

Minutes
Baltimore County Landmarks Preservation Commission
February 24, 2010 Meeting

Mr. Bruce Boswell, Chairman, opened the regular monthly meeting of the Baltimore County Landmarks Preservation Commission (LPC) at 6:10 p.m. The following Commission members were:

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

County staff present included Karin Brown (Chief for Preservation Services) and Teri Rising (Preservation Services staff) and Vicki Nevy (Secretary to the Commission).

Review of the Agenda

1. Ms. Brown advised the Commission that the only change to the Preliminary Agenda concerned the addition of two items to be referenced under Other Business and taking one item out of sequence.

Approval of the Minutes

2. Mr. Boswell asked if anyone proposed any changes to the January 14, 2010 Minutes. Hearing none, Mr. Hoover moved to approve the September 10, 2009 Minutes. Mr. Hill seconded the motion, which passed unanimously on a voice vote.

Consent Agenda

3. Mr. Boswell asked Ms. Brown to describe the items scheduled on the Consent Agenda. Mr. Boswell noted that no one had signed up to speak in regard to any of the consent agenda items. Mr. Brennan 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 6, 11, and 12 be approved as submitted. Ms. Hubers seconded the motion, which passed unanimously on a voice vote.

Public Hearing on Nomination to the Preliminary Landmarks List

4. Morrill House, 20030 Valley Mill Road, Freeland; County Inventory # CI-3248 (MIHP # BA-3248), [County Council District # 3]

This item concerned an owner nomination to the Landmarks List.

Ms. Rising reported the owner was not able to attend the evening's meeting. She offered a short presentation of the history of the property.

Ms. Secoura moved to (a) place the "Matthews House" on the Preliminary Landmarks List under criteria (1) –for its association with the Matthews & Wilhelm families; for its association with the history of the paper mill industry in Baltimore County (2) - as an excellent example of log and stone architecture that retains its historic integrity in its materials (b) to delineate part of the property 2.65 acres (map 11, parcel 121) as its historic environmental setting. Mr. Hill seconded the motion, which passed unanimously on a voice vote.

Minor Subdivision of Landmark property

5. Weisbrod-Carroll House, 302 North Avenue, Lutherville; Final Landmarks List # 357, County Inventory # CI-69 (MIHP # BA-69); minor subdivision and approval of new structure [County Council District # 3]

Ms. Brown read the action summary for this item, stating that staff preferred the side-loaded garage design, which needed two variances for its completion. She noted that staff would support the variance requests and that the Lutherville Advisory Committee (LAC) shared staff's view.

Mr. Robert Gentry, the prospective owner of the lot to be created, explained the setback constraints existing for this corner property and described the two design options offered for consideration. The side loaded garage design would require the approval of variances due to the setback constraints. The front loaded garage design was only an option should the variances not be allowed. He also explained the existence of mature trees on the site had been taken into consideration and reviewed the materials list.

Mr. and Mrs. Hettinger, neighbors to the proposed structure were present and expressed concerns about the road width. They stated that the current owner of the property had extended the lot boundaries with the result that the street became more narrow. Mr. Gentry assured the Hettingers that the issue would be corrected

since the new construction would be based upon the legal description of the parcel.

Mr. Pen Jones spoke on behalf of the local advisory group. He reported working very closely with the prospective owner and expressed support for the proposals. He explained the neighbors all prefer the side loaded garage option and noted that since Lutherville became a County Historic District, no front loaded garages have been built in the neighborhood. Mr. Jones confirmed the community approves the design of the proposed structure and the setback variances.

Ms. Allen moved to vote to (a) approve the minor subdivision, along with the setback variances of a 15-foot side yard variance and a 10-foot front yard variance, as shown on the proposed site plan Exhibit A 1; (b) approve all four elevations (side entry garage scenario) as shown as Exhibit A 2, 3, 4 & 5; (c) if the above-mentioned variances ARE NOT approved, to approve a minor subdivision, showing a side yard setback of 30 feet and a front yard setback of (37.5) feet, Exhibit B 1; (d) approve all four elevations (front entry garage scenario) showing the garage being setback seven (7) feet from the front porch and two (2) feet from the front façade, Exhibit B , 3, 4; and (e) approve the design elements listed separately on Exhibit C. Ms. Hubers seconded the motion, which passed unanimously on a voice vote.

