

Minutes
Baltimore County Landmarks Preservation Commission
July 12, 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
Ms. Norma Secoura
Ms. Carol Allen
Ms. Wendy McIver
Ms. Nancy Horst
Mr. Steven Fedder
Ms. Gloria McJilton
Dr. Robert Gregory

Not Present

Mr. Thomas L. Reynolds
Mr. Edward E. Hardester, Jr.
Mr. Qutub K. Syed

County staff present included Jeff Long, (Deputy Director for the Office of Planning), Caren Beth Hoffberger (Chief for Preservation Services), Teri Rising and Karin Brown (Preservation Services staff) and Vicki Nevy (Secretary to the Commission).

Mr. Matthews announced that Dr. Gregory had been reappointed. He informed the Commission that Ms. Hoffberger, Chief of Preservation Services, would be leaving Baltimore County. He noted that Ms. Hoffberger has accomplished much during the time she served as Chief of Preservation Services. Mr. Long stated that the honorable Councilman Bryan McIntire had prepared a resolution, in recognition of Ms. Hoffberger's many accomplishments and commenced reading the document. Mr. Matthews informed the Commission that Ms. Brown would assume the position of Chief of Preservation Services.

Review of the Agenda

1. Ms. Hoffberger informed the Commission that there was a minor change to the Agenda - item 9., a request for approval for the replacement of existing non-historic windows with new, historically compatible windows was now listed as a Consent Agenda item. Also, Ms. Hoffberger stated that because Mr. Field was unable to attend the LPC meeting, the discussion on "ethics," would take place at a later date.

Approval of the Minutes

2. There were several corrections to the Minutes. Mr. Matthews noted that on page 1, last line, the name of the corporation, which contributed to the reassembly of the “Parker House” was “Metro” Housing, not “Retro” Housing. Mr. Bryan noted that under Item 7, the second to last sentence reads: *“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 to approve the June 14, 2007 Minutes as amended. Mr. Boswell seconded the motion, which passed unanimously on a voice vote.
3. **Maryland Historical Trust Bulletin No. 1**

Mr. Matthews recommended that the members of the LPC carefully read the Maryland Historical Trust Bulletin No. 1, which was included in the materials provided to the members under Tab 3. The bulletin described the function of the MIHP (MHT) Inventory as a research and documentation tool and that it was not intended for regulatory purposes. Misuse of the Inventory could raise issues of “due process.” Ms. Allen suggested to place a copy of the Bulletin in the back of the folder as a permanent component of LPC materials.

Consent Agenda

4. Mr. Matthews asked Ms. Hoffberger to describe the items scheduled on the Consent Agenda and determined that no person present objected to its approval as submitted. Mr. Fedder 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 9, 10, 12, 13 and 14 be approved as submitted. Dr. Gregory seconded the motion, which passed unanimously on a voice vote.

Public Hearings on Nominations to the Landmarks List

3. **“Williams House,” 408 Virginia Avenue, East Towson; Baltimore County Inventory # CI –1035 (MIHP # BA-1035); [County Council District # 5]**

This item concerned a demolition request. When researching the historic background information, staff learned that the contract purchaser, who had submitted the demolition application, had not completed the sale. As a consequence, the current property owner had not been notified. For this reason, the matter was tabled.

Ms. Hoffberger stated that a member of the Commission submitted a nomination for the above referenced property, as well as for 406 Virginia Avenue. The current owners will be notified regarding this action.

6. “Jones House I,” 406 Virginia Avenue, East Towson, Baltimore County Inventory # CI-1032 (MIHP) # BA-1032 [County Council District # 5]

This item was tabled.

7. “Jones House II,” 404 Virginia Avenue, East Towson; Baltimore County Inventory # CI-1027 (MIHP) # BA-1027 [County Council District # 5]

This item was tabled.

Alteration to properties in County Historic Districts or Landmark structures

8. “Dundalk YMCA,” 10 Dunmanway, Dundalk, Final Landmarks List # 267, Baltimore County Inventory # CI-2213 (MIHP) BA-2213 [County Council District # 7]

This item concerned a request to rehabilitate the former Dundalk YMCA building for an adaptive reuse as a community center. Ms. Hoffberger read staff’s recommendation to vote to issue a notice to proceed with the following specifications:

- 1) Projecting Monumental Wood Windows Replaced with Standard Pre-finished Aluminum System using 4 over 3 mullions with 1” insulated glass.
- 2) Steel Double Hung Windows Replaced with pre-finished aluminum DH replicating mullion profile geometry using 1” insulated glass units.
- 3) New Community Center Storefront Door with full glass panel at Entry.
- 4) New Accessible Ramp and Stairs with ornamental railing with infill panels.
- 5) Retrofit ADA Compliant Wall Sconce Lighting at Community Center Entry.
- 6) Existing Glass Block Window System Replaced with pre-finished aluminum mullion window using 3 over 3 geometry and exterior glazed insulated glass. Typical for (3) locations.
- 7) New Crescent Shaped Sign-band at Community Center Entry. Applied die cut letters to be attached to an aluminum 2-1/2” square tube armature which is pendant mounted from the building and completely removable from historic façade if desired.
- 8) New Boulevard landscaping including sidewalks, paving surfaces and new tree planting at street edge.
- 9) Clean Building’s Brick and Stone Exterior following National Parks Service Guidelines.

Mr. Benjamin Bates, the architect of the project, explained that the structure was designed in a post World War II art deco style. He noted that the rear portion, which is a later addition to the former YMCA, is not on the Final Landmarks List. Aided by elevation drawings, Mr. Bates explained the proposed changes. Mr.

