

Minutes
Baltimore County Landmarks Preservation Commission
November 8, 2007 Meeting

Mr. James E. Matthews, Chairman, opened the regular monthly meeting of the Baltimore County Landmarks Preservation Commission (LPC) at 6:00 p.m. The following Commission members were:

Present

Mr. James E. Matthews, Chairman
Mr. David Bryan
Mr. C. Bruce Boswell
Mr. Louis S. Diggs
Mr. John W. Hill, Vice Chairman
Ms. Nancy W. Horst
Ms. Nancy M. Hubers
Ms. Gloria K. McJilton
Ms. Wendy McIver
Mr. Thomas L. Reynolds
Ms. Norma Secoura

Not Present

Ms. Carol Allen
Dr. Robert Gregory
Mr. Qutub K. Syed

County staff present included Karin Brown (Chief for Preservation Services), Teri Rising (Preservation Services staff) and Vicki Nevy (Secretary to the Commission).

Review of the Agenda

1. Mr. Matthews welcomed Nancy M. Hubers to the Commission, noting that Ms. Hubers was appointed by the County Executive as an At-Large Representative of Residents. Mr. Matthews also welcomed Susan West-Montgomery who was attending the evening's meeting in her capacity as an advocacy liaison for the Maryland Association of Preservation Commissions. The purpose of her visit was to observe the workings of the LPC and to present her findings in a report, offering advice and examples of best practices.

Mr. Matthews reported that he is resigning his position as Chairman, noting that Mr. John Hill has agreed to serve as Chairman should he be elected to the position in January, 2008. Mr. Bruce Boswell has agreed to serve as Vice Chair if elected. Mr. Matthews encouraged other members to consider running for Chairman or Vice Chair should they be interested in serving as such.

Approval of the Minutes

2. Mr. Matthews asked if anyone had any changes to be made to the minutes and after hearing none, Mr. Diggs moved to approve the October 11, 2007 Minutes. Mr. Boswell seconded the motion, which passed unanimously on a voice vote.

Consent Agenda

Mr. Matthews asked Ms. Brown to describe the items scheduled on the Consent Agenda and determined that no person present objected to the approval as submitted. Mr. Hill moved that, for the reasons stated, and in accordance with the conditions stated in the written Action Summaries provided to the members of the Commission by staff, item 12 and 13 be approved as submitted. Ms. Horst seconded the motion, which passed unanimously on a voice vote.

Public Hearings on Nominations to the Landmarks List

3. **Loch Raven Elementary School, 1801 Glen Keith Boulevard, Parkville; Baltimore County Inventory # CI-3278, [County Council District #5]**

This item concerned a third party nomination. Mr. Matthews read the recommendation from the Action Summaries. Mr. Bryant moved to place the Loch Raven Elementary School on the Preliminary Landmarks List under criteria (1) – for its association with the history of the Baltimore County school system and the evolution of school construction (3) – as a distinctive example of a stone structure constructed by the notable building firm of John K. Ruff & Sons (b) to delineate the entire property containing the building, 1 acre total, (map 70, parcel 337) as its historic environmental setting. He noted that he was familiar and appreciative of the work of John K. Ruff & Sons who designed and built the community he resides in, Fieldstone. Mr. Reynolds seconded the motion.

Mr. Matthews asked for those in attendance who agreed with the nomination to stand in a show of support for the nomination. The vast majority of those in attendance stood. David Marks, Leslie Knauff, Bitsy Norman, Wayne Skinner, Peter Charles and David Turnbaugh addressed the commission in support of the nomination.

Mr. Diggs asked whether there had been any changes made to the structure. which altered the overall appearance. Ms. Rising indicated there had not been.

There was discussion regarding the current uses of the building and possible future use. Mr. Matthews pointed out that the function of the Commission is to decide whether the structure warranted being placed on the Preliminary

Landmarks List. He asked that the discussion not be expanded to the use of the building.

Mr. Boswell questioned the acreage of the environmental setting. The motion proposed by Mr. Bryant offered an environmental setting of the 1 acre the building actually rests upon. Mr. Boswell suggested the setting should be expanded to include the area surrounding the school. Mr. Bryant amended his motion to delineate the environmental setting as the entire 21.4 acres (map 70, parcel 337) and Mr. Reynolds agreed to the amendment.

The amended motion to place the Loch Raven Elementary School on the Preliminary Landmarks List under criteria (1) – for its association with the history of the Baltimore County school system and the evolution of school construction (3) – as a distinctive example of a stone structure constructed by the notable building firm of John K. Ruff & Sons (b) to delineate the entire property of 21.4 acres, (map 70, parcel 337) as its historic environmental setting passed unanimously by roll call.

