

Minutes
Baltimore County Design Review Panel
June 13, 2018
Approved

Contents

Call to order and announcements

Review of today's Agenda

Minutes of the April 11, 2018 Meeting

Items for Introduction:

1. 1812 Landrake Road - RRLRAIA Residential Review

Adjournment of the Panel Meeting

Appendices

Appendix A

Agenda

Appendix B

Minutes – April 11, 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. Ed Hord
Ms. Nikki Brooks
Mr. David Martin
Ms. Cecily Bedwell

Not Present

Ms. Julie Kirsch
Mr. Qutub Syed
Mr. Richard Jones
Mr. John DiMenna
Mr. Mitchell Kellman
Mr. Matt D'Amico

Residential reviewer: Mr. Bruce Boswell

County staff present were: Jeff Mayhew, Jenifer Nugent, Brett Williams, Jeffrey DelMonico, and Marta Kulchytska.

Minutes of the June 13, 2018 Meeting

Mr. Ed Hord moved the acceptance of the April 11, 2018 draft minutes. The motion was seconded by Ms. Cecily Bedwell and passed by acclamation at 6:01 p.m.

The approved minutes are filed as Appendix B.

ITEM 1

PROJECT NAME: 1812 Landrake Road, RRLRAIA

DRP PROJECT #: 603

PROJECT TYPE: Residential Review

PROJECT DESCRIPTION:

1812 Landrake Road was presented by Ms. Merideth Peterson, representative from Battaglia Homes.

This proposal is for a new single-family 5,236 square-foot residence. The lot is relatively flat. The house will consist of a two-story residence with a garage and no basement. The exterior of the house will be a combination of hardie board, board and batten, and will have a metal roof. The house will be built on a slab and a stone water table is proposed on the front and sides.

The residence will be built by Battaglia Homes.

DESIGN REVIEW PANEL COMMENTS:

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

Mr. Bruce Boswell asked if the garage entry door will be 8' with 8'x16' openings.

Mr. Bruce Boswell stated that the right side elevation is prominent as you come into neighborhood, and that the pattern makes the dwelling seem larger. Mr. Boswell suggested to look into ways of how to break down the side visually. He expressed concern about half-size windows and suggested perhaps to consider full size windows.

Mr. Ed Hord suggested to consider a wraparound closet on the interior, so that way the full size windows should work. He also suggested that the board and batten should wrap around the corner of the dwelling.

Mr. Bruce Boswell asked to consider use of gable vents in the furthest two gables on the right side elevation.

Ms. Cecily Bedwell stated that the stone water table should be more uniform and the height should be more consistent around the dwelling. She suggested that for the rake returns the gable ends should have the proper return and trim, and that the right elevation should be as uniform as the other three sides. Ms. Bedwell asked what kind of stone will be used. The applicant replied that real stone will be used. Ms. Bedwell also suggested that the colors chosen for the dwelling should be responsive to the surrounding neighborhood. She also proposed that the garage windows should be rectangular and not with a faux arched window pattern.

Ms. Nikki Brooks stated that the roofline is not symmetrical on the left side elevation and the window trim should be more consistent on all facades.

Mr. Bruce Boswell mentioned that if the gable line becomes symmetrical it could help with the look of the left side elevation.

DISPOSITION:

Ms. Cecily Bedwell made the motion to approve the plan with the following conditions:

1. Address the window types so that they are uniform on the front and sides.

2. The roof rake return should be returned properly instead of a box return.
3. The board and the batten should wrap on the left and right elevations to give proper massing of materials.
4. The stone water table should be more uniform and consistent in height on the front and sides.
5. The window trims should be consistent throughout.
6. The left side roof gable should be more symmetrical.
7. Garage door openings should have rectangle windows.
8. The color palette should be harmonious and within the context of the surrounding neighborhood.

The motion was seconded by Ms. Nikki Brooks and approved by acclamation at 6:32 pm.

The DRP meeting adjourned at 6:32 pm.