

Minutes
Baltimore County Landmarks Preservation Commission
September 1, 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	Ms. Barbara Eckley
Mr. Robert P. Brennan	Mr. John W. Hill
Mr. John E. Day	Mr. Thomas J. Reynolds
Mr. Louis S. Diggs	
Mr. Dean C. Hoover	
Ms. Nancy W. Horst	
Ms. Wendy McIver	
Ms. Gloria McJilton	
Mr. Qutub K. Syed	
Ms. Peggy Winchester	

County staff present included Karin Brown (Chief, 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 included the addition of Item 11 and changing Item 7 to a Consent Agenda item.

Approval of the Minutes

2. Mr. Boswell asked if anyone proposed any changes to the July 8, 2010 Minutes. No changes were proposed. Ms. Allen moved to approve the July 8, 2010 Minutes. Ms. McIver 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 determined no one had signed up to speak in regard to any of the consent agenda items. 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 6, 7, 8, 10 and 11 be approved as submitted. Mr. Hoover seconded the motion, which passed unanimously on a voice vote.

Alterations to properties in County Historic Districts or Landmark structures

4. Marston House, 319 Melancthon Avenue, Lutherville, MIHP # BA-198, contributing structure in the Lutherville National Register District and Lutherville County Historic District; installation of a 4 foot high iron fence along 3 sides of the property and a 4 foot high split rail fence along the southern property line [County Council District # 3]

Mr. Boswell read the action summary for this project.

Ms. Brown reported she had not found an existing fence similar in style to that being proposed by the homeowner in the Lutherville County Historic District. Additionally, she noted that the posts in the ground were at least 6 feet tall.

The homeowner, Mr. Gedney, explained the application is for a 4-foot high fence and that the contractor had mistakenly started the work without obtaining the appropriate permits. He provided pictures of several existing fences in the general vicinity of Lutherville. He further advised the LPC that the fence would be set back 24 feet from the street, would be partially screened by existing shrubbery and the open design would not restrict the view of the historic structure.

Mr. Day asked the homeowner to address the various issues raised by the Lutherville Historic Advisory Committee (LAC) in their letter dated August 31, 2010. Mr. Gedney explained he found the letter to be slanderous and based on the assumption that he intended to proceed without review of the proposal. He complained LAC had not informed him that they needed more time to consider the proposal, that they misstated his request to be for a 5 foot high fence, that they misrepresented facts involving other projects and that he found LAC to be hard to contact.

Mr. Diggs asked why the posts were so high and whether Mr. Gedney had worked with LAC in previous projects. Mr. Gedney explained posts of a uniform height are initially installed and then cut down as necessary to accommodate differences in the terrain. He also confirmed that he had previously worked with LAC.

Ms. McIver asked the homeowner why he did not seek LAC's approval for the fence prior to starting the work. Mr. Gedney explained that he had made arrangements for Long Fence to obtain all necessary permits. He had been out of town and instructed Long Fence to stop work when he discovered they had started the work without obtaining the necessary permits.

Mr. Brennan asked Mr. Gedney why he proposed a portion of the fence to be split rail and what the purpose of the fence project was. Mr. Gedney explained the split rail portion was simply a replacement of a split rail fence already existing in that portion of the yard and that he felt the entire yard needed to be fenced as a result of several burglaries and issues with animals and people trespassing on the property.

Ms. Rising reported a representative of Long Fence had brought a standard county permit application to the Planning Office on June 25, 2010. The representative was not aware the project needed LPC approval and Ms. Rising explained the process to him.

Mr. Pen Jones, chair of the Lutherville Advisory Committee (LAC), addressed some of the issues raised by Mr. Gedney. He stated that except for one partial wrought iron fence, the examples shown by Mr. Gedney were outside the bounds of the Lutherville County Historic District and that there were no metal fences enclosing all sides of the property within the district. He also asked that the last sentence in the third paragraph of the LAC letter be struck, because it was only partially correct.

Mr. Diggs moved to have the homeowner and LAC work towards reaching a mutually agreeable resolution and return with it to the LPC at the October 14, 2010 meeting. Ms. Horst seconded the motion, which passed unanimously on a voice vote.

5. Overland Farm (Christian Hertzler House), 13401 Manor Road, Hydes vicinity, Final Landmarks List # 299, MIHP # BA-1862; ex post facto approval for the reconstruction of a covered wood frame front porch [County Council District # 3]

Ms. Brown explained that matter concerned the ex post facto approval for the reconstruction of an existing porch. As demonstrated by the before and after photos, the work was completed according to the spirit and intent of the Secretary of the Interior's Standards and staff recommended issuing a Certificate of Appropriateness.

