

Minutes
Baltimore County Landmarks Preservation Commission
May 8, 2008 Meeting

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

<u>Present</u>	<u>Not Present</u>
Mr. John W. Hill, Chairman	Ms. Nancy M. Hubers
Mr. C. Bruce Boswell, Vice Chairman	Ms. Gloria McJilton
Mr. David Bryan	Mr. Qutub K. Syed
Mr. Louis S. Diggs	
Ms. Carol Allen	
Ms. Nancy W. Horst	
Ms. Wendy McIver	
Mr. James E. Matthews	
Mr. Thomas L. Reynolds	
Ms. Norma Secoura	

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. Ms. Brown advised the Commission that items 10, 11 and 12 had been added to the Preliminary Agenda. Items 11 and 12 were added as Consent Agenda items.

Approval of the Minutes

2. Mr. Hill asked if anyone had any changes to be made to the Minutes. Ms. Secoura stated that she did not recall having made a reference to a local restaurant known as Miller House in connection with Mr. Nixon. She asked that the statement be removed from the Stansbury Manor Apartments discussion of the Minutes. Mr. Bryant moved to approve the April 10, 2008 Minutes with the change noted by Ms. Secoura. Mr. Boswell seconded the motion, which passed unanimously on a voice vote.

Consent Agenda

3. Mr. Hill asked Ms. Brown to describe the items scheduled on the Consent Agenda and determined that no person present objected to the approval as submitted of agenda items 5, 6, 11 and 12. Mr. Diggs 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, items 5, 6, 11 and 12 be approved as submitted. Ms. Horst seconded the motion, which passed unanimously on a voice vote.

Public Hearing on Nomination to the Landmarks List

4. "Bacon Hall," 16300 Cedar Grove Road, Hereford vicinity, County Inventory # CI-405 (MIHP # BA-405) [County Council District # 3]

This item concerned a third party nomination to the Landmarks List. Ms. Rising provided a summary of the property's history and read staff's recommendation to vote placing the "Bacon Hall" house - excluding two wings, which had been added to the main house in or around the year 2000 - the barn, the spring house and the stone building on the Preliminary Landmarks List. Mr. Hill asked why the rear of the main house, which is also contemporary, was not excluded. Ms. Rising responded that because the front of the house is historic, it would be difficult to create a line of separation.

The Baltimore County Historic Trust had initiated the nomination and Dr. Rhoda Dorsey spoke on behalf of the Trust, describing the historical significance of the property.

Mr. Hill called for a motion on the nomination. Ms. Horst moved to accept staff's recommendations and to place "Bacon Hall" house (excluding ca. 2000 wings added to the main house), barn, spring house & stone building on the Preliminary Landmarks List under criteria (1) – for its association with the evolution of agricultural development in Baltimore County; for its association with the equestrian history of Baltimore County; as a representation of the 18th and 19th century patterns of land acquisition in Baltimore County by wealthy owners, like the Merrymans; and (b) to delineate part of the property containing the house, barn, spring house, and stone house, 34.99 acres total, (map 28, parcel 324) as its historic environmental setting. Ms. McIver seconded the motion, which passed unanimously on a voice vote.

Alteration to properties in County Historic Districts or Landmark structures

5. Camp Chapel United Methodist Church, 5000 E. Joppa Road, Perry Hall; Final Landmarks List #169; exterior painting, cleaning, masonry repairs [County Council District # 3]

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

6. “Ruther property, 1915 Monkton Road, Monkton; contributing structure in the Monkton County Historic District; replacement of non-historic storm windows with historically appropriate storm windows, replacement of painted siding on porch with new balusters and railing [County Council District # 3]

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

7. “Scully Log Tenant House” a.k.a. “MacGill-Milton Log House,” (Meecham property), 8 Timothy’s Green Court, Brooklandville; FLL 168, County Inventory # CI-2554 (MIHP # BA-2554) [County Council District # 2]

This item concerned an addition to the structure via an infill proposal, reconstruction of a screen porch and installation of new windows and a French door. Ms. Brown noted that the proposed addition would be to the 1935 section of the house and not to the original 1860s portion of the home.

The architect for the project, Mr. Henry Warfield of Warfield Architects, described the proposal in detail. He reported the homeowners had hired a log expert who noted the existing poor condition of the logs on the east elevation of the 1935 section of the house and the inappropriate selection of chinking materials. Mr. Warfield stated that on the first floor, the log tails would be left exposed, because they would be protected from the elements via the proposed porch roof. On the second floor they would be encapsulated. Three of the windows would be salvaged – likewise, the French door, which presently provides access to the second floor deck, would be reused, if possible, on the first floor.

Mr. Diggs asked whether the proposed addition involved the loss of the log wall on the first floor. Mr. Warfield answered in the affirmative. Mr. Reynolds questioned the construction date of the later additions. The homeowner noted that a neighboring property owner is the nephew of the original owner of the log house. That neighbor recalled that the dwelling originally served as a tenant house. When the main house burned down, his aunt, who had resided there, moved into the tenant house. She added the middle section to the house in 1910. The rear section was added in 1935. The logs to be removed for the proposed project are part of the 1935 section.

Mr. Reynolds and Ms. Secoura expressed concern about the installation of a French door where a window currently exists. They feared it may impact the structure’s historic integrity. Mr. Warfield responded that a French door already exists on the east elevation and that it is that door that would be used on the first floor, if feasible. Ms. Allen moved to issue a notice-to-proceed with the project as proposed by the owners. Mr. Diggs seconded the motion, which passed on a voice vote with Mr. Reynolds opposing.

