

Minutes
Baltimore County Landmarks Preservation Commission
September 11, 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:

Present

Mr. John W. Hill, Chairman
Mr. C. Bruce Boswell, Vice Chairman
Ms. Carol Allen
Mr. Robert P. Brennan
Mr. David Bryan
Mr. Louis S. Diggs
Ms. Nancy W. Horst
Ms. Nancy M. Hubers
Ms. Wendy McIver
Ms. Gloria McJilton
Mr. James E. Matthews
Ms. Norma Secoura

Not Present

Mr. Thomas L. Reynolds
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).

Special Presentation

Ms. Rising introduced the nomination of the Bellona-Gittings Historic District to the National Register of Historic Places. In describing the proposed boundary, she explained that the Bellona-Gittings National Register District would straddle City and County lines. Her presentation included the rationale for the nomination, along with a description of the prevalent styles, documented by photographs of homes.

Mr. Bryan reported he had toured the community and was impressed by its character, the compatible in-fill development and that he especially appreciated the many slate roofs.

Ms. Nancy Maronick spoke on behalf of the community. She described how excited the community is to receive this recognition and further described the process to obtain the recognition.

Mr. Hill noted the Commission was happy to receive the nomination. Mr. Boswell moved to vote to support the Bellona Gittings nomination, under National Register criteria A and C. Mr. Matthews seconded the motion, which passed unanimously on a voice vote.

Review of the Agenda

1. Ms. Brown advised the Commission of changes to the Preliminary Agenda. The changes concerned the incorrect description of a contributing structure as a non-contributing structure (item 8); and two projects that had been added - an exterior alteration to a structure located in a County Historic District (item 11), and a tax credit application (item 15).

Approval of the Minutes

2. Mr. Hill asked if anyone had any changes to be made to the Minutes. After hearing none, Ms. McJilton moved to approve the July 12, 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 items scheduled on the Consent Agenda. Mr. Boswell questioned the manner in which the siding would be used on item 9 and requested that the item be pulled from the Consent Agenda. Mr. Hill agreed to the request. Hearing no further objections to items 10, 12, 13, 14 and 15, Ms. Horst 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 10, 12, 13, 14 and 15 be approved as submitted. Ms. McIver seconded the motion, which passed unanimously on a voice vote.

Out of order item

6. "Fullerton Fire-Police Station", 7856 Belair Road, Fullerton; Final Landmarks List # 137, County Inventory # CI 2617 (MIHP # BA-2617); replacement of historic windows with in-kind windows and replacement of non-historic windows and doors with historically appropriate windows and doors [County Council District # 6]

Ms. Brown described the project under review, noting that a Technical Committee consisting of Ms. Allen, Ms. Horst and Ms. Secoura had visited the site. Ms. Allen reported the Technical Committee found a charming structure still being used for multiple purposes and that it was mostly in excellent condition.

Project Manager Mr. Bud Oettel described the specifics of the project. He reported that the contractor found the original windows to be beyond repair and that they would be replaced with in-kind windows and that the non-historic windows and doors would be replaced with historically appropriate windows and doors.

Ms. Horst moved to issue a notice to proceed. Ms. Hubers seconded the motion, which passed unanimously by voice vote.

Ms. Secoura had further questions regarding the type of windows to be installed and she wondered whether the property met ADA requirements. Ms. Brown pointed out that a detailed description of the window type was included in the materials provided to the members of the Commission. She stressed that the only matter before the Commission was the replacement of the windows and doors. Ms. Secoura requested the record to reflect that the failure to address the issue of ADA requirements was an act of gross negligence that could result in a lawsuit against the County.

Public Hearing on Demolition Requests

4. “Smallwood” (Perkins property), 14400 Bonnie View Road, Sparks vicinity; Final Landmarks List # 280; County Inventory # CI-449 (MHIP # BA-449); demolition of barn [County Council District # 3]

Ms. Rising presented background information on the demolition request. She noted that the barn is mentioned as one of the ancillary structures on the Final Landmarks List (see item # 280). The barn is in a state of severe disrepair and staff recommended voting to issue a notice to proceed with the demolition.