4. “Inwood”, 311 West Seminary Avenue, Lutherville; Baltimore County Inventory # CI-196, (MIHP)# BA -196 [County Council District #3]

This item concerned a third party nomination. Mr. Matthews read the recommendation from the Action Summaries and asked if anyone wanted to propose a motion. Mr. Hill moved to (a) place “Inwood” on the Preliminary Landmarks List under criteria (1) – for its association with the historically significant village of Lutherville; for its association with the significant Sadtler, Piet & Tiffany families (2) – as an excellent example of a Victorian era style cottage (3) – as an example of the work of a master builder whose use of German siding make it a unique structure in Lutherville (b) to delineate the entire property containing the building, 1.11 acres total, (map 60, parcel 141) as its historic environmental setting. Ms. McIver seconded the motion.

Ms. Barbara Bowers, a retired nun, who resides with other retired nuns at 311 West Seminary Avenue spoke on behalf of the residents of the house. She noted the property had been purchased with the understanding that it was not on the landmarks list or within the boundaries of a historic district. They are concerned that placing the property on the Preliminary Landmarks List could pose a problem because of the time it would take to contact the Commission for approval of projects that may become necessary to maintain the house and secondly the additional expense they may incur for such projects. Ms. Bowers suggested the Commission consider delaying a decision on the nomination until such time as they may sell the house. With regard to delineating a setting, Ms. Bowers asked that the Commission not include areas with large old trees on the property in the event something needed to be done involving the trees.

Mr. Boswell asked staff to address concerns about tree maintenance. Ms. Rising explained the motion on the floor proposes placing the property on the Preliminary Landmarks List because of the association with the village of Lutherville and for other reasons, not for landscape features or trees associated with the property. The trees are not mentioned as being character defining.

Mr. Diggs asked what time frame the residents had in mind to sell the property should their request to postpone landmarking be accepted. Ms. Bowers indicated they have only lived in the house for two years and would anticipate not moving for at least another five years. Mr. Diggs asked staff for clarification regarding the property's inclusion in a historic district. Ms. Rising responded that the property is in the Lutherville National Register District, however, is not within the boundaries of the Lutherville County Historic District.

Mr. Hill stated that placing a property on the Preliminary Landmarks List does not prevent routine maintenance of a house and would not prevent the owners from addressing issues that might arise with regard to the trees on the property. Mr. Hill further stated he supports the nomination.

Mr. Matthews called for a roll call vote on the motion proposed by Mr. Hill. The motion passed unanimously.

5. "Corkran House", 215 Lincoln, Lutherville; Baltimore County Inventory # CI-195, (MIHP #BA-195 [County Council District #3])

This item concerned a third party nomination. Mr. Matthews read the recommendation from the Action Summaries and determined no one present objected to the nomination of the property to the Landmarks List. Mr. Boswell moved to place the "Corkran House on the Preliminary Landmarks List under criteria (1) – for its association with the historically significant village of Lutherville; for its association with the significant Corkran and Markell families (2) – as an excellent example of a Victorian era style cottage (3) – as an example of the work of a master builder whose use of stone for the cottage construction makes it a unique structure in Lutherville (b) to delineate the entire property containing the building, .76 acres total, (map 60, parcel 591) as its historic environmental setting. Ms. McIver seconded the motion. Mr. Matthews asked if anyone wished to address the Commission and having heard no such requests, the motion was approved unanimously on a voice vote.

6. Hettinger Residence, 1401 Clark Avenue, Lutherville; County Inventory # CI-3279 [County Council District #3]

This item concerned a third party nomination. Mr. Matthews read the recommendation from the Action Summaries and determined no one present object to the nomination of the property to the Landmarks List. Mr. Bryan moved

to place the Hettinger residence on the Preliminary Landmarks List under criteria (1) – for its association with the historically significant village of Lutherville; for its association with notable Baltimore actor and filmmaker John Waters (2) – as an excellent example of 20th Century Colonial Revival architecture used in early Baltimore County infill development (b) to delineate the entire property containing the building, .78 acres total, (map 60, parcel 414) as its historic environmental setting. Ms. McJilton seconded the motion after Mr. Matthews determined no one in attendance wished to address the Commission. The motion was approved unanimously on a voice vote.

7. “Shray House”, 502 Pleasant Hill Road, Owings Mills; County Inventory # CI-676, (MIHP #BA-676 [County Council District #4]

This item concerned a request for demolition for a property included on the County Inventory. Mr. Matthews read staff’s recommendation to issue a certificate of appropriateness. Mr. Matthews asked Mr. Hill to share the technical committee’s finding with the rest of the Commission. Mr. Hill reported none of the original architectural fabric remains on this property and that the house is surrounded by offices and light industrial park developments. Mr. Diggs reported that a new road has already been cut around the house. Mr. Hill moved to issue a certificate of appropriateness for the demolition of the house. Mr. Boswell seconded the motion which passed unanimously by voice vote.

