

Minutes
Baltimore County Landmarks Preservation Commission
June 14, 2007 Meeting

Mr. James E. Matthews, Chairman, opened the regular monthly meeting of the Baltimore County Landmarks Preservation Commission (LPC) at 6:06 p.m. The following Commission members were:

Present

Mr. James E. Matthews, Chairman
Mr. John W. Hill, Vice-Chairman
Mr. C. Bruce Boswell
Mr. David J. Bryan
Mr. Louis S. Diggs
Mr. Qutub K. Syed
Ms. Norma Secoura
Ms. Carol Allen
Ms. Wendy McIver
Ms. Nancy Horst
Mr. Steven Fedder
Ms. Gloria McJilton
Mr. Edward E. Hardester, Jr.

Not Present

Mr. Thomas L. Reynolds
Dr. Robert Gregory

County staff present included Caren Beth Hoffberger (Chief for Preservation Services), Mike Field (Assistant County Attorney), Teri Rising and Karin Brown (Preservation Services staff).

Mr. Matthews announced that Mr. Reynolds, Mr. Diggs and he himself had been reappointed. He informed the Commission that Ms. McIver, Ms. Allen, Ms. Horst, Ms. Secoura, Mr. Hill, Ms. Rising and Ms. Brown had attended the Annual Preservation Conference in Chestertown, Maryland. Mr. Hill remarked that a fair amount of the Conference's presentations dealt with preserving and restoring buildings and that he had learned a great deal. Ms. McIver reported that she went out on a schooner, which allowed her to observe shoreline preservation.

Mr. Matthews noted that in response to his and staff's request, the Greater Baltimore Board of Realtors has added another line in their sales contract, which will require buyers (not just the sellers as is currently done) to initial when the structure is on the Landmarks List, or within a County Historic District, or National Register District. Mr. Matthews also reported that the Jacob House, which had been previously disassembled, was moving toward reassembly. The County has approved a site for it on the rear lot of the Carver Center. He expects reassembly of the structure to begin in the Spring of 2008 with the help of a generous contribution from Metro Housing.

Review of the Agenda

1. Ms. Hoffberger informed the Commission that there was a minor change to the Revised Agenda - item 11., a request for approval for a freestanding, ground mounted, identification sign for the "Batchelor's Store," had been added as a consent agenda item. Ms. Hoffberger noted that an elevation of the sign had been forwarded to Ms. McIver, who found the sign appropriate for Hereford.

Approval of the Minutes

2. There were two corrections to the Minutes. Mr. Hill noted that on page 4, second line from the top, the term "it's" is possessive and that the apostrophe should therefore be deleted. Ms. McIver noted that she received complaints that the May Minutes did not mention a statement made by Ms. Bentz at the end of the meeting. Mr. Matthews recalled that Ms. Bentz asked what the Commission was doing about designating Landmark structures in the future and whether they were studying the County Inventory for potential Landmarks structures. Ms. McIver found an amendment to this effect acceptable. Mr. Hill moved to approve the May 10, 2007 Minutes as amended. Mr. Boswell seconded the motion, which passed unanimously on a voice vote.

Consent Agenda

- 2A. Mr. Matthews asked Ms. Hoffberger to describe the items scheduled on the Consent Agenda. Mr. Boswell inquired whether item 9, which concerned the replacement of an existing porch roof with a new roof, was a replacement in kind. Ms. Brown responded that the structure was a non-contributing structure and that the new roof would be identical to the existing roof. Mr. Hill noted that from viewing the plat submitted for item 10, (a request for a driveway expansion for a non-contributing structure in the Fieldstone County Historic District) it was not clear whether the driveway went all the way up to the dwelling, or whether there would be a green space between the driveway and the house. He suggested asking for a minimum three foot planting strip. Regarding that same item, Mr. Bryan asked that the driveway expansion along the road edge (within the ultimate right-of-way) not be approved. After acknowledging the suggested amendments regarding item 10, Mr. Matthews determined that no person present objected to their approval as submitted. Mr. Syed moved that, for the reasons stated, and in accordance with any conditions stated in the written Action Summaries provided to the members of the Commission by staff, items 5, 6, 8, 9, 11 and 12 be approved as submitted and in the case of item 10, be approved as amended. Mr. Hardester seconded the motion, which passed unanimously on a voice vote.

