

Minutes
Baltimore County Landmarks Preservation Commission
July 12, 2010 Meeting

Mr. Bruce Boswell, 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. C. Bruce Boswell, Chairman	Mr. David Bryan
Ms. Carol Allen, Vice Chairman	Mr. Louis S. Diggs
Mr. Robert P. Brennan	Mr. Thomas J. Reynolds
Mr. John E. Day	Mr. Qutub K. Syed
Mr. John W. Hill	
Mr. Dean C. Hoover	
Ms. Nancy W. Horst	
Ms. Wendy McIver	
Ms. Gloria McJilton	
Ms. Norma Secoura	

County staff present included Karin Brown, 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 included the addition of Items 10 and 11 (resulting in the numbers changing for the items following) and adding Items 8 and 12 to the Consent Agenda.

Approval of the Minutes

2. Mr. Boswell asked if anyone proposed any changes to the June 10, 2010 Minutes. Mr. Hill indicated a comment credited to him regarding the style of fence involved with Item 7 had been made by Mr. Brennan. Ms. Allen moved to approve the June 10, 2010 Minutes subject to the change as noted by Mr. Hill. 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. Both Item 8 and Item 6 were pulled from the Consent Agenda at the request of Mr. Boswell (Item 6) and Ms. Horst and Mr. Brennan (Item 8). Mr. Boswell determined no one had signed up to speak in regard to any of the consent agenda items. Mr. Hill 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 5, 10, 11, 12, 13 and 14 be approved as submitted. Mr. Brennan seconded the motion, which passed unanimously on a voice vote.

Public Hearing on Nomination to the Preliminary Landmarks List

4. “Dimmitt-French House” (Beers Property), 12442 Jerusalem Road, Kingsville vicinity; MIHP # BA-3259 [County Council District # 3]

This item concerned an owner nomination to the Landmarks List.

Ms. Rising offered background information about the “Dimmitt-French House” and read staff’s recommendation to support the nomination for both the house and carriage house.

Mr. Boswell determined no one present at the meeting had signed up to speak with regard to the nomination.

Mr. Boswell noted the owners had recently reconstructed a barn adjacent to the Carriage House that had been crushed by the winter’s heavy snowfall. He commended the owners on their effort to retain as much of the original structure as possible and their use of compatible materials to complete the work.

Mr. Day asked why staff referred to one of the structures as a carriage house rather than a barn. Ms. Rising explained the building most likely had always been used to house some form of transportation vehicle.

The owners of the property answered Mr. Day’s question by noting the previous owners had always referred to the structure as a carriage house. Ms. Beers also explained that approximately 40% of the wood used to reconstruct the barn was original to the barn.

Ms. Horst moved to vote to (a) place the “Dimmitt-French House and Carriage House” on the Preliminary Landmarks List under criteria (1) - for its association with the historically significant Dimmitt family; for its association with the early development of the Kingsville community; for its association with the agricultural history of Baltimore County (2) - as a representation of early log construction in

Baltimore County (b) to delineate the entire parcel, 1.50 acres total (map 55, parcel 91), as its historic environmental setting. Mr. Hill seconded the motion.

Mr. Hill asked Ms. Horst to consider an amendment to her motion to include the barn. Ms. Rising explained that delineating an historic environmental setting to include the area surrounding the barn would ensure the LPC could comment on future development on the parcel and offer the LPC the ability to protect the reconstructed barn. After an extensive discussion regarding whether or not the barn could be considered original after being reconstructed, Mr. Hill withdrew the suggestion.

The motion passed, as originally proposed by Ms. Horst, by an unanimous voice vote.

Alterations to properties in County Historic Districts or Landmark structures

5. Savage property, 911 Adana Road, Pikesville; contributing structure in the Sudbrook Park County Historic District; placement of a shed in the back yard [County Council District # 2].

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

6. Harriott property, 8924 Liberty Road, Randallstown; contributing structure in the Fieldstone County Historic District; creation of a walk out basement entry by building a concrete stair and basement entry door [County Council District # 4]

Ms. Brown described the proposal and advised the LPC that although the local advisory committee did not provide written approval for the project, they verbally communicated their acceptance of the proposal. Staff recommended a Certificate of Appropriateness be issued.

Mr. Brennan noted the lack of a description of the railing, which he assumed would be visible above ground.

Ms. Brown indicated the Permit Office would advise the homeowner's of the requirements for a railing along an open stairwell. Ms. Rising suggested the LPC approve the issuance of a Certificate of Appropriateness contingent upon the homeowner reaching an agreement with the local advisory committee on both the design of a railing and the railing materials.

Mr. Brennan moved to vote to issue a Certificate of Appropriateness contingent upon the local advisory group approving both the design and material of the railing along the open stairwell. Mr. Hill seconded the motion, which passed unanimously on a voice vote.

7. Lancaster property, 11914 Jericho Road, Kingsville; contributing structure in the Franklinville County Historic District; ex-post facto approval for an arbor and trellis [County Council District # 3]

Ms. Brown noted that the property owner had called prior to the meeting to inform staff she would not be able to attend the evening's meeting and that she was withdrawing the application(s) submitted. She stated she had dismantled the arbor constructed along the rear/side portion and she now wished to re-install a gate, possibly made of vinyl material, located at the entrance to the back yard.