8. Fiorenza property, 3 Fiske Avenue, Glyndon; contributing structure in the Glyndon County Historic District [County Historic District # 3]

This item concerned a two-story addition to a contributing structure in the Glyndon County Historic District. Ms. Brown advised the Commission that the original plans submitted for review had been revised to show a different roofline and staff's recommendation was to issue a notice to proceed for the revised plan. Ms. Rising provided a brief history of the homes on this street.

The contractor for this project, Mr. Stan Sirody, described both the original plans and the revised plans in detail. The homeowners explained why they preferred the original design.

After much discussion about the two proposals and with no compromise in sight, Ms. Brown suggested that the LPC form a technical committee, which would resolve the design issues. The technical committee would have the authority to issue a *notice to proceed* once all parties agreed upon a final plan. Mr. Bryan moved to create such a technical committee and Ms. McIver seconded the motion. The motion passed unanimously, by voice vote. Mr. Reynolds, Mr. Hill, Mr. Boswell and Ms. Secoura agreed to serve on the technical committee.

9. 11914 Jericho Road, Lancaster/Ryan property, Franklinville; contributing structure in the Franklinville County Historic District [County Council District # 3]

This item concerned the unauthorized replacement of a historic window and the installation of a new window on a contributing structure in the Franklinville County Historic District. Ms. Brown stated the changes came to staff's attention during a recent field visit to a nearby property in Franklinville. Staff was familiar with the Lancaster/Ryan property as it had been before the Commission on two previous occasions. Ms. Brown read staff's recommendation to vote to (a) restore the historic windows to their location and original size before the alteration if possible. (b) If restoration is not possible, remove new windows, including the non-historic half round window, and replace them with LPC approved windows. (c) Impose the applicable fines.

Mr. Diggs asked whether the local committee had provided advice regarding this matter. Ms. Brown responded that none exists. Mr. Boswell asked for details about the previous times the owners had been before the LPC.

Mr. Lancaster contested staff's assertion that one of the windows had been replaced. He did agree that the half round window was installed without LPC approval. Mrs. Lancaster stated that she felt she was being harassed and that she wanted to be removed from the historic district.

Ms. Brown suggested that the item be tabled until June 12, to allow staff time to provide proof regarding the window replacement. Mr. Bryan moved to table the issue until the June 12, 2008 meeting. Ms. Allen seconded the motion, which passed unanimously on a voice vote.

10. Bibler property, 4811 Butler Road, Glyndon; contributing structure in the Glyndon County Historic District and National Register District [County Council District # 3]

This item concerned the construction of a fence in the rear yard of a contributing structure in the Glyndon County Historic District. The local community group reviewed and approved the request. The neighbors have indicated they would not object to the fence. Ms. Brown described the unusual layout of the yard and the reasons why the owner is placing the fence as proposed.

Ms. McIver moved to issue a notice-to-proceed with the construction of the fence. Mr. Diggs seconded the motion, which passed unanimously by voice vote.

11. Angelotti property, 5125 Viaduct Avenue, Halethorpe; non-contributing structure in Relay County Historic District [County Council District 1]

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

Applications for Tax Credit

- *12. Chakmakas property, 7003 York Road, Stoneleigh; contributing structure in the Stoneleigh National Register District; air-conditioning and rewiring [County Council District # 5]

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

Other business

The items below concerned a request to vote on the Maryland Association Historic District Commissioners (MAHDC) recommendations that had been discussed at the Spring Retreat. (Note: The public is not invited to participate in the LPC retreats, i.e. they resemble closed meetings. At a closed meeting issues can be discussed, but no vote can be taken).

- (a) *Change the requirement for an affirmative LPC vote from seven (7) members to a two-third (2/3) majority.*

The LPC discussed the recommendation and decided to go with a simple majority. Mr. Bryan moved to amend the LPC' voting procedure from an affirmative vote of seven (7) to a simple majority. Mr. Diggs seconded the motion. Except for Mr. Hill, who voted against the motion, the remaining Commissioners voted in favor. The motion passed.

- (b) *Develop a summary document that outlines the applicant's rights and responsibilities and incorporates the most important LPC procedures.*

Mr. Boswell moved that staff produce such a summary. Ms. McIver seconded the motion, which passed unanimously on a voice vote.

- (c) *Formally define the responsibilities of the Technical Committee and its authority to act on behalf of the Commission.*

Mr. Diggs recalled a rather complicated document that had to be completed as a Technical Committee report at one time. He thought it ill advised to reinstate that document, or one like it. The LPC advised staff to look what is available and to report back at the next meeting.

- (d) *Ask the Board of Realtors to forward a signed copy of the statement, which acknowledges the purchase of a designated historic structure (Landmarks List or contributing structure in a County Historic District to Preservation Services.*

Mr. Matthews questioned the practicability of such measure. He noted that it would not catch properties sold at auction or by owners. Ms. Brown stated that this process would be difficult to administer. Mr. Matthews moved **not** to ask the Board of Realtors to forward statements acknowledging the sale of designated historic structures. Mr. Bryan seconded the motion, which passed unanimously on a voice vote.

Mr. Reynolds moved to adjourn the meeting. Mr. Diggs seconded the motion, which was approved unanimously on a voice vote. The meeting adjourned at 8:15 p.m.

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