPOSITION:

Mr. D'Amico made a motion to approve the plan with the following conditions:

1. Adjust the proposed signage and show how the dimensional criteria of the signage complies with previously approved signage package from April, 2017.
2. Adjustment to the letters to show contrasting and to show the raceway on the sign details.
3. Identify colors and show on the plan the raceway to match the back coloring of the louver.

The motion was seconded by Ms. Bedwell and approved by acclamation at 6:19 pm.

ITEM 2

PROJECT NAME: 210 Allegheny Avenue signage request

DRP PROJECT #: 590

PROJECT TYPE: DTD Towson review

PROJECT DESCRIPTION:

210 Allegheny Avenue project was presented by Mr. Christopher Murray, Vice President, Chesapeake Real Estate Group.

This proposal consists of two parts. First part is for locations of future potential signage for the 210 Allegheny Avenue building. Second part is for the approval of the Stanley Black and Decker signage. Stanley Black and Decker signed a lease and gained exclusive rights to signage on the Allegheny side of the building. The project proposes the custom fabricated 6'x18' sign board with 1/8" aluminum face plate. The sign face will not illuminate. Dimensional halo-lit letters will stand off from the yellow sign band and will be back-lit.

DESIGN REVIEW PANEL COMMENTS:

DRP Chairman, Mr. David Martin, opened up the floor to the panel members for discussion.

The two parts of the project were reviewed separately.

For the first part, Mr. D'Amico stated that there should be a hierarchy in signage as Stanley Black and Decker is the primary tenant. The Stanley Black and Decker sign should be bigger than other potential future tenant's signs. Also, he noted that the colors of other future potential tenants should be more neutral and less dominant.

Ms. Bedwell agreed and provided similar comments regarding sign hierarchy and design with respect to colors.

DRP Chairman, Mr. David Martin questioned if the presentation of the first part of the project was for signage location only.

The applicant stated that the first part of the project presented today regards location only, and not for actual signage.

DRP Chairman, Mr. David Martin asked if any more signage is expected on the Allegheny Avenue side of the building.

The applicant replied that the Stanley Black and Decker are requesting no other signage on that side of the building. They are showing three potential locations for future tenants, but they are don't expect more than one or two more tenants.

Mr. DiMenna proposed to consider in the motion the secondary tenant to be located at one of the two proposed locations on Bosley Ave side. He asked if the yellow color of the box indicated on the drawing represents just the area and not the actual proposed future color.

Applicant replied that the yellow color represents just the area of the future potential signage.

Mr. Kellman agreed with the other panel members' comments.

DRP Chairman, Mr. David Martin stated that future potential tenants need to come back for the DRP review for future signs.

DISPOSITION:

Mr. D'Amico made first motion to approve the locations only for all potential future signs with the following conditions:

1. Secondary tenant be located at one of the two locations of the North West corner of the building and eliminating the third possible location closer to the Allegheny Avenue side.
2. Size should be smaller in scale than the primary tenant, Stanley Black and Decker.
3. The overall color scheme should be neutral in nature and not dominate the primary tenant.

The motion was seconded by Mr. DiMenna and approved by acclamation at 6:33 pm.

Second part of the 210 Allegheny Avenue project was to review Stanley Black and Decker signage request.

DESIGN REVIEW PANEL COMMENTS:

DRP Chairman, Mr. David Martin, opened up the floor to the panel members for discussion.

Mr. D'Amico had no comments except regarding the yellow color. He stated that a lighter color, such as silver or grey would look better.

Mr. DiMenna proposed to reverse the colors of the signage.

Ms. Bedwell stated she understands that the sign is the tenant's brand and had no comments.

Mr. Kellman had no comments.

DISPOSITION:

Mr. DiMenna made second motion to approve the signage with the following conditions:

1. DRP would like to review a reversed color scheme sign approach for consideration.

The motion was seconded by Mr. D'Amico and approved by acclamation at 6:42 pm.

Mr. DiMenna left after the vote and Mr. Anderson, the residential DRP reviewer, joined the meeting.

ITEM 3

PROJECT NAME: 1500 Locust Avenue, RRLRAIA

DRP PROJECT #: 601

PROJECT TYPE: Residential review

PROJECT DESCRIPTION:

1500 Locust Avenue was presented by Ms. Susan M. Harrington, representative from Ratcliffe Architects.

This proposal is for additions and alterations to be made to family living spaces, both indoor and outdoor of the existing property. The additions comprise of expanding both the kitchen and great room along with new outdoor living spaces with the patio and modified screened porch/balcony above. The new addition incorporates the existing bluestone at the patio, while allowing for the addition of more modern maintenance-free materials such as the Hardi Plank siding and the Azek trim.

DESIGN REVIEW PANEL COMMENTS:

DRP Chairman, Mr. David Martin, opened up the floor to the panel members for discussion.

Mr. Fran Anderson asked if there had been any outreach to the neighboring community.

Ms. Harrington replied that all neighbors were notified and there was no opposition from community regarding the project.

Mr. Kellman had no comments.

Ms. Bedwel had no comments.

Mr. D'Amico had no comments.

DISPOSITION:

Mr. Anderson made a motion to approve the plan.

The motion was seconded by Mr. Kellman approved by acclamation at 6:52 pm.

**At this time in the proceedings of the meeting, Mr. Mitch Kellman of the Design Review Panel was required to recuse himself from the review and vote of item 4, 11 Hillspoint Court/2005 W Joppa Road, RRLRAIA due to conflicts of interest pertaining to their involvement with the applicant as clients.

ITEM 4

PROJECT NAME: 11 Hillspoint Court/2005 W Joppa Road, RRLRAIA

DRP PROJECT #: 602

PROJECT TYPE: Residential review

PROJECT DESCRIPTION:

11 Hillspoint Court/2005 W Joppa Road was presented by Mr. Andy Niazy, Senior Project Architect and Studio Lead with Melville Thomas Architects.

This proposal is for a new single family residence to be built on an empty lot at 2005 West Joppa Road. The house consists of a single story residence with an attached two story garage connected by a covered breezeway. The house and garage wrap around a central landscaped courtyard. The exterior cladding of the house will have natural stone with cedar shingle accents. The roofing material will be a mix of asphalt shingles and standing seam copper. The hardscape will be a mix of natural slab stone and bluestone pavers.

DESIGN REVIEW PANEL COMMENTS:

DRP Chairman, Mr. David Martin, opened up the floor to the panel members for discussion.

Mr. Fran Anderson asked if there had been any oppositions from the neighbors and community association.

Mr. Niazy replied that there were no concerns from the neighboring community.

Mr. D'Amico asked to consider more naturalized topography in the rear at the garage, and suggested to drop the garage elevation a foot or two.

Ms. Bedwell stated that detailing of the house is nicely executed and proportioned.

DISPOSITION:

Mr. Anderson made the motion to approve the plan with the following conditions:

1. That the landscape plan be revised to study the topography along the rear driveway to make it more naturalized.

The motion was seconded by Ms. Bedwell and approved by acclamation at 7:10 pm.

The DRP meeting adjourned at 7:11 pm.