Public Hearings on Nominations to the Landmarks List

3. “Long Quarter Farm,” 1609 Pot Spring Road, house and setting, County Inventory # CI –534 (MIHP # BA-534); [County Council District # 3]

This item concerned a nomination to the Landmarks List by the owner and a request to approve the repair or replacement of a non-historic deck with a new deck. Ms. Hoffberger read staff’s recommendation to vote to place the “Long Quarter Farm” on the Preliminary Landmarks List under criteria (1) – for its association with the farming history of Baltimore County and the community development of the Timonium area; for its association with the prominent Ridgely family and Elkridge-Harford Hounds organization (3) – as an exceptional example of the work of a master builder that used stone to construct a vernacular farm residence in the mid-19th century; and (b) to delineate the entire property containing the house, 1.26 acres total (map 61, parcel 16), as its historic environmental setting and (c) to issue a notice to proceed to repair and if necessary replace a non-historic rear deck.

Ms. Jackie Albertson, owner of the property, stated that the house had been beautifully built by the Ridgelys. She asked the Commission to consider placing it on the Preliminary Landmarks List. She also asked to be allowed to repair a non-historic rear deck that in its present condition posed a safety risk. Mr. Hugh Macintosh, representing the York Manor Improvement Association, expressed his community’s support for the nomination.

Mr. Diggs inquired whether the nomination involved any other structures on the site. Ms. Rising responded that the main focus of the historic evaluation was on the house and that the other structures on the site, namely the carriage house, the log structure and the greenhouse had not been evaluated. The carriage house and log structure may have been compromised to such a degree that they lost their historic significance. However, because they are located within the historic environmental setting, any change to these structures would have to be brought before the Commission. Mr. Hill moved to accept staff’s recommendation and to place the “Long Quarter Farm” and setting on the Preliminary Landmarks List and to approve the repair or replacement of the non-historic deck. Mr. Syed seconded the motion, which was approved unanimously on a voice vote.

4. J.D. Slade House, 12653 Manor Road, house and setting, Long Green; County Inventory # CI-2111 (MIHP) # BA-2111 [County Council District # 3]

This item concerned a nomination to the Landmarks List by a third party. Ms. Hoffberger read staff’s recommendation to vote to (a) place the “J.D. Slade House” on the Preliminary Landmarks List under criteria (1) – for its association with the agricultural history and community development of the Long Green valley and the historically significant Slade and Mumma families (2) – for its

representation of vernacular architecture and pattern of development that contributes significantly to the streetscape at the crossroads of Long Green and Manor Roads (b) to delineate the entire property containing the house, 2.1 acre total (map 53, parcel 32) as its historic environmental setting.

Mr. John Hass, trustee of the Wilson United Methodist Episcopal Church, stated that the church is opposed to the nomination. When asked why, he responded that the house was in disrepair and all the buildings that provided a historic context were gone. He also believed that landmarking the structure would complicate the sale of the building.

Ms. Ellen Klages, great-granddaughter of James Dixon Slade and granddaughter of Elisha Slade testified in support of the nomination. She noted that J. D. Slade purchased the land around 1840/41 and cleared the land to build his home, along with a blacksmith shop. The first house was a log structure, which was enlarged by his son Elisha. Ms. Klages described the important role her ancestors had played in the history of the village of Long Green. She asked the LPC to preserve the house “as a tribute to the family who lived and loved the village of Long Green.”

Mr. Gary Sheffield James, minister of the Wilson United Methodist Church, stated that his congregation does not have the funds to fix up the house and that he was opposed to nominating the structure.

Mr. Hill moved to accept staff’s recommendation and to place the “J. D. Slade house” and setting on the Preliminary Landmarks List. Ms. McIver seconded the motion, which was approved unanimously on a voice vote.

Alteration to properties in County Historic Districts or Landmark structures

5. Clingman property, 921 Adana Road, Sudbrook Park; Sudbrook Park County Historic District; [County Council District # 2]

This item concerned a request to expand a driveway in the Sudbrook Park County Historic District.