The homeowner, Ms. Perkins advised the Commission that the property had been purchased three years ago at about the same time as it was nominated for landmarks consideration. The property had been nominated because it was believed to house a former slave quarter on its premise. Ms. Perkins reported they had successfully stabilized the slave quarter, but have not been able to do the same for the barn. She stated that she has small children and is concerned that they may get injured while exploring the barn. Additionally, she presented a letter from her homeowner’s insurance company warning that they would terminate the insurance policy by the end of the year because the barn posed a severe hazard. Ms. Perkins also provided a written report from the company hired to stabilize the former slave dwelling. The company specializes in timber frame construction and found the barn beyond repair.

Ms. Brown explained that Ms. Perkins had made a sincere effort to save the barn and that she had referred Ms. Perkins to interested parties in an effort to save the barn, including the Historic Preservation Department at Harford Community College (which at that time conducted a program to save local barns), Mr. Bruce Boswell, and the Maryland Historical Trust, for possible grant money.

Mr. Boswell indicated that a Technical Committee consisting of Mr. Brennan, Mr. Diggs and himself found the barn to be close to falling down with severely cracked beams and a foundation that has precariously shifted inwards.

Ms. McJilton, who is a licensed insurance advisor, confirmed the practice of insurance companies to deny coverage for an entire property because of a hazardous condition on the property.

Mr. Diggs moved to issue a notice to proceed. Ms. Horst seconded the motion, which passed unanimously by voice vote.

5. "Watters House", 4301 Windy Hill Road; Final Landmarks List #334; County Inventory # CI3237; [County Council District # 4]

This item concerned a demolition request for a property included on the Final Landmarks List # 334. Ms. Rising provided background information regarding the property's historical significance.

Mr. Boswell summarized the findings of the Technical Committee. After having inspected the structure, it was felt the original house might be a two-story log structure. By removing a section of the aluminum siding, the Technical Committee found the end of a hewn beam, however, no final determination could be made as to whether the entire structure is made of logs without removing more siding. As a consequence, the Technical Committee recommended conducting another site visit after the owner had removed more siding, thus revealing more of the original structure. Staff incorporated the language of the Technical Committee report into its action recommendation.

Ms. Allen moved to accept staff's recommendation to schedule another site visit comprised of members of the initial Technical Committee no later than two weeks prior to the November 13, 2008 meeting. To ask the owner or his appointed representative to remove the exterior siding on opposite corners of the two story section of the building to reveal surfaces on four elevations and remove siding from the first floor level up to the eaves extending at least one foot in each direction from the corner to determine if this is a substantially intact log dwelling. Finally, the results of the second site visit would be discussed at a future LPC meeting to determine whether or not to issue a notice to proceed with the demolition. Mr. Diggs seconded the motion.

With the motion on the floor, the owner of the property, Mr. Namdi Iwuoha, asked to address the Commission. He indicated he had initially not objected to the nomination of the property to the Final Landmarks List, because he simply wanted to build another house on the 18-acre tract the house is located upon. Mr. Iwuoha stated he had been told he would be helped by the LPC and staff to work through the approval process necessary for building the new home. He said that has not happened.

Ms. Brown explained several issues were effecting the proposal of constructing two more structures on the site (there was a change in plans, instead of constructing one more home, the owner now wishes to construct two dwellings). One was an environmental issue, over which the LPC had no purview; the other issue concerned the fact that the site had been previously subdivided. The historic structure, even though it was presently not inhabitable, counted as another density unit. If two more dwellings would be constructed, the review would become a major subdivision process, which would be much more costly for the owner. (Note: Three lots

constitute a minor subdivision, while four or more lots are a major subdivision, which requires a full process, including a community input meeting.)

Mr. Boswell suggested the possibility that the landmarked structure could be considered as an accessory structure and used the example of the former slave structure on the Smallwood property discussed earlier in the evening. He felt the Commission would be willing to write a letter supporting this consideration in the event the demolition request would be denied.