Mr. Boswell determined no one attending the meeting signed up to speak. He confirmed the style and materials of the porch were appropriate for the structure.

Mr. Syed moved to vote to issue a certificate of appropriateness for the reconstruction of the front porch. Ms. Horst seconded the motion, which passed unanimously on a voice vote.

Applications for Tax Credit

6. Sweet property, 5130 S. Rolling Road, contributing structure in the Relay County Historic District; scrape, prime and paint exterior trim, clean and stain cedar shakes, reglaze windows, replace rotted wood, repair and paint shutters and replacement of gutters and downspouts [County Council District # 1]

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

7. Traband property, 505 ½ Sudbrook Lane, contributing structure in the Sudbrook Park County Historic District; scrape, prime and paint exterior trim of house, repair cracked ceiling in kitchen, paint kitchen ceiling, walls and trim [County Council District # 2]

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

8. Sachs-Kohen property, 900 Adana Road, contributing structure in the Sudbrook Park County Historic District; repair/replacement of portions of the roof with in-kind materials and repair flashings [County Council District # 2]

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

9. Williams House, 408 Virginia Avenue, East Towson, Final Landmarks List # 353, MIHP # BA-1035; replace roof, repair, paint and caulk front windows (replace in kind if necessary), replace rotted wood as necessary in order to support windows needing replacement, replace rotted porch floor with trex board, paint and caulk front porch, cover exterior siding with cementitious boards, replace front door in kind, pour a cement basement floor, repair/replace interior stairs, install a complete kitchen and bathroom [County Council District # 5]

Ms. Brown read the action summary for this comprehensive renovation project, noting a site visit to the property several months ago by a technical committee. Staff recommended issuance of a Certificate of Appropriateness.

Ms. Allen moved to vote to issue a certificate of appropriateness for the work proposed. Mr. Diggs seconded the motion, which passed unanimously on a voice vote.

Mr. Day asked whether the tax credit application included work on the proposed garage on the property. Ms. Brown noted staff advised the homeowner that the garage would not be eligible for the tax credit program.

10. Brady property, 500 Sudbrook Lane, contributing structure in the Sudbrook Park County Historic District; scrape, prime and paint exterior of house and garage including trim and shutters, deteriorated shingles to be replaced in-kind and flashing to be replaced in-kind as necessary [County Council District # 2]

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

11. Williams property, 703 Stoneleigh Road, contributing structure in the Stoneleigh National Register District; replacement of existing gutters and downspouts with in-kind materials [County Council District # 2]

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 by staff as an emergency repair:

Moritz property, 7103 Sheffield Road; contributing structure in the Stoneleigh National Register District, emergency replacement of central air conditioning system [County District # 5]

Other Business

Ms. Brown informed the LPC that the Ballard Green Planned Unit Development (PUD) had been before the LPC before under a different name. Because the proposal involves a Final Landmarks List structure, Plinlimon Farm, and the development plan had changed, it has to be reviewed again. Three representatives for the project explained how the Final Landmarks List structure relates to the proposed buildings, the architectural design for the new buildings and the layout of the community. Mr. Boswell noted the LPC was charged with reviewing the plans and commenting on the proposal. They should either vote to support or oppose the project and staff would advise the Planning Board of the LPC's determination. Mr. Boswell reported that a Technical Committee consisting of Messrs. Hill, Brennan, Diggs, Ms. Horst and himself, had been working with the development team and that the Technical Committee report was included in their materials. Mr. Hoover recused himself from the discussion because he was involved in the project. Mr. Diggs moved to authorize staff to advise the Planning Board that the proposal had the full support of the LPC. Mr. Syed seconded the motion, which passed unanimously on a voice vote.

Ms. Brown reported the County Council has scheduled a public hearing on Monday, September 20, 2010 for twelve properties currently on the Preliminary Landmarks List.

Ms. Brown reported on the installation of speed humps in Sudbrook Park in an effort to deal with speeding issues the community has been dealing with.

Ms. Brown asked for a date for the Fall Retreat to discuss the new design guidelines. The date was set for October 26, at 1:00 p.m.

Mr. Hoover moved to adjourn the meeting. Mr. Syed seconded the motion, which was approved unanimously on a voice vote. The meeting adjourned at 7:34 p.m.

VKN:vkn