

Minutes
Baltimore County Landmarks Preservation Commission
April 8, 2010 Meeting

Mr. Bruce Boswell, Chairman, opened the regular monthly meeting of the Baltimore County Landmarks Preservation Commission (LPC) at 6:05 p.m. The following Commission members were:

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

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 involved the addition of two consent agenda projects, items 6 and 9.

Approval of the Minutes

2. Mr. Boswell asked if anyone proposed any changes to the March 11, 2010 Minutes. Ms. McIver noted the Minutes did not reflect her attendance at the March meeting. Mr. Syed moved to approve the March 11, 2010 Minutes subject to the change reflecting Ms. McIver's attendance. Mr. Diggs 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. 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 6, 9, 11 and 12 be approved as submitted. Mr. Diggs seconded the motion, which passed unanimously on a voice vote.

Public Hearing on Nomination to the Preliminary Landmarks List

4. Smith Brothers House, 525 Monkton Road, Monkton; County Inventory #CI-931 (MIHP # BA-931), [County Council District #3]

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

Ms. Rising offered a presentation of the history of the property and read the staff recommendation to support the nomination.

Mr. Diggs asked Ms. Rising about the reference in the report to an earlier structure on the site. Ms. Rising explained John McGrain had explored the structure some 15 years ago and found remnants of a log structure in the basement. Mr. McGrain suspected either parts of the original structure were used during the construction of the subject house or were incorporated into the existing house.

Ms. Secoura asked whether a porch had once existed at the front facade. Ms. Rising reported that Mr. McGrain's research supports the existence of a full width front porch, which was possibly removed when the road was widened.

Mr. Syed inquired about the owner's response to the nomination and Mr. Day asked who had nominated the property. Ms. Rising explained the owner had not been in contact with staff and the Baltimore County Historical Trust had submitted the nomination.

Mr. Hoover questioned staff's recommendation to support the nomination for its association with the development of the community of Hereford. Ms. Rising explained the parcel is one of the original town lots in the village of Hereford.

Ms. Bentz spoke on behalf of the Baltimore County Historical trust, stating the Trust had written the owners of the property about their intention to submit the nomination, however, they had not received a reply. She noted the Hereford Plan identifies this property as being historically significant. Ms. Bentz also took the opportunity to applaud Ms. Rising's research skills and expressed BCHT's gratitude for the work she does.

Ms. McIver moved to vote to (a) place the "Smith Brothers House & Carriage House" on the Preliminary Landmarks List under criteria (1) –for its association with the development of the community of Hereford (2) - as an excellent example

of Carpenter Gothic architecture (3) - as an excellent example of the work of a master builder that is evident in the techniques and workmanship used for the composition of the decorative elements (b) to delineate the property .38 acres total (map 22, parcel 223) as its historic environmental setting. Ms. Secoura seconded the motion.

Mr. Hill asked Ms. McIver to consider amending the motion to include criteria (4) – it is a work of notable artistic merit or an object of singular natural beauty, which she accepted. Mr. Hoover asked Ms. McIver to consider amending the motion to remove criteria (1) – its association with the development of the community of Hereford, which she did not.

The amended motion, which included criteria (4) passed with Mr. Day, Mr. Hoover and Ms. Hubers voting against it.

Alteration to properties in County Historic Districts or Landmark structures

5. Adler property, 506 Sudbrook Lane; “Clarence Reynolds House”, County Inventory # CI-3025 (MIHP # BA-3025) contributing structure in the Sudbrook Park County Historic District, ex-post facto approval for replacing non-historic metal-frame windows on a non-historic enclosed aluminum sided, rear porch with French doors and smaller vinyl casement windows with transoms and approval to replace an existing deck with larger “L” shaped deck [County Council District # 2]

Ms. Brown read the action summary for this project, noting that the project had been previously considered. At that time, the LPC asked that the homeowners and the local advisory committee try to reach a mutually agreeable proposal. The homeowner owners and a Technical Committee consisting of Messrs. Boswell and Brennan met with five representatives from the community. The owners agreed to make certain concessions, such as using cementitious siding, a true divided light window on the east side of the house visible from the street, reduce the size of the proposed deck and to replace a second floor railing which had been previously removed. Staff recommended approval of the revised proposal because the area involves a non-historic porch and on a secondary façade.

Mr. Hill commented he found the application confusing and Mr. Boswell stated that the application lacked specifics. He asked about the measurements of the proposed window on the east façade, the size of the deck and the height and shape of the balusters and the width of the spaces between them.

Mr. Charles Locke, chair of the Sudbrook Park Landmarks Committee (SPLC) stated that his Committee had written a letter in advance of the meeting, which highlighted several aspects of the proposal that needed clarification. He also respectfully disagreed with staff’s findings that the porch was a non-historic

feature. He stated that the porch was enclosed during the 1950s and hence would qualify it for historic consideration.

Mr. Hoover agreed with Messrs. Hill and Boswell and the local advisory committee that the project was not clearly explained.

Ms. Darrauh Brady, a ten-year member of SPLC was frustrated because their committee had to review a proposal that lacked relevant information, stating that such a review was a huge waste of time for all involved. She also noted that the subject façade is visible from Windsor Road.