Mr. Hill reminded the Commission that a motion was on the floor regarding how to proceed with the matter. Mr. Matthews moved to reconsider the motion. Ms. Hubers seconded the request for reconsideration, which passed on a voice vote with Mr. Diggs opposing the motion.

Mr. Matthews moved to amend the original motion by adding the following language. In case the LPC would oppose the issuance of a notice to proceed with the demolition, the members of the Commission would support the owner's request to consider the historic structure an ancillary structure. Mr. Boswell seconded the motion, which passed unanimously on a voice vote.

Alteration to properties in County Historic Districts or Landmark structures

7. "Shaw's Discovery" (Bauer Farmhouse) 2901 Bauer's Farm Road, Edgemere; Final Landmarks List, County Inventory # CI 940 (MIHP # BA-940); construction of a handicap ramp and deck; repair of windows; removal of non-historic porch enclosure; replacement of non-historic doors [County Council District # 7]

Ms. Brown provided background information and read staff's recommendation to issue a notice to proceed with the project as presented.

Ms. Patricia Malone, representing the owners of the property, introduced Mr. Walter Schamu, the architect for the project being considered. Mr. Schamu explained the details of the proposal - to construct a handicap ramp and a deck, the installation of a heating and air-conditioning system, the in-kind replacement of the roof, the replacement of non-historic doors and repairs to the windows, the removal of a non-historic porch enclosure and the repair of the stucco façade.

Ms. Malone advised the Commission that the owner's intent is to eventually donate the landmark structure together with a three-acre parcel to Baltimore County for use by Recreation and Parks. The proposed work is being completed in anticipation of the ownership transfer.

Mr. Brennan asked if the ramp was meant to be temporary and suggested that consideration be given to build the ramp the same distance from the house on the 1st floor, as it is to be on the 2nd floor.

Mr. Schamu indicated the ramp is being built in a fashion that would allow for a future removal should it be needed.

Ms. McJilton moved to accept staff's recommendation and vote to issue a notice to proceed Ms. Secoura seconded the motion, which passed unanimously on a voice vote.

8. Clingman property, 921 Adana Road, contributing structure in the Sudbrook Park County Historic District, addition to the rear of the home [County Council District # 2]

Ms. Brown pointed out that the local advisory group had approved the homeowner's project with the suggestion that the proposed placement of an exterior door be omitted and a window be placed in its place at the same elevation.

Mr. Clingman, the owner informed the LPC that he and his wife prefer the original plans and asked the Commission to consider the original proposal. He indicated that he would not mind having a window and a door. Mr. Clingman explained that he presented the project to the local advisory committee in August. Unfortunately, only one person from the committee was present at the time.

Mr. Bryan moved to issue a notice to proceed with the construction of a 6' x 11' addition to the rear of the home. The exterior wall material should be hardy plank and should in color be compatible with the home's exterior. The exterior wall is to be set back 6" from the existing brick wall to clearly distinguish it as an addition. The project will include installation of both an exterior window and door, which are to be similar in style to the existing windows and doors. Mr. Diggs seconded the motion, which passed unanimously on a voice vote.

9. Gleeson property, 4943 Cedar Avenue, contributing structure in the Relay County Historic District; addition to be built to an existing cinder block garage [County Council District # 1]

Ms. Brown noted staff had reviewed the project and recommended issuing a notice to proceed. She further noted the local advisory committee is currently not providing recommendations on projects.

Mr. Boswell had requested that the item not be treated as a consent agenda item in order to discuss the proposed materials and installation pattern of the siding – Mr. Boswell preferred that the siding be made of Hardyplank and that it be installed in a horizontal pattern rather than the vertical pattern that was being proposed. Mr. Boswell maintained that the siding on the main house had a horizontal pattern and that the pattern on the garage addition should replicate that pattern..

The homeowner, Mr. Gleeson, informed the Commission that they should look at his request as the first phase of a series of projects to improve the existing detached garage. He explained that for the time being he just wishes to enlarge the garage. His plan was to use T-111 siding and to paint the existing cinder block portion of the garage a color that would match the siding. He stated that he would consider installing the siding in a horizontal pattern. Mr. Gleeson pointed out the garage is not visible from the street and that the property is bordered by woods and a major interstate highway on the side closest to the garage.