8. 20601 Kirkwood Shop Road, Whitehall; County Inventory # CI-3277 [County Council District #3]

Mr. Matthews reported that this owner nomination was tabled indefinitely with the owner’s consent.

Alteration to properties in County Historic Districts or Landmark structures

9. “Trego House,” (Skleton property), 600 Sudbrook Road, Sudbrook Park (Sudbrook Park County Historic District) County Inventory # CI-3040 (MIHP # BA-3040) [County Council District #2]

This item concerned an owner’s request to construct a handicap ramp in a County Historic District. Mr. Matthews asked Ms. Brown to advise the Commission of the situation involving this project. Ms. Brown stated the new owners of the home operate an assisted living facility and want to build a handicap accessible ramp. No one is opposed to the ramp being built, however, the project has not been presented to the local historic committee as requested and construction of the ramp was begun without Commission approval. Ms. Brown further stated the new owners failed to accept two invitations offered by the local committee to present plans for the ramp. The local committee would like the Commission to make recommendations regarding the design of the ramp.

Mr. Bryan indicated he did not feel it was the Commission's place to propose an appropriate design for the ramp. Instead the Commission should encourage both the local committee and the property owners to come up with a design they feel is compatible with the historic district and request approval of the design. He thought the homeowners need to understand there is a process in place which needs to be followed.

Ms. Brown expressed the owners desire to proceed quickly because of the access issues existing for residents of the home and pointed out the ramp can not be disallowed by the Commission due to handicap accessibility laws.

Mr. Bryan moved to approve a ramp to be built on the site that would be acceptable to both the owners and the local committee with no need for the project to return to the Commission when agreed upon by both parties. Mr. Hill seconded the motion. Mr. Diggs suggested amending the motion to include a 30 day deadline for reaching an agreement. Mr. Bryan agreed to accept the amendment. The motion, as amended, passed unanimously on a voice vote.

10. "Bondurant House," (Flayhart property), 4719 Butler Road, Glyndon (Glyndon County Historic District) County Inventory # CI-721 (MIHP # BA-721) [County Council District #3]

This item concerned a request by the owner to construct an addition in the rear of a structure located in a County Historic District. Mr. Matthews read the recommendation from the Action Summaries to issue a notice to proceed. He noted that the local committee approved of the project as submitted. Mr. Diggs moved to issue a notice to proceed with the project and Mr. Boswell seconded the motion. The motion passed unanimously by voice vote.

11. "Station Master's House," (Sueck property), 1810 Monkton Road, contributing structure in the Monkton County Historic District; County Register # CI-509 (MIHP # BA-509)

This item concerned a request for reconsideration of a previous Commission decision. Karin Brown reported the owners of the property have previously been before the Commission for approval of a rear two-story addition. A notice to proceed was issued subject to approval of the style of windows by a technical committee. Mr. Fedder, Mr. Boswell and Ms. McIver met with the property owners. Revised plans were provided reflecting changes to the windows and the door. The technical committee approved plans showing a single door. The owner, however, prefers French doors and asked that the matter be brought before the full Commission for a vote. Mr. Boswell indicated neither he nor Ms. McIver would object to the installation of French doors. He cautioned against having a technical committee look at partial designs in the future because this may present

unforeseen issues to consider and would rather suggest a technical committee consider. Mr. Boswell moved to issue a notice to proceed with the installation of a French door Ms. McIver seconded the motion. The motion passed unanimously on a voice vote.

Applications for Tax Credit

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

****12. Rivera Ley property, 804 Hatherleigh Road, Stoneleigh; contributing structure in the Stoneleigh National Register District [County Council District # 5]**

This item concerned a request for approval of furnace repairs, roof/gutter repairs, stucco repairs and window replacement.

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

****13. Hannan property, 3 Kinship Road, Dundalk; contributing structure in the Dundalk National Register District [County Council District 7]**

This item concerned a request for approval of replacement of the furnace, roof, walls and ceiling repair.

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

Report on County Tax Credit applications approved

Ms. Rising noted that tax credit applications had been approved for the Karolenko property in Glyndon, the Whitman property in Glyndon and the Lock-Last property in Stoneleigh because the applicants had submitted signed/approved Part 2 State Tax Credit applications.

Other Business

Mr. Matthews reported on the discussions held at the Fall Retreat in November on the subject of financial hardships and takings. He suggested forming a sub-committee to evaluate the pros and cons of establishing standards for the purpose of evaluating financial hardships. Mr. Reynolds moved to form such a sub-committee. Ms. McJilton seconded the motion. The motion passed unanimously on a voice vote. Mr. Boswell, Mr. Diggs, Mr. Hill, Ms. McIver, Mr. Reynolds and Ms. Secoura agreed to serve on the sub-committee.

Mr. Bryan moved to adjourn the meeting. Ms. Horst seconded the motion, which was approved unanimously on a voice vote. The meeting adjourned at 8:00 p.m.

VKN:vk