

**Minutes**  
**Baltimore County Landmarks Preservation Commission**  
**June 12, 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	Mr. David Bryan
Mr. C. Bruce Boswell, Vice Chairman	
Mr. Louis S. Diggs	
Ms. Carol Allen	
Ms. Nancy W. Horst	
Ms. Nancy M. Hubers	
Ms. Wendy McIver	
Mr. James E. Matthews	
Ms. Gloria McJilton	
Mr. Thomas L. Reynolds	
Ms. Norma Secoura	
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. Ms. Brown advised the Commission of one change to the Preliminary Agenda concerning a report on proposed rehabilitation work at “Todd’s Inheritance.”

**Approval of the Minutes**

2. Mr. Hill asked if anyone had any changes to be made to the Minutes. After hearing none, Mr. Reynolds moved to approve the May 8, 2008 Minutes. Mr. Diggs seconded the motion, which passed unanimously on a voice vote.

**Consent Agenda**

3. Mr. Hill asked Ms. Brown to describe the item scheduled on the Consent Agenda and determined that no person present objected to the approval as submitted of agenda

item10. Mr. Reynolds 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 10 be approved as submitted. Ms. McIver seconded the motion, which passed unanimously on a voice vote.

### **Public Hearing on Demolition Requests**

4. “McGuire House,” 221 West Joppa Road; County Inventory # CI-1531 (MIHP # BA-1531) demolition permit [County Council District # 5]

This item concerned a demolition request for a property included on the County Inventory. Ms. Rising presented a synopsis of the historic significance of the property, provided pictures taken at a recent site visit and read staff’s recommendation to issue a notice to proceed with the demolition.

Mr. Hill pointed out the building does not meet the criteria required to landmark a property under Baltimore County Code, Sec. 32-7-302.

Mr. Matthews moved to issue a notice to proceed with the demolition of the structure on the property. Mr. Diggs seconded the motion. The motion passed with Ms. Secoura voting against the motion and Ms. Horst abstaining from the vote.

5. “Reese House,” 223 West Joppa Road; County Inventory # CI-1411 (MIHP # BA-1411) demolition permit [County Council District # 5]

This item concerned a demolition request for a property included on the County Inventory. The property is part of a duplex. Ms. Rising stated that the agenda lists 223 West Joppa Road and 225 West Joppa Road as two items, because separate permits were filed for the demolitions. Mr. Hill suggested that both parts of the duplex (agenda items 5 & 6) be heard as one. He added that in his opinion, the building(s) do not meet any of the criteria required for landmarking a property.

Ms. Rising reviewed the historic significance of the property and read staff’s recommendation to vote to issue a notice to proceed with the demolition.

Mr. Hill called upon Ms. Trish Bentz of the Baltimore County Historic Trust. Ms. Bentz spoke against the demolition, noting that the property is one of a few remaining vernacular structures in the area and that it offers a buffer between the residential and the commercial areas. Ms. Bentz further noted that the trees on the property were quite valuable and should be preserved. Ms. Secoura agreed the property did serve as a good transition between the two types of land use.

Mr. Matthews reported on the findings of the technical committee and noted that the interior of the duplex had been significantly altered, with few original materials remaining. He also noted every effort should be made to retain the trees.

Ms. Rising advised that the trees are in the County Right-of-Way and thus beyond the purview of the LPC. Additionally, the property is within the bounds of the Towson Design Review Panel, which means that any redevelopment proposal would be subject to stringent review. Mr. Arnold Jablon, attorney for the property owners, indicated that the owners would try to protect the trees.

Mr. Matthews moved to issue a notice to proceed with the demolition of the structures. Ms. Hubers seconded the motion. The motion passed with Ms. Secoura voting against the motion and Ms. Horst abstaining from the vote.

6. "Reese House," 225 West Joppa Road; County Inventory # CI-1411 (MIHP # BA-1411) demolition permit [County Council District # 5]

*See agenda item # 5 above.*

#### **Alteration to properties in County Historic Districts or Landmark structures**

7. Henry property, 11908 Woodberry Place, Franklinville; contributing structure in the Franklinville County Historic District; construction of a one story addition to the rear of the home [County Council District # 3]

This item concerned the construction of a one-story addition in the rear of a contributing structure in the Franklinville County Historic District. Ms. Brown read staff's recommendation to vote issuing a notice to proceed with the project. She noted that Franklinville does not have a historic advisory group and therefore no comments will be forthcoming. The homeowner, Pat Henry, was available to answer questions. Mr. Syed moved to issue a notice to proceed with the addition. Ms. McIver seconded the motion, which passed unanimously on a voice vote.