Mr. Hill stated his preference for the use of Hardyplank siding installed horizontally. Mr. Gleeson explained that perhaps at some point in the future, their budget would allow for that, however, it was not an option for them at the present.

Mr. Bryan moved to issue a notice to proceed with the project as presented by the homeowners. Ms. Allen seconded the motion, which passed with Mr. Boswell voting against the motion.

10. Griffin property, 3608 Briarstone Road, non-contributing structure in the Fieldstone County Historic District; installation of a picket/split rail fence [County Council District # 4].

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

11. "Seymour Ruff House" (Graham property), 9000 Church Lane, Randallstown, contributing structure in the Fieldstone County Historic District; County Inventory # CI-2900, (MIHP # BA-2900); replacement of non-historic windows with historically appropriate windows; replacement of non-historic roofs with asphalt shingles roof and barn storage extension & repair [County Council District # 4].

Ms. Brown provided the background information about this item, reminding the Commission that the matter had been previously before them as a code violation, because historic windows had been replaced with vinyl windows without LPC approval. At that time, the LPC had requested that all windows facing the two streets of this corner house be replaced with historically appropriate windows. Mr. and Mrs. Graham had begun the process of replacing the windows in compliance with the LPC's directives. They also asked the Commission to approve an addition to and repair of an existing barn, as well as the replacement of a non-historic asbestos shingles roof with an asphalt shingles roof on the main house.

Mr. Bryan explained the Grahams had met with himself and the local advisory committee on these plans and they had reached an agreement satisfactory to all parties involved.

Ms. Brown stated that the owners also were asking for the approval of a tax credit application. The addition to the barn would not be eligible for the tax credit, but the windows would be included on the application. Ms. Brown stated that this was truly

a unique situation, because some of the windows had already been installed. She felt that an exception was warranted because the Commission had approved the windows at a previous LPC meeting. She had consulted with both the Law Office and the Budget Office regarding this matter – both agreed that an exception could be made in this case.

Mr. Diggs moved to vote to issue a notice to proceed with the window replacement, roof replacement, repair and extension of the existing storage barn and to also approve the tax credit application. Ms. Horst seconded the motion, which passed unanimously on a voice vote.

Applications for Tax Credit

12. Mannion property, 7 Arrowship Road, Dundalk; contributing structure in the Dundalk National Register District; water heater replacement and step repair [County Council District # 7]

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

13. Strunge property, 814 Ridgeleigh Road, Stoneleigh; contributing structure in the Stoneleigh National Register District; veranda roof replacement (in kind), repainting of wood trim, new heating and air-conditioning unit [County Council District # 5]

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

14. Wolff property, 600 Chumleigh Road, Stoneleigh; contributing structure in the Stoneleigh National Register District; storm door replacement, window replacement of non-historic windows, repair of historic windows. [County Council District # 5]

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

15. Bakondi property, 501 Stoneleigh Road, Stoneleigh; contributing structure in the Stoneleigh National Register District; repair of step and walkway [County Council District # 5]

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

Report on County Tax Credit applications approved

Ms. Brown reported the approval of a tax credit application for the repair of a water-damaged basement, repair of walkway, steps and stoop, window repair of basement windows, installation of trench drain and sump pump at 7105 Rich Hill Road in

Stoneleigh National Register District because the applicant submitted a signed/approved Part 2 State Tax Credit application.

Other business

Several upcoming appointments were discussed in an effort to schedule dates and times.

Tentative arrangements were made for a site visit to the "Plinlimmon" Final Landmark List property, for Wednesday, October 1, 2008 at 3:00 p.m. The site visit was being scheduled in preparation for a development project review involving a Landmarks property at the October 15, LPC meeting.

A date for the Fall Retreat was set for Friday, October 24, 2008 at 1:00 p.m. Several suggestions for the location were discussed. Staff will advise the LPC as to the location once final arrangements have been made.

A second site visit to the Final Landmarks List property located at 4301 Windy Hill Road will also be scheduled and the LPC members will be advised when those arrangements can be made.

Mr. Bryan 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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