

Minutes
Baltimore County Landmarks Preservation Commission
November 12, 2009 Meeting

Mr. John Hill, Chairman, opened the regular monthly meeting of the Baltimore County Landmarks Preservation Commission (LPC) at 6:03 p.m. The following Commission members were:

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

County staff present included, Karin Brown (Chief for Preservation Services) and Teri Rising (Preservation Services staff).

Special Presentation

Ms. Rising introduced the nomination of the Dumbarton Historic District to the National Register of Historic Places. She provided justification for the nomination, described the prevalent styles, supported by photographs of several important homes.

Ms. Horst moved to support the Dumbarton nomination, under National Register criterion A & C. Ms. Allen seconded the motion, which passed unanimously on a voice vote.

Review of the Agenda

1. Ms. Brown advised the Commission that the changes to the Preliminary Agenda concerned the addition of two items involving alterations to properties on the Final Landmarks List and the addition of two tax credit application projects.

Approval of the Minutes

2. Mr. Hill asked if anyone proposed any changes to the October 8, 2009 Minutes. Hearing none, Ms. Horst moved to approve the October 8, 2009 Minutes. Mr. Syed 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. Hill noted that no one had signed up to speak with regard to any of the consent agenda items. Mr. Boswell requested that item 15 be pulled from the consent agenda to allow discussion of the matter. 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 8, 11, 12 and 14 be approved as submitted. Ms. McIver seconded the motion, which passed unanimously on a voice vote.

Public Hearing on a Nomination to the Preliminary Landmarks List

4. Toll House (Fifteen Mile House), 13822 York Road, Cockeysville; County Inventory # CI-190 (MIHP # BA-190) [County Council District # 3]

This item concerned a third party nomination to the Landmarks List.

Ms. Rising offered a short presentation of the history of the property. Mr. Walter Salmon, the owner of the property testified. He indicated that he was principally not opposed to the nomination, as long as it would not prevent him from selling the property. He was assured it would not.

Ms. McIver moved to (a) place the "Fifteen Mile House" & mile marker on the Preliminary Landmarks List under criteria (1) –for its association with the transportation history of Baltimore County; (2) - as a significant surviving example of tollgate house architecture that retains historic integrity in its materials; as one of few milestones associated with the York Turnpike (b) to delineate the property, .19 acres (map 42, parcel 70) as its historic environmental setting. Mr. Syed seconded the motion, which passed unanimously on a voice vote.

Alteration to properties in County Historic Districts or Landmark structures

5. Mary's Meadows, 2434 Geist Road, Glyndon; Final Landmarks List # 346, County Inventory # CI-1116 (MIHP # BA-1116; request to replace an existing front façade door [County Council District # 3]

Ms. Brown explained that the entrance door in question is a secondary front door made of solid wood. The homeowner proposes replacing the door with a 9 lite door in an effort to get more natural light into the room. She noted that there is no information regarding whether the existing door is original to the structure or not. Hearing no objections or questions, Ms. McJilton moved to issue a certificate of appropriateness for replacing the existing secondary front door with a 9 lite door. Ms. McIver seconded the motion, which passed unanimously on a voice vote.

6. "Elm Nook", 211 Melancthon Avenue, Lutherville County Historic District, County Inventory # CI-331 (MIHP # BA-331); extensive exterior repairs to home, carriage house and gazebo [County Council District # 3]

Ms. Brown provided background information regarding this property, which involved several code violations that lead to the comprehensive work plan under consideration that evening, the technical committee's findings and the staff recommendations as outlined in the Memo to the File dated November 10, 2009.

The architect hired by the homeowner, Mr. Stephen Hill, addressed the LPC. He stated that he reviewed staff's recommendation and had some concerns regarding the prohibition of the use of Azac, for the repair of the gazebo fascia board. Mr. John Hill, the chair, stated that he found Azac an acceptable material. Mr. Stephen Hill proceeded to discuss several other items that were of concern to him and his client. The main discussion concerned the main entrance door, which may or may not have been replaced by the current owner and a rear-side entrance door, which definitely had been replaced without proper authorization. Mr. Pen Jones, chairman of the Lutherville Advisory Committee (LAC), presented the community's opinion regarding the proper restoration of the front door.