Diggs inquired about the color of the windows. Mr. Hill, who along with Mr. Boswell, had served on the Technical Committee, stated that they had suggested a color that would give it “energy.” He liked the proposed color and thought that it respects the architecture of the building. Mr. Hill moved to accept staff’s recommendation subject to the conditions stated above. Mr. Boswell seconded the motion, which was approved unanimously on a voice vote.

9. “Brady property,” 500 Sudbrook Lane, Sudbrook Park; Sudbrook Park County Historic District and Sudbrook Park National Register District [County Council District # 2]

This item concerned the replacement of existing non-historic windows, with new, historically compatible windows.

Approved via the consent agenda to issue a notice to proceed

10. “Burnham property,” 512 Sudbrook Lane; Sudbrook Park; Sudbrook Park County Historic District and Sudbrook Park National Register District [County Council District # 2]

Approved via the consent agenda to issue a notice to proceed

11. “Silverman property,” 1013 Windsor Road, Sudbrook Park; Sudbrook Park County Historic District and Sudbrook Park National Register District [County Council District # 2]

This item concerned the construction of a two-story addition in the rear of the property. Ms. Hoffberger read staff’s recommendation to issue a notice to proceed. Referring to the elevations provided to the members of the LPC, Mr. Bryan inquired whether the windows would have true-divided lights. Mr. Richard Schaefer, the architect, responded that his client would do whatever the LPC required. Mr. Bryan stated that he would like the windows to have true-divided lights. Mr. Bryan also asked for clarification for what was meant by the term “shadow,” referred to in the Sudbrook Park Historic Advisory Committee’s description of the proposal. *“The one concern of our Committee was the left side of the proposed addition (as seen from the rear of the home). The original plan included a flush, contiguous wall containing both the original house and the addition. We felt that having a flush, contiguous wall containing both the original house and the addition might detract from the historic character of the home. We suggested that the planned addition include at least an 8” recess from the L side of the existing house (as seen from the rear). However, in order not to lose critical dining room space that might result from a recess, the Silverman’s builder suggested a “shadow” (emphasis added), which would have a recess where the side of the existing home meets the side of the proposed addition, but then come back out to the same width of the original house.”*

Mr. Schaefer responded that term “shadow,” in this context, is akin to a “reveal.” Mr. Boswell moved to accept staff’s recommendation and to issue a notice to proceed, with the condition that the new windows have true divided lights and that the reveal be a nominal 6” wide and 6” deep. Mr. Fedder seconded the motion, which passed unanimously on a voice vote.

- 12. “Keefer House,” (Bell property), 324 Central Avenue, Glyndon; contributing structure in Glyndon County Historic District and Glyndon National Register District, Baltimore County Inventory # CI-800, (MIHP) # BA-800; County Council District # 3]**

This item concerned the request for approval for the replacement of an existing shed with a new shed.

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

- 13. Fieldstone Community Group, 8902 Liberty Road, Fieldstone (Fieldstone County Historic District) [County Council District # 4]**

This item concerned the installation of a community sign at the entrance to the Fieldstone community, acknowledging the community’s historicity and beginnings in 1891.

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

- 14. Hopkins property, 801 Francis Avenue, Relay; non-contributing structure in the Relay County Historic District [County Council District # 1]**

This item concerned a request for approval for the construction of a below ground entrance way.

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

- 15. “Dr. Herbert Harland House,” (Locke-Hozore property) 722 Howard Road, Sudbrook Park; contributing structure in the Sudbrook Park County Historic District and the Sudbrook Park National Register District [County Council District # 2]**

This item concerned a request for approval for the replacement of an existing tin roof with an EPDM system. Ms. Hoffberger read staff’s recommendation to issue a “notice to proceed.”

The applicant had submitted a State application, (approval of which was submitted to staff at the day of the LPC meeting). In it's justification for approval the State wrote: "It (the tin roof) cannot be seen from any approach to the house and the metal treatment was not a character-defining feature of the property..."

Dr. Charles Locke, owner of the property and chairman of the Sudbrook Park Historic Advisory Committee, stated that there is a larger roof which is tin and which would remain. The second metal roof is not original to the house and had been added against the (then) architect's advice. Mr. Boswell moved to accept staff's recommendation. Mr. Bryan seconded the motion which was approved unanimously on a voice vote.

Report on County Tax Credit applications approved

Ms. Rising noted that tax credit applications had been approved for the Merlo-Smith property in Stoneleigh and the White Merrill House in Relay, because the applicants had submitted signed/approved Part 2 State Tax Credit applications.

Other Business

Ms. Allen handed out new brochures prepared by the Baltimore County Historic Trust and Historic Towson, Inc., which provides helpful hints regarding the maintenance of historic homes. She thanked Ms. Patricia Bentz and her associates for doing a fine job. Ms. Allen stated that there would be additional materials to go into the package she was preparing for the members of the Commission. Ms. Horst stated that the brochure is available electronically. Ms. Rising suggested making it also available on the County web page.

Mr. Boswell asked Dr. Locke whether going through the tax credit application was difficult. Dr. Locke responded that in his opinion, it had become more onerous. He stated that his community offered workshops on how to complete the tax credit application, but that some people shy away from it, because it is too complicated. Ms. Allen pointed out that there are companies that prepare the application.

Ms. Hoffberger reiterated that the power point presentation and review of the Code of Ethics would be postponed to a later date.

Mr. Matthews asked the LPC to note in their calendars that the Fall retreat is scheduled for Thursday, November 1, 2007 at the Sheppard Pratt board room. The topic will be "Economic Hardship."

Ms. Rising reported that she spoke to Peter Kurtze. The final application for the Winters Lane National Register is tentatively scheduled for October, but could be as late as November.

Mr. Hill moved to adjourn the meeting. Ms. Allen seconded the motion, which was approved unanimously on a voice vote. The meeting adjourned at 7:25PM.