Alteration to properties in County Historic Districts or Landmark structures

- **6. Brady property, 500 Sudbrook Lane; addition of a steel handrail to front and back stairs [County Council District #2]

Approved via the consent agenda to issue Certificate of Appropriateness.

7. Bertch/Krueger property, 1725 Arlington Avenue, contributing structure in the Relay County Historic District

Ms. Brown read the action summary and noted the owners of this property had been before the LPC last summer with a proposal for an addition, which was not approved at the time.

Mr. Krueger introduced Mr. Mike Greesley as his contractor. Mr. Greesley explained the addition would extend from the rear of the second story level only. The pitch of the addition's roof would be slightly higher than the existing rear roofline. The windows would be taken from the second-story facade and be reused on the new addition. Two large custom windows, matching the existing windows, would be placed in the center portion of the addition.

Mr. Hill questioned the dimensions of the proposed shed dormer.

Mr. Brennan moved to issue a certificate of appropriateness for the addition provided the new dormer is in line with the existing beam and columns below. He recommended removing the narrow section of roof, across the back of the house at the bottom of the new dormer, which is shown on the drawings that had been submitted. The beam should appear as a 'skirt board' to the new dormer and be capped with a drip edge between the top of the beam and the new siding. Mr. Reynolds seconded the motion, which passed unanimously on a voice vote.

Applications for Tax Credit

8. "Margaret's Meadows" Maumenee property, 1700 Hillside Road, Greenspring Valley National Register District; request to replace an existing non-original rear entry addition and bathroom with three windows, replace existing rear window with a door and add a new covered porch, construct a new covered porch at the west elevation entrance, replace the existing door and transom with a new door with sidelights and transom, repair/replace existing French doors and sidelights on the south elevation [County Council District # 2]

Ms. Brown noted the LPC had considered and approved portions of a tax credit application at the January meeting, but a number of proposals required a Technical Committee site visit to verify that the proposed changes are in compliance with the Secretary of the Interior's Standards. A Technical Committee comprised of Messrs. Boswell and Diggs and Ms. Horst met with the homeowner's architect on January 29, 2010 to resolve the outstanding issues.

Mr. Boswell summarized the report noting that the Technical Committee had reached an agreement with the architect to redesign three of the proposals as outlined in the action summaries. The architect agreed to submit revised drawings reflecting these changes by this evening's meeting. At the time of the meeting, only one drawing had been submitted. Mr. Boswell moved to accept the one revised drawing, while reserving the right of full approval until the outstanding elevations would be submitted. The matter would not need to come back before the full Commission and could be approved by a Technical Committee. Mr. Diggs seconded the motion, which passed unanimously on a voice vote.

- ***9. Weisbrod-Carroll House, 302 North Avenue, Lutherville; Final Landmarks List # 357, County Inventory # CI-69 (MIHP # BA-69); complete rehabilitation project and approval of addition [County Council District # 3]

Ms. Brown introduced the complete rehabilitation project and the construction of a two-story addition that was being proposed. She pointed out that this property had been before the LPC several times. It was the building that was threatened with being delisted and was last before the Commission because of demolition by neglect issues. She noted that the contract purchaser was seeking approval for a

tax credit for the rehabilitation of the historic portion of the house and the demolition and subsequent reconstruction of the “hyphen” portion of the house. The proposed addition was not eligible for a tax credit, but was subject to LPC approval.

Mr. Boswell stated Mr. Brennan would not participate in the discussion of this project due to a previous commercial relationship he had had with the contract purchaser’s family. Ms. Ashley Hach, the contract purchaser for the property, described the plans to completely rehabilitate the existing structure, reconstruct the hyphen in-kind on a slightly larger footprint and construct a two-story addition on the rear. Ms. Hach also asked for approval for a freestanding garage proposed for the rear portion of the lot. She answered questions regarding the materials to be used and noted the existing siding would be repaired, or replaced in kind where needed and hardy plank of a slightly wider width than the existing siding would be used on the addition. The existing asphalt shingle roof would be replaced in kind with the possibility of installing a cedar shake roof in the future. All windows are to be salvaged where possible and replaced in kind if necessary. The windows for the addition would be all wood Marvin windows, matching the existing windows in size and muntin pattern and profile.

Mr. Boswell inquired how the fenestration related to plans for the interior. After discussing some of the interior plans, Mr. Boswell noted Ms. Hach could always return to the LPC should any aspect of the floor plan create a problem with the fenestration as currently presented.