Mr. Boswell, who along with Ms. Allen and Ms. Horst partook in the Technical Committee had visited the site, suggested that the front door should be repaired to what it was (solid plate glass on the top and wood at the bottom) and if that was not possible, to install a new door. An elevation of the proposed door would have to be presented to LAC and staff for approval, prior to the purchase of the door. There was general agreement that the rear-side door could remain, but that the doorframe molding should be added and finished as shown on the elevation labeled AR-8.0/October 29, 2009.

Mr. Stephen Hill stated that financial difficulties would prevent his client from completing the rehabilitation work within one year. Mr. John Hill stated that he felt the time limit should stay one year as recommended in the Memo to the File, but that his client could ask for an extension, if he could not meet the time limit.

Ms. Horst took issue with the light fixtures, stating that they were of a style that was not appropriate for this dwelling. Mr. Hill pointed out that light fixtures were reversible. Mr. Boswell moved to issue a certificate of appropriateness for the proposed work described in the Memo to the File, as amended based on the

discussion of that night's meeting. Ms. McJilton seconded the motion, which passed unanimously on a voice vote.

7. "Marston House", 319 Melancthon Avenue, Lutherville County Historic District, County Inventory # CI-198 (MIHP # BA-198); one story rear addition [County Council District # 3]

This item concerns a proposed addition to the rear portion of a contributing structure in the Lutherville County Historic District. A Technical Committee consisting of Mr. Boswell, Ms. Allen and Ms. Horst visited the site. The plan was also reviewed by LAC, which felt that the windows in the proposed addition should be aligned with the height of the windows of an abutting enclosed porch.

Mr. Boswell stated that the porch enclosure and its windows were not original to the dwelling and that lowering the new windows would be in conflict with installing kitchen cabinets at the location. He therefore had no problem with the window height as proposed. Regarding the stone veneer proposed to clad the foundation, Mr. Boswell suggested that the owner should select the material that closely matches the existing stone foundation.

Mr. Pen Jones stated that LAC was also concerned with the treatment of the side entrance door with its associated porch area. He explained that LAC feels that the railing should be made of wood and should have the same dimensions as currently exist.

Mr. Boswell moved to vote to issue a certificate of appropriateness to construct an addition as shown on the plan prepared by the homeowner, dated October 13, 2009, to select a type of stone veneer for the foundation that matches the existing stone as closely as possible, to construct the railing of the small porch on the side elevation of wood and to either use a side entrance door with a glass transom or side the area using the same siding material as the rest of the side elevation. Mr. Syed seconded the motion, which passed unanimously on a voice vote.

8. Monkton United Methodist Church, 1930 Monkton Road, Final Landmarks List #113 County Inventory # CI-606 (MIHP # BA-606); repair/replacement of non-original front steps [County Council District #3]

Approved via the consent agenda to issue Certificate of Appropriateness.

9. "Eighteen Mile House", 808 Westminster Pike, Woodridge; Final Landmarks List # 322, County Inventory # CI-893 (MIHP # BA-893); repair and or replacement of roof and windows, repair and paint exterior [County Council District # 3]

Ms. Brown informed the LPC that this item involves a structure being converted from a former restaurant to a wine and spirits store. She explained that although the main building is on the Final Landmarks List, the numerous additions are not.

The proposal involves numerous repairs including the replacement of non-historic windows with historically more appropriate windows and the replacement of the porch floor with cementitious boards that would replicate the pattern of the existing floor. Also proposed was the demolition of one of the non-historic additions and the construction of a new addition. Mr. Hill had visited the site and noted staff's recommendations were consistent with his findings.

There ensued a lengthy discussion about the appropriateness of cementitious flooring for the porch, resulting in a recommendation against its use.

Carol moved to issue a certificate of appropriateness to repair the original historic windows, to replace the non-historic windows with either 4 or 9 true divided light windows, to repair/replace the porch floor with wooden boards that replicate the existing floor; to repair/replace the roof (possibly with a metal roof), to demolish a non-historic rear addition and to construct a new addition. Mr. Reynolds seconded the motion, which passed unanimously on a voice vote.

