

Minutes
Baltimore County Landmarks Preservation Commission
March 12, 2009 Meeting

Mr. John 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. Qutub K. Syed
Mr. C. Bruce Boswell, Vice Chairman	
Ms. Carol Allen	
Mr. Robert P. Brennan	
Mr. David Bryan	
Mr. Louis S. Diggs	
Mr. Dean C. Hoover	
Ms. Nancy W. Horst	
Ms. Nancy M. Hubers	
Mr. James E. Matthews	
Ms. Wendy McIver	
Ms. Gloria McJilton	
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 the changes to the Preliminary Agenda involved items added under Other Business and a correction made regarding item 9. The Preliminary Agenda described 904 Adana Road as a non-contributing structure in the Sudbrook Park County Historic District, rather than as a contributing structure.

Approval of the Minutes

2. Mr. Hill asked if anyone had any changes to make to the Minutes. Mr. Matthews stated he should be recorded as *Not Present* for the February 12, 2009 meeting. Mr. Diggs moved to approve the February 12, 2009 Minutes with the correction

noted by Mr. Matthews. Mr. Reynolds 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. With no objections to items 10 and 11 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 10 and 11 be approved as submitted. Ms. McIver seconded the motion, which passed unanimously on a voice vote.

Public Hearing on Nominations to the Landmarks List

Mr. Hill explained that he received a request for postponement from the attorney representing three of the five properties scheduled for public hearing this evening. Considering the request both appropriate and fair, he agreed to the postponement (Note: It is within the purview of the Chair to grant a postponement). Because several members of the Commission had requested that all the Marble Hill properties be heard together, he asked that the remaining two properties be also postponed. The hearings have been rescheduled for Wednesday, April 22, 2009.

Mr. Matthews inquired as to which attorney was involved and Mr. Hill answered the firm of Gildea and Schmidt.

The Commissioners raised several questions about the nominations. Ms. Brown explained it would be inappropriate for the LPC to discuss the nominations in light of the Chairman's agreement to postpone the hearings.

4. "Samuel J. Gover House", 2 Shawan Road, Cockeyville, County Inventory # CI-2125 (MIHP #BA-2125)

Postponed - Rescheduled for Wednesday, April 22, 2009

5. Thuma-Hale House", 3 Shawan Road, Cockeyville, County Inventory # CI-2126 (MIHP # BA-2126)

Postponed - Rescheduled for Wednesday, April 22, 2009

6. "Kraus-Adams House", 11424 York Road, Cockeyville, County Inventory # CI-2122 (MIHP # BA-2122)

Postponed - Rescheduled for Wednesday, April 22, 2009

7. “Wight-Wright House”, 11418 York Road, Cockeyville, County Inventory # CI-2120 (MIHP # BA-2120)

Postponed - Rescheduled for Wednesday, April 22, 2009

8. “Wight-Leutz House”, 11420 York Road, Cockeyville, County Inventory # CI-2121 (MIHP # BA-2121)

Postponed - Rescheduled for Wednesday, April 22, 2009

Alteration to properties in County Historic Districts or Landmark structures

9. 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 the project being considered stemmed from a Stop Work Order issued by the Permits Office several months ago. The deck and sunroom were built without proper permits. The homeowner has since filed the requisite permit applications, the local advisory committee has approved the project and staff is recommending the LPC vote to issue a notice to proceed.

Several Commissioners expressed concerns about approving a project of any sort on an ex post facto basis.

Ms. Rising recalled meeting with the property owner when he came into the office as a result of the Stop Work Order having been issued. It was her opinion the property owner was neither aware of the general permitting process nor of the historic permit process.

Ms. Secoura reminded the Commission the recommendation was to issue a notice to proceed and not a certificate of appropriateness and noted such action would not be precedent setting.

Mr. Bryan reminded the Commission of a similar situation the Fieldstone County Historic District was involved with and explained the action the local advisory group took to help educate property owners.

Mr. Boswell suggested a letter be sent to the Sudbrook Park Landmarks Committee explaining the Commission’s position and suggesting Sudbrook Park, Inc. consider sending an annual letter to homeowners reminding them of the review requirements for additions and alterations. This would also provide Sudbrook Park, Inc. with an opportunity to share information regarding the County and State historic property rehabilitation tax credit program.

Mr. Diggs moved to issue a notice to proceed and to send a letter to Sudbrook Park, Inc. advisory group as suggested by Mr. Boswell. Ms. McIver seconded the motion, which passed unanimously on a voice vote.

Mr. Boswell and Mr. Hill volunteered to write the letter.

- **10. Besse property, 5003 Cedar Avenue, Relay; non-contributing structure in the Relay County Historic District; replacement of garage door [County Council District # 1].

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

- **11. Easter property, 302 Central Avenue, Glyndon, interior and exterior electrical work [County Council District # 2]

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

12. Sweet property, 1723 Magnolia Avenue, Relay; contributing structure in the Relay County Historic District; remove/cover existing concrete board shingles on side bump out with German board to match original siding on house; cover existing door entrance on side bump out (not original) with German board siding; remove two aluminum windows on bump out, replacing one with a smaller 2 over 2 wood and covering the other with German board siding; remove existing steel steps/landing currently set at the bump out; cut in new entrance on rear of the house using a door original to the house; build wooden steps with a wooden railing at the doorway; close in small window on the rear of the house (not original) and cover with German board siding; and prime/paint all siding to match existing. [County Council District # 1]

Ms. Brown read the applicant's proposal and staff's recommendation to vote to issue a certificate of appropriateness.

Mr. Diggs asked why the owner would be eligible to receive a tax credit for the replacement of non-historic materials with newer materials. Ms. Brown explained the State does not have an issue with such situations and does approve tax credit applications in similar circumstances. Mr. Hill added that it was a judgment call.

Mr. Bryan moved to vote to issue a certificate of appropriateness. Mr. Reynolds seconded the motion, which passed unanimously on a voice vote.

Other business

Ms. Brown reminded the LPC that the Oella Mill site visit has been scheduled for Friday, March 20, at 10:30 a.m., the LPC retreat has been scheduled for April 16, at Ballestone Manor, from 1:00 p.m. to 3:30 p.m. and the County Council public Hearing on properties on the Preliminary Landmarks List has been scheduled for April 6.

Mr. Bryan moved to adjourn the meeting. Ms. Allen seconded the motion, which was approved unanimously on a voice vote. The meeting adjourned at 7:03 p.m.

VKN:vkn