

Minutes
Baltimore County Landmarks Preservation Commission
January 8, 2009 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
Mr. Dean C. Hoover
Ms. Wendy McIver
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).

Prior to the actual start of the meeting, Mr. Hill acknowledged the sudden death of Mr. Art Rogers and asked for a moment of silence in his honor. Mr. Rogers had served as a Commissioner on the Landmarks Preservation Commission for years in addition to having served on several other panels and boards in Baltimore County.

Annual election of Chairman and Vice-Chairman

1. Mr. Hill stated that the annual election of officers was at hand. He noted that he and Mr. Boswell agreed to continue serving as Chairman and Vice-Chairman should they be nominated. Ms. Allen moved to elect Mr. Hill as Chairman and Mr. Syed seconded the motion. Ms. Horst moved to elect Mr. Boswell as Vice-Chairman and Ms. McIver seconded the motion. Both motions were approved unanimously on a voice vote.

Review of the Agenda

2. Ms. Brown advised the Commission that the changes to the Preliminary Agenda were the addition of the Election of the Chairman and Vice-Chairman, the addition of items 9 and 10 and moving item 5 to the end of the meeting at the request of the property owner.

Approval of the Minutes

3. Ms. Secoura asked that the November, 2008 Minutes be changed to reflect her objection to the replacement of the wooden floorboards, **as well as** (emphasis added) the door, sidelights and transom at the project that was reviewed for 200 Seminary Avenue in Lutherville. Mr. Hill asked if anyone else had any changes to make to the Minutes. After hearing none, Mr. Diggs moved to approve the November 13, 2008 Minutes. Ms. McJilton seconded the motion, which passed unanimously on a voice vote.

Consent Agenda

4. Mr. Hill asked Ms. Brown to describe the items scheduled on the Consent Agenda. Mr. Brennan inquired whether the original roof on the home located at 610 Upland Road in Sudbrook Park had been a slate roof. (The owner requested replacing a non-historic asphalt shingles roof with a synthetic roof that resembled a slate roof.) Ms. Brown answered she did not know. She noted that the local advisory committee had approved the replacement and had no objections to the project. With no objections to items 9 and 10, Mr. Syed 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 9 and 10 be approved as submitted. Mr. Diggs seconded the motion, which passed unanimously on a voice vote.

Public Hearing on Nominations to the Landmarks List

5. Cockeyville National Bank, 10914 York Road, Cockeyville, County Inventory #CI-887 (MHIP #BA-887) [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 to (a) place the Cockeyville National Bank building on the Preliminary Landmarks List under criteria (1) – for its association with the development of the town of Cockeyville; for its association with the historically significant Cockey family; (2) - as an excellent example of Beaux-Arts architecture (3) - as an excellent example of the work of noted architect Paul Emmart (b) to delineate the entire property, 0.68 acres total, (map 42, parcel 360) as its historic environmental setting.

The Baltimore County Historic Trust (BCHT) nominated the property to the Preliminary Landmarks List and Ms. Trish Bentz, Executive Director for the BCHT, testified on their behalf. She noted that the Cockeyville National Bank is the type of property about which everyone assumes that it is already on the Landmarks List, without verifying whether this was indeed the case. She suggested adding criterion 4) – the building “is a work of notable artistic merit”.

The owner of the property, Mr. Robert DeCorse, Sr., stated he appreciates the building very much and does not object to the nomination. He is, however, concerned about the possible financial impact a Final Landmarks List designation may have on the property. Mr. DeCorse reported the property is currently rented and occupied and that he owns the adjacent building as well. He further asked about the stone structure in the rear of the property. Ms. Rising explained that that structure is all that remains of an old hotel, which was torn down some time ago.

Ms. McIver moved to vote placing the Cockeyville National Bank and its historic environmental setting on the Preliminary Landmarks List under criteria 1, 2, 3 and 4. Ms. Secoura seconded the motion. Mr. Boswell asked whether the nomination included the stone building at the rear of the property. Ms. Secoura suggested amending the motion by also adding the stone building at the rear of the property to the Preliminary Landmarks List under criteria 1. Ms. McIver agreed to accept the amendment. The amended motion passed unanimously on a voice vote.

6. “Wight-Wright House”, 11418 York Road, Cockeyville, County Inventory #CI-2120 (MHIP #BA-2120) [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 to (a) place the “Wight-Wright House” on the Preliminary Landmarks List under criteria (1) – for its association with the development of the town of Cockeyville & Marble Hill; for its association with the historically significant Wight family; (2) - as an excellent representation of Victorian vernacular architecture that has retained its historic integrity (b) to delineate the entire property, .16 acres total, (map 42, parcel 232) as its historic environmental setting.

Mr. Hill invited those in attendance who supported the nomination to speak. Ms. Trish Bentz addressed the LPC, noting that the BCHT has been working with community groups in the Cockeyville area to nominate properties to the Preliminary Landmarks List. The three nominations being considered this evening are the first of several others they hope to submit in the near future. Ms. Bentz noted the Wight-Wright House and Wight-Leutz House are sister houses to

the Elizabeth Gardner House which had been demolished a few years ago. Ms. Bentz agreed with the criteria cited for placing the property on the Preliminary Landmarks List.