In light of the fact that the application(s) submitted had been withdrawn and in the absence of an application for a gate having been submitted, Mr. Boswell stated that no action would be considered.

8. Garner property, 905 Windsor Road, Sudbrook Park County Historic District, 6 foot wood privacy back yard fence [County Council District # 2]

Ms. Brown read the action summary and noted a request had been made to remove the item from the Consent Agenda.

Mr. Boswell explained he had driven thru the historic district and found there were no other six-foot privacy fences erected in Sudbrook Park.

Ms. Brown reported the local advisory committee had submitted an email stating they had no issue with the proposal.

Mr. Hoover asked if there might be a way to come to some sort of agreement on the fence before the next scheduled LPC meeting on September 1, 2010. A technical committee consisting of Mr. Brennan and Mr. Hill was established to work with the local historic advisory group to come up with an acceptable height and design for the fence.

Mr. Hill moved to decline approval of a six-foot privacy fence and to establish a technical committee to approve a subsequent application for a fence acceptable to the local historic advisory group. Mr. Boswell seconded the motion, which passed unanimously on a voice vote with Mr. Hoover abstaining.

9. "Spinster Hill" (Rivera property), 21010 York Road, Parkton, Final Landmarks List # 195 (MIHP # BA-2948), construction of new addition to the side of the building [County Council District # 3]

Ms. Brown read the action summary and noted staff's recommendation to issue a Certificate of Appropriateness.

Mr. Joe Leatherman, a representative for the homeowner, was present and answered several questions. Mr. Hill inquired whether the pitch of the addition's roof would match that of the original house and whether the sills on the addition are lower than those on the original house. Mr. Boswell questioned the choice of a picture window at the rear elevation and suggested side-by-side windows might accomplish the same goal of bringing light into the addition and taking advantage of the view. Mr. Brennan asked if the owners intended to construct a stonewall along the side of the house and whether stone risers would be incorporated into the design.

Mr. Hill moved to issue a Certificate of Appropriateness for the addition as proposed. Ms. Allen seconded the motion, which passed unanimously on a voice vote.

10. Stivers property, 5172 Viaduct Avenue, Relay; non-contributing structure in the Relay County Historic District. Placement of a shed to the rear/side portion of the property [County Council District # 1]

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

11. Carriage House on Filston Manor property (Hach property), 1652 Glencoe Road, Glencoe; Final Landmarks List #233, MIHP # BA-542. Replacement of non-historic vinyl, snap-in muntin windows with wooden, divided light (aluminum clad), Marvin windows; repair of stone entrance way [County Council District # 3]

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

Applications for Tax Credit

12. "Detmer House" (Trone property), 1517 Bellona Avenue, Lutherville National Register District; repair of existing side porch and repair of side entry door and screen door [County Council District # 3]

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

13. Thornhill, 13310 Fork Road, Baldwin, Final Landmarks List # 234; in kind replacement of damaged gutters/clips and painting of soffit as needed due to ice back up [County Council District # 3]

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

14. “Corkran House” (Kenneally property) 215 Lincoln Avenue, Lutherville; Final Landmarks List # 359; comprehensive rehabilitation work (rewiring, window repair, masonry work, HVAC & exterior & interior painting) [County Council District # 3]

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

Report on County Tax Credit applications approved

The following historic property tax credit application was approved because the applicant submitted a signed/approved Part 2 State Tax Credit application:

Stanley property, 215 Central Avenue; contributing structure in the Glyndon National Register District, repair of rear roof porch, repair decking as necessary, spot plaster repair and painting in kitchen, scrape/sand/repair/prime and paint all exterior wood [County District # 3]

Ms. Brown reported this work was approved because the applicant submitted a signed/approved Part 2 State Tax Credit application.

Other Business

Mr. Boswell noted a request to consider an application received the day of the meeting had been made by a homeowner in the Glyndon County Historic District. Ms. Barbara Easter, owner of 302 Central Avenue (Glyndon County Historic District, Glyndon National Register District, MIHP #BA-795; County District #3) was present to answer any questions. Mr. Boswell suggested taking a break to review the application and then considering whether enough material was provided to accommodate the LPC making a last minute decision. After several minutes, the homeowner was questioned about the types of materials to be used and about how the addition would be incorporated into the existing structure. Mr. Hill moved to issue a Certificate of Appropriateness. Mr. Day seconded the motion, which passed unanimously on a voice vote.

Mr. Boswell reported the re-appointment of Nancy Horst, Wendy McIver and Qutub Syed and the appointment of a new 6th district representative. Mr. Boswell thanked Ms. Secoura for her years of service as the 6th district representative and wished her good luck with future endeavors.

Ms. Allen moved to adjourn the meeting. Mr. Day seconded the motion, which was approved unanimously on a voice vote. The meeting adjourned at 7:21 p.m.

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