Code Violation

10. Weisbrod-Carroll House, 302 North Avenue, Lutherville County Historic District; Final Landmarks List # 357, County Inventory # CI-69 (MIHP # BA-69); demolition by neglect [County Council District # 3]

Ms. Brown explained that Mr. Donald Brand, Building Engineer, with the Department of Permits and Development Management forwarded a letter from a concerned citizen who lamented the degree to which the above referenced Final Landmarks List structure has been allowed to deteriorate within the past two years. A Technical Committee consisting of Mr. Boswell, Ms. Allen and Ms. Horst, visited the site. The same commission members had visited the property at the time it was considered for the Preliminary Landmarks List and thus were able to assess the degree of deterioration that had occurred since then. The findings of the Technical Committee were outlined in a report dated November 6, 2009.

Ms. Horst moved that the deterioration was severe enough to constitute "Demolition by Neglect" and to request that the matter be forwarded to the hearing officer as code violation for the purpose of imposing a fine and to request that the dwelling be stabilized. Ms. McIver seconded the motion, which passed unanimously on a voice vote.

Applications for Tax Credit

Request for LPC approval for County Part II Tax Credit application

11. Cramer property, 638 Regester Avenue, Stoneleigh National Register District; repair water leak in floor under boiler, install new boiler and repair of bedroom ceiling [County Council District # 5]

Approved via the consent agenda to issue Certificate of Appropriateness.

12. Price property, 719 Pleasant Hill Road, Oella National Register District, painting and replacement flooring [County Council District #1]

Approved via the consent agenda to issue Certificate of Appropriateness.

13. William Slade's Store, 2224 White Hall Road, White Hall; Final Landmarks List # 324, extensive rehabilitation work, involving replacing non-historic windows and doors with windows and doors that are more historically appropriate.

Ms. Brown reviewed the tax credit application involving the comprehensive rehabilitation project. Mr. Brennan reported on having visited the site and finding no issue with the proposals.

Ms. Allen moved to vote to approve the Part II Tax Credit application and to issue a Certificate of Appropriateness to replace non-historic windows and doors with windows and doors that are historically more compatible. Ms. McIver seconded the motion, which passed unanimously on a voice vote.

14. Schweitzer property, 603 Stoneleigh Road, Stoneleigh National Register District, installation of air conditioning unit/system, air vents in each room and update electrical panel.

Approved via the consent agenda to issue Certificate of Appropriateness.

Request for HES delineation

15. Baltimore County Jail, 200 Courthouse Court, Towson; Final Landmarks List # 85, County Inventory # CI-205 (MIHP # BA-205); request to delineate HES for tax credit purposes [County Council District # 5]

This item was initially presented as a consent agenda item, but Mr. Boswell asked for an open discussion. He explained that he recently spoke to Mr. Marty Azola, the gentleman who contracted with the County to rehabilitate the Women's Jail. Mr. Boswell stated that Mr. Azola informed him that when he entered into an agreement with the County, the swim club, which is supposed to develop the abutting property with a community pool, had agreed to a design plan dated

March 23, 2009. Mr. Boswell noted that according to Mr. Azola, the swim club revised its plan without consulting him. Mr. Azola was informed by the Maryland Historical Trust that the revised swim club design is likely to jeopardize his eligibility to receive State and Federal Tax credits, which are vital to make the project feasible. Mr. Boswell showed a drawing that demonstrated that the new proposal would block the view of the jail's foundation, which would impact the historic integrity of the building. Mr. Boswell made a motion to delineate the Historic Environmental Setting as shown in the materials provided by staff contingent upon the County asking the swim club to adhere to the March 23, 2009 site plan and lease agreement. Mr. Diggs seconded the motion, which passed by unanimous voice vote.

Other Business

Ms. Brown informed the LPC that the County Council would hold a Public Hearing on November 16, 2009 on the 5 Marble Hill properties, Nottinghill, the Farmlands Carriage House and the Stoneleigh Shopping Center.

Ms. Brown shared news about a stabilization project scheduled to begin at The Sheppard and Enoch Pratt Gatehouse located at 6501 North Charles Street.

Ms. Brown noted that the Board of Appeals (BOA) recently held a hearing on 3 Shawan Road, one of the Marble Hill properties. She reported that the BOA ruled that the property did not meet the criteria for Preliminary Landmarks Listing.

Mr. Reynolds moved to adjourn the meeting. Mr. Diggs seconded the motion, which was approved unanimously on a voice vote. The meeting adjourned at 8:30 p.m.

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