Several of the Commissioners questioned Ms. Bentz on the process BCHT follows when working with community groups and individual property owners. Mr. Boswell asked why other properties in Marble Hill had not been nominated as well. Ms. Bentz answered that the BCHT choose to submit only a few nominations at a time to allow staff time to research each property adequately.

One of the owners of the property, Mr. Chris Carski, testified that the property had been purchased as an investment property. He explained that he opposed the nomination because the historic integrity of the property has been lost. He further noted the structure is in need of considerable repair and renovation, suffers from limited access off York Road and is at risk of further damage, due to the poor condition of a large tree in close proximity to the house.

Mr. Hill noted that having a property on the Final Landmarks List could be advantageous to the owners. Several Commissioners asked the owner and staff questions about the current zoning, use and physical condition of the property, as well as the immediate neighborhood. Mr. Matthews questioned the prudence of placing a property on the Preliminary Landmarks List without considering the property's economic viability. He stressed the property lost its integrity of setting and access from York Road was difficult.

Mr. Boswell suggested considering several properties within the Marble Hill community as a group rather than looking at properties individually.

Ms. Brown recommended tabling consideration of this property until staff received nominations for the remaining historic properties in the immediate vicinity. Additionally, postponing the matter would allow Commission member to visit the site.

Mr. Hoover moved to table the hearing until public hearings can be scheduled for the additional properties in Marble Hill for which BCHT promised to submit nominations shortly. Mr. Hoover reminded the property owner, Mr. Carski, that County Law prohibits the demolition of a property during the period it is being considered for the Preliminary Landmarks List. Ms. Hubers seconded the motion, which passed unanimously on a voice vote.

Ms. Brown confirmed that owners of nominated properties must receive a minimum of 45 days notice about a scheduled public hearing, which means, that the earliest the matter may come before the LPC will be at the March 12, 2009 meeting.

7. "Wight-Leutz House", 11420 York Road, Cockeyville, County Inventory #CI-2121 (MHIP #BA-2121) [Council District #3]

Postponed - A request for postponement was submitted to Preservation Services and accepted by the Chair. (Note: the matter will be discussed together with the other Marble Hill properties at the March 12, 2009 meeting.)

Alteration to properties in County Historic Districts or Landmark structures

8. Balogh property, 904 Adana Road, Sudbrook Park; contributing structure in the Sudbrook Park County Historic District; ex post facto approval of a deck with sunroom [County Council District # 2]

Ms. Brown explained that the County Code Enforcement Office noticed that a deck and a sunroom had been built without building permits. Further examination revealed that the property was within the bounds of the Sudbrook Park County Historic District. The local advisory group has been asked to comment on the project, however, they have not yet had an opportunity to do.

Mr. Boswell moved to table the matter until the local advisory group has submitted their comment. Mr. Diggs seconded the motion, which passed unanimously on a voice vote.

- **9. Goldman property, 610 Upland Road, contributing structure in the Sudbrook Park County Historic District; replacement of asphalt shingles roof with *Slateline* roofing material [County Council District # 2]

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

Applications for Tax Credit

Request for LPC approval for County Part II Tax Credit application

- **10. Noppenberger property, 1610 Rolling Road, Relay; contributing structure in the Relay County Historical District; request to replace the shingle roof, paint the siding, exterior trim, shutters, windows and porch ceiling and cover foundation with a new coat of cement and paint [County Council District # 1]

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

11. Bowman property, 604 Register Avenue, Stoneleigh; contributing structure in the Stoneleigh National Register District; complete rehabilitation involving rewiring, new plumbing, air-conditioning and room conversions [County Council District # 5].

Ms. Brown provided a description of the rehabilitation project. She noted the only issue might be the removal of a wall in the area of the kitchen and further noted Mr. Bowman (one of the owners of the property) is an architect.

Mr. Bowman offered a detail explanation of the proposed project. He indicated the existing vinyl siding is to be removed because it has become extremely brittle. He is hoping to find cedar shakes under the vinyl, which he plans to repair. The owners also wish to repair the original wood windows and to replace the aluminum storm windows with painted wood storm windows. Mr. Bowman provided pictures of the interior kitchen area and explained that he does not believe that the wall they would like to remove is original to the kitchen.

The owners further explained they are still waiting for a response from the State on a tax credit application they submitted several months ago. They are aware removing an interior wall may jeopardize their state tax credit application, however, they feel they cannot afford to wait any longer and wish to move forward with the project.

Mr. Brennan moved to vote to issue a Notice to Proceed with the complete rehabilitation. Mr. Diggs seconded the motion, which passed unanimously on a voice vote.

Other business

Ms. Brown asked the commissioners to consider another date for the April, 2009 meeting. The original date falls on a holiday and needs to be rescheduled. It was decided to reschedule the meeting to Wednesday, April 22, 2009 at 6:00 p.m.

Ms. Brown reported work by the Design Review Committee is continuing.

An invitation to tour the newly renovated Oella Mill has been extended to LPC members by the owners. Ms. Brown will make arrangements for the tour and notify all commissioners wishing to attend.

Mr. Diggs expressed his gratitude to those commissioners offering to help work with the Winters Lane Community Group.

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

VKN:vkn