Approved via the Consent Agenda to issue a notice to proceed.

6. Kerner property, 717 Cliveden Road, Sudbrook Park; Sudbrook Park County Historic District [County Council District # 1]

This item concerned the replacement of an existing chain link fence and the extension of an existing wood fence along the property line to the rear.

Approved via the consent agenda to issue a notice to proceed.

7. Sparrow property, 325 Morris Avenue, Lutherville; Lutherville County Historic District and Lutherville National Register District [County Council District # 3]

This item was brought before the LPC as a violation of Section 32-7-403 – the use of snap-in-muntins in replacement windows. Mrs. Sparrow, owner of the dwelling, argued that no violation had taken place because the snap-in-muntins, which she referred to as non-structural wood strips, were in the interior of the building and County law only regulates exterior alterations of contributing structures in a County Historic District. Additionally, she maintained that the snap-in muntins were already installed in the rear of the dwelling when they moved into the house in 2002. The rest were installed in 2003, four years ago. Mr. Pen Jones, chairman of the Lutherville Historic Advisory Committee (LAC) noted that the Sparrows had completed exterior alterations in the past without consulting LAC and without seeking LPC approval. He mentioned the construction of a balustrade, which the Sparrows installed without going through the proper process. Mr. Hill maintained that the balustrade had not been brought before the Commission, thus they could not address it. In regard to the snap-in-muntins, the case did not warrant LPC action because the muntins were on the inside of the house and thus not within the purview of Section 32-7-403. Mr. Bryan stated that he disagreed with the Commission’s finding regarding this matter. He asked to be on the record that muntins, including snap-in muntins, are a character defining part of a historic structure. Mr. Hill moved not to accept staff’s recommendation and to dismiss the complaint. Mr. Diggs seconded the motion, which was approved unanimously on a voice vote.

8. “Baltimore County Bank,” (Bank of America), 500 York Road; Final Landmarks List # 304; County Inventory # CI-2490 (MIHP) # BA-2490 [County Council District # 5]

This item concerned the replacement of existing signs with new signs.

Approved via the consent agenda to issue a notice to proceed

9. Hopkins property, 801 Francis Avenue, Relay; County Historic District [County Council District # 1]

This item concerned the replacement of an existing porch roof with a new porch roof on a non-contributing structure.

Approved via the consent agenda to issue a notice to proceed

10. Ashanth property, 8933 Church Lane, Fieldstone; Fieldstone County Historic District [County Council District # 4]

This item concerned the expansion of an existing driveway for a non-contributing structure.

Approved via the consent agenda to issue a notice to proceed, except that the driveway expansion along the road edge (within the ultimate right-of-way) be not approved and, the applicant must provide a three-foot planting strip alongside the dwelling.

11. “Batchelor’s Store,” (Zgorski property), 16951 York Road, Hereford; Final Landmarks List # 319, County Inventory # CI-2047, (MIHP) # BA-2047; County Council District # 3]

This item concerned the request for approval for a freestanding, ground mounted joint identification sign (6’ x 4’).

Approved via the consent agenda to issue a notice to proceed.

Applications for Tax Credits

Request for LPC approval for a County Part II Tax Credit application

12. Bollinger property, 703 Chumleigh Road, Stoneleigh; contributing structure in the Stoneleigh National Register District; [County Council District # 5]

This item concerned a request for approval for the replacement of two existing air-conditioning units with new systems.

Approved via the consent agenda to issue a notice to proceed.

Report on County Tax Credit applications approved

Ms. Rising noted that two more tax credit applications had been approved because the applicants had submitted signed/approved Part 2 State Tax Credit applications.

Other Business

Ms. Horst informed the Commission that the Sheppard Pratt boardroom would be large enough to host a fall retreat. Ms. Allen promised to check on the availability of the facility and the cost, if any.

Mr. Hardester moved to adjourn the meeting. Mr. Syed seconded the motion, which was approved unanimously on a voice vote. The meeting adjourned at 8:45 PM.