Ms. Donna King, attorney to the owners, stated that Mrs. and Mr. Adler had come before the Landmarks Preservation Commission in October 2009, met with Mr. Boswell and Mr. Hill, as well as several of the local advisory committee members in an effort to resolve the problem at hand. Her clients had agreed to several modifications of the original project and agreed to reverse an alteration previously made to the structure. She felt the advisory committee had made no concessions and were attempting to impose their personal tastes upon her clients.

Mr. Hill, addressing the subject of whether the porch should be considered historic, noted that while the house was a contributing structure in the district, the porch was not. The period of significance for the Sudbrook Park District is Victorian, which ended in the 1920s.

Ms. Brown pointed out that the letter written on behalf of SPLC agreed with the owners on numerous items, she suggested focusing on the issues that remained unresolved such as the height of the French doors, the size/location of the transoms and covering the white fascia board. Ms. King indicated the homeowners do not wish to either make the door taller or change the location of the transoms.

Efforts of moving the project along failed. Mr. Hill cautioned against trying to design by committee and suggested tabling the item until the homeowners submitted additional information.

Mr. Day asked why the LPC reviewed the proposal at all, considering the work having been started without approval or a permit.

Mr. Hill moved to find the application incomplete and without sufficient information to consider. Mr. Hoover seconded the motion, which passed unanimously on a voice vote.

- *6. Albertson property. 1609 Pot Spring Road, "Long Quarter Farm"; Final Landmarks List # 351, County Inventory # CI-534 (MIHP #BA534), in kind replacement of a shed and greenhouse crushed by snow [County Council District # 3]

Approved via the consent agenda to issue a Certificate of Appropriateness.

7. Simpson property, 8930 Church Lane, Fieldstone County Historic District, replacement of existing windows in non-original sunroom [County Council District #4]

Ms. Brown read the action summary noting staff's recommendation to issue a certificate of appropriateness.

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

8. Ruther property, 1915 Monkton Road, "Codd House"; County Inventory # CI-508 (MIHP # BA-508) contributing structure in the Monkton County Historic District, construct a free standing garage, remove existing rear yard fence, raise one existing window higher and raise chimney height approximately 4 ft. [County Council District # 3]

Ms. Brown reviewed the project as submitted.

The architect for the project, Mr. Austin Childs, was present and available for questions. Mr. Day asked why the chimney needed to be raised and Mr. Childs explained the owner's were simply trying to increase the draft.

Mr. Diggs asked if there was an advisory committee operating in Monkton and Ms. Brown answered there was none.

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

- *9. 3610 Briarstone Road, Randallstown; non-contributing structure in the Fieldstone County Historic District; addition of rear-yard deck [County Council District # 4]

Approved via the consent agenda to issue a Certificate of Appropriateness.

Applications for Tax Credit

10. Kramer property, 465 Main Street, "Ebaugh House"; County Inventory # CI-1247 (MIHP # BA-1247) contributing structure in the Reisterstown National Register District, replace windows, cover existing soffit and fascia with weather-resistant vinyl, replace existing gutters, paint metal roofs, replace existing electrical system, replace existing plumbing systems, replace existing hearing systems, replace existing kitchen, replace existing baths, repair existing drywall and install

new as necessary, insulate basement and all accessible areas, repair/replace existing trim, refinish all hardwood floors, existing stairs and railings, paint entire interior of home including trim and doors [County Council District # 3]

Ms. Brown explained a technical committee consisting of Mr. Diggs, Ms. Secoura, Ms. Horst and Mr. Boswell had visited the property. Ms. Horst reviewed the committee's findings that the proposed changes were acceptable with the exception of the replacement of the windows, which were found to be in good overall condition.

Mr. Irwin Kramer, the contract purchaser, explained he would be meeting with a contractor once settlement takes place and would be exploring the difference between repair of the windows and replacement. Mr. Boswell reviewed repair options, which Mr. Kramer may wish to consider.

Mr. Diggs moved to vote to issue a certificate of appropriateness for all of the work except the window replacement and to issue a certificate of appropriateness should Mr. Kramer modify his application to repair the windows. Ms. Horst seconded the motion, which passed unanimously on a voice vote.

- *11. Smith House, 607 Sudbrook Road, Pikesville; contributing structure in the Sudbrook Park County Historic District; repair of interior walls (cracking throughout the house) and repair/replacement of gutter and soffit [County Council District # 2]

Approved via the consent agenda to issue a Certificate of Appropriateness.

- *12. Easter property, 302 Central Avenue, Glyndon; contributing structure in the Glyndon County Historic District; exterior painting of structure, installation of new central air conditioning, replacement of three non-historic windows with more compatible windows, replacement of dropped ceiling with dry-wall ceiling [County Council District # 3]

Approved via the consent agenda to issue a Certificate of Appropriateness.

Other Business

Ms. Nevy reported the September meeting has been rescheduled for Wednesday, September 1, 2010 and confirmed the November meeting remained scheduled for Tuesday, November 9, 2010.

Ms. Brown pointed out Bill No. 18-10 was to be considered by the County Council at a work session scheduled for April 27, 2010. Mr. Boswell commented that this bill was

necessary to prevent subversion of the process currently established by County Law for the nomination of a property to the Final Landmarks List.

Mr. Diggs moved to adjourn the meeting. Mr. Hoover seconded the motion, which was approved unanimously on a voice vote. The meeting adjourned at 8:15 p.m.

VKN:vk