Mr. Hill moved to vote to issue a certificate of appropriateness and vote to approve a tax credit for the rehabilitation and restoration of the front portion of the house and the hyphen as specifically noted in the action summary prepared by staff. Ms. Secoura seconded the motion, which passed unanimously on a voice vote with Mr. Brennan abstaining from the vote.

10. Brookfield, 1760 Greenspring Valley Road, Greenspring Valley National Register District; extensive exterior rehabilitation [County Council District #2]

Ms. Brown informed the Commission that this matter involved an extensive rehabilitation project and that a Technical Committee consisting of Messrs. Boswell, Brennan and Hill had met on site with the owner and general contractor prior to this evening’s meeting. Mr. Brennan read the committee’s report noting that the current proposal does not meet the Secretary of the Interior’s guidelines for rehabilitation of historic structures.

The project architect, Mr. John H. Sease of McAlpine Tankersly Architecture, described the proposal. Mr. Sease noted that numerous changes had been made to the house over the years, which were most evident on the northeast side. He

explained that the three-window dormer, proposed on the northeast side, was necessary for head height requirements for a new stairway that was being planned in the interior.

Mr. Boswell pointed out that a new addition that was being proposed at the northeast side, projects approximately 20 feet from the existing exterior facade. Mr. Diggs noted the same addition involves moving the existing chimney much closer to the northeast corner of the house, which, in his opinion, changed the character of the house.

The owner of the property, Mr. Blake Cordish, noted that the changes to the northeast side of the house are a result of changes proposed for the interior of the home. He explained that he wished to retain as much of the original fabric and features of the house as possible, while updating the house to accommodate the needs of his family. This area had previously been altered the most and was the least public side of the house and thus best suited to accommodate alterations causing the least disturbance to original fabric and features.

Mr. Hill expressed an opinion that he felt it was important to retain the existing fenestration and that moving the existing chimney on the northeast side was a major change. Mr. Boswell commented that many of the changes made to the house over the years had been interior rather than exterior.

The general contractor for the project, Mr. Ed Wheeler, advised the Commission that the structural integrity of the chimney on the northeast side is in poor condition with at least two-thirds needing repair. He also noted the main stairway of the house only goes to the second floor. Currently, access to the upper levels is only offered by a narrow winding stairway. The new stairway will provide safer access to all floors. Mr. Wheeler further explained grading issues at the northeast side of the house influenced some of the proposed changes.

Mr. Reynolds moved to table the application to allow the applicant time to consider whether he would like to make changes that would address the issues, which are in conflict with the Secretary of the Interior Standards. Ms. Allen seconded the motion.

Mr. Wheeler asked the Commission to consider the prototype replacement window he brought for inspection in an effort to avoid bringing it to a subsequent meeting. Mr. Hill explained the wholesale replacement of windows and doors conflicts with the Secretary of the Interior Standards and that repairing original windows is preferred.

The motion to table the application was passed by a unanimous voice vote.

- **11. Maher property, 220 Central Avenue, Glyndon; contributing structure in the Glyndon County Historic District; exterior painting [County Council District #3]

Approved via the consent agenda to issue Certificate of Appropriateness.

- **12. Hunt-Schmidt House, 12656 Manor Road, Glen Arm; Final Landmarks List #148, County Inventory # CI-2114 (MIHP # BA-2114); update existing bathroom [County Council District #3]

Approved via the consent agenda to issue Certificate of Appropriateness.

Other Business

Ms. Brown reviewed County Council Bill 2-10 and reported both Notting Hill (house, carriage house and garage) and Stoneleigh Shopping Center were paced on the Final Landmarks List.

Ms. Brown asked the LPC to consider rescheduling both the September 2010 and November 2010 meetings due to conflicts with holidays. The Commissioners present asked for those arrangements to be made via email communications.

Finally, Ms. Brown reported on two upcoming events open to anyone wishing to attend. The events are the 4th Annual Symposium on African American History on Thursday, March 25, 2010 at the Merrick Lecture Hall in the Dorsey Center at Goucher College and a workshop on archeology on March 13, 2010 at Crownsville.

Mr. Reynolds moved to adjourn the meeting. Mr. Diggs seconded the motion, which was approved unanimously on a voice vote. The meeting adjourned at 8:25 p.m.

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