8. 11914 Jericho Road, Lancaster/Ryan property, Franklinville; contributing structure in the Franklinville County Historic District; unauthorized replacement of a historic window and construction of a new window without LPC approval [County Council District # 3]

This item concerned the replacement of a historic window and the installation of a new window on a contributing structure in the Franklinville County Historic District without prior approval by the LPC. Ms. Brown read the staff recommendation to vote to (a) remove the non-historic tall window above the bay-window, (b) to remove the non historic half round window, and replace it with a LPC approved window (c) to restore the exterior wall currently containing the window opening, and (d) to impose the applicable fines. Ms. Brown informed

the LPC that she had created a timeline explaining previous transgressions and subsequent hearings before the LPC. Additionally, she showed a series of photographs to prove that the tall window on the east façade, which, according to Mr. and Mrs. Lancaster had existed when they purchased the house, was not there in 2004 (two years after the house had been purchased).

Mr. Lancaster, stated that the window was there when they bought the house, but had been covered over with siding in anticipation of a property inspection required as part of the financing process. He explained further that a property could not be in a state of repair at the time of purchase. A fact that Mr. Matthews subsequently corroborated

Mr. Hill asked the owners whether they brought the photos showing the progression of work on the structure, which they had previously promised to bring to this evening's meeting. Mr. Lancaster replied he had been unable to find them.

Mr. Boswell felt that staff was unable to prove the existence of the tall window. Addressing the issue of fines, he thought it imperative to establish an accurate photo documentation of the property whereon future decisions could be based on.

Mr. Boswell moved to (a) require the home owners to submit a proposal for replacing the existing half round window within six months from June 12, 2008 (b) require the home owners to restore the siding currently containing the boarded-up window opening to the right of the half-round window within six months from June 12, 2008 (c) require the home owners to remove the shutters next to the tall window on the east façade above the bay window within six months from June 12, 2008 (d) require the home owners to repair any siding damaged while making the required changes within six months from June 12, 2008 and (e) require the home owners to submit photographic documentation of all elevations of the structure within one month from June 12, 2008. The photographic documentation should be color prints that clearly show all details of the currently existing conditions of each and every window, door opening, roof and siding and should include close-up shots of the materials. Each photograph should be dated and describe what the photograph shows.

Mr. Syed seconded the motion. Ms. Allen moved to amend the motion to further stipulate that if all of the actions are not completed within the stated time frame, the matter would be forwarded to the Hearing Office with a request to impose the maximum civil penalty allowed under Section 32-7-503 ( c ). Mr. Boswell and Mr. Syed both accepted the amendment.

The motion, as amended, passed unanimously on a voice vote.

9. Valinsky property, 1018 Windsor Road, Sudbrook Park; contributing structure in the Sudbrook Park County Historic District; construction of a one story addition to the rear of the home [County Council District # 2]

This item concerned the construction of a one-story addition to the rear of a contributing structure in the Sudbrook Park County Historic District. Ms. Brown read staff's recommendation to vote to issue a notice to proceed, noting that the local advisory committee had approved the project. The contractor hired by the homeowner to complete the project was present to answer any questions. Mr. Diggs moved to issue a notice to proceed with the addition. Ms. Allen seconded the motion, which passed unanimously on a voice vote.

### **Applications for Tax Credit**

10. Rappold-Balcer property, 10 Township Road, Dundalk; contributing structure in the Dundalk National Register District; installation of central air conditioning [County Council District # 7]

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

### **Other business**

Ms. Brown reminded the LPC that the County Council public hearing on structures currently on the Preliminary Landmarks List is scheduled for Monday, July 7, 2008. She also reported on the proposed rehabilitation work at Todd's Inheritance.

Ms. Bentz invited all to attend the annual meeting of the Baltimore County Historic Trust scheduled for June 19, 2008.

Ms. Secoura, Mr. Hill and Ms. McIver shared their experiences at the recent Preservation Conference held in Hagerstown.

Mr. Diggs moved to adjourn the meeting. Mr. Syed seconded the motion, which was approved unanimously on a voice vote. The meeting adjourned at 7:25 p.m.

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