

**DRAFT
Minutes
Baltimore County Landmarks Preservation Commission
October 14, 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. John E. Day
Mr. Robert P. Brennan	Mr. Louis S. Diggs
Ms. Barbara Eckley	Mr. Thomas J. Reynolds
Mr. John W. Hill	Mr. Qutub K. Syed
Mr. Dean C. Hoover	Ms. Peggy Winchester
Ms. Nancy W. Horst	
Ms. Wendy McIver	
Ms. Gloria McJilton	

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 removal of Item 9 because the owner changed his mind and Item 10 because the owner failed to submit an application.

Approval of the Minutes

2. Mr. Boswell asked if anyone proposed changes to the September 1, 2010 Minutes. Hearing none, Mr. Hoover moved to approve the September 1, 2010 Minutes. Ms. McJilton 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. Ms. McIver 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 9, 10 and 11 be

approved as submitted. Mr. Hill seconded the motion, which passed unanimously on a voice vote.

Public Hearing on Nominations to the Preliminary Landmarks List

4. “Kelso House”, 600 West Chesapeake Avenue, Towson; [County Council District # 5]

Ms. Brown explained the nomination had been withdrawn and the matter was therefore not being considered.

5. “Melrose”, 29 Ashland Road, Cockeysville vicinity; MIHP # BA-77 [County Council District # 3]

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

Ms. Rising presented the history of the property and read staff’s recommendation to support the nomination.

Mr. Boswell commended Ms. Rising for the extensively researched report.

Representing the property owner, Mr. Larry Schmidt, addressed the LPC and expressed the property owner’s objection to the nomination. While not objecting to the content of the report offered by Ms. Rising, Mr. Schmidt stated the information offered in the original nomination is incorrect. Mr. Schmidt further stated the owner objects to the spirit in which the nomination was submitted, namely to prevent the future development of the subject parcel.

Mr. Schmidt also noted that it is unfair to expect the property owner to consider the delineation of the historic environmental setting without receiving specific options in advance of the meeting. He further questioned why Ms. Rising’s report was not made available to him until October 12, 2010 when it is dated October 2, 2010. Ms. Rising explained that the template used for this report was formatted on October 2, while the report was completed on October 12, which is the same date the Commission received a copy of the report.

Mr. Boswell explained the rationale for the 6.27-acre historic environmental setting being proposed. Mr. Schmidt stated that he and his client did not have sufficient time to consider all the information presented at that evenings hearing. Mr. Boswell asked if there would be an interest in postponing a decision until the November meeting of the LPC. When the Commission members expressed their consent, he informed the citizens who had come to testify that they could speak at this hearing and that their testimony would be entered into the record. He then called upon those wishing to speak with regard to the nomination.

Speaking in support of the nomination, Mr. Eric Rockel stated Cockeysville has lost so many significant historic buildings that he considers the preservation of one of the original Cockey family homes imperative. Additionally, Mr. Rockel elaborated on the property's important connection to the Civil War and the events occurring throughout the region at the time.

Mr. Lee Rock representing Ashland Community Association, Mr. Lou Gunshol representing Knollbrook Community Assembly, Ms. Katherine Bishop of the Baltimore County Historic Trust and Ms. Becky Gerber representing Sherwood Hill Association, all spoke in support of the nomination.

Mr. Hill moved to postpone the nomination of Melrose to the Preliminary Landmarks List until the November 9, 2010 meeting of the LPC. Ms. Allen seconded the motion, which passed unanimously on a voice vote. Ms. Brown advised all in attendance that the November meeting is scheduled for Tuesday, November 9, 2010, because the second Thursday of the month falls on Veterans Day.

Demolition of a structure within the boundaries of a Historic Environmental Setting

6. "Franklinville Cotton Factory", Jericho Road, Franklinville, Final Landmarks List # 330, MIHP # BA-2408; demolition request for a non-contributing structure of the factory complex [County Council District # 3]

Mr. Boswell read the action summary for this project and determined no one attending the meeting signed up to speak.

Mr. Boswell reported the Technical Committee had no objection to razing the structure for which the demolition permit has been filed. He further stated that while the Technical Committee was on the site, they noticed a large opening in the roof of the landmark structure. Mr. Boswell showed a current picture of the landmark structure, a picture he was able to obtain from Mr. Tim Dugan (Retired Chief of Preservation Services) of the structure taken during a site visit when the property was considered for the Preliminary Landmarks List (2005) and a Google Earth picture taken in 2008. The opening in the roof does not appear in the Google Earth picture of 2008 and there is no report of a hole at the time the property was placed on the Preliminary Landmarks List.

Mr. Hill moved to vote to issue a notice to proceed with the demolition of the non-contributing structure. Ms. McJilton seconded the motion, which passed unanimously on a voice vote.

Mr. Boswell asked whether the Commissioners were interested in initiating proceedings to determine whether the historic factory building is subject to demolition by neglect. He explained that the LPC would have to request that the Building Engineer investigate whether the landmark structure in question suffers

from demolition by neglect. He also suggested scheduling a second site visit in order to help the owners plan for stabilizing the landmark building(s) on the site. Ms. Horst moved to initiate the requisite proceedings; Mr. Hill seconded the motion, which passed unanimously on a voice vote. Mr. Hoover pointed out that under the current zoning designation (RC 6) the property could not be adaptively reused.

Alteration to properties in County Historic Districts or Landmark structures

7. Hooper property, 307 Melancthon Avenue, non-contributing structure in the Lutherville County Historic District; ex post facto request for a fence in the front yard [County Council District # 3]

Ms. Brown read the action summary for this project not to issue a Certificate of Appropriateness, noting that the project was completed without prior approval of the LPC.

Mr. Boswell asked the homeowners to present their application. Mr. Hooper explained the yard was extensively enclosed with mature yews when they purchased the property and that winter storms in 2010 severely damaged the shrubbery. He offered photos of the front yard, both before and after the fence was erected. He also presented pictures of various fences existing in the community - making the point that front yard fences have long been present in Lutherville. Mr. Hooper noted there is no reference to open yards being character defining in the Lutherville National Register District Nomination. Their immediate neighbors had no issue with the fence and he had a written statement from an architect confirming that the style of the fence is historically appropriate for the community. Finally, Mr. Hooper stated they had relied upon the company contracted to install the fence to acquire all necessary permits.

Mr. Pen Jones, chair of the Lutherville Historic Advisory Committee (LAC), explained the group has consistently not approved front yard fences and does not support this proposal. One exception had been the in-kind replacement of a fence already in place prior to the creation of the Lutherville County Historic District. Mr. Jones noted the difference between both the boundaries and the review process for properties located in a National Register District and a County Historic District.

Mr. Hill moved to not issue a certificate of appropriateness and requested that the fence be removed. Ms. Allen seconded the motion, which passed unanimously on a voice vote.

8. "Hannah House", 325 Central Avenue, contributing structure in the Glyndon County Historic District, MIHP # BA-768; construction of 1 story 48 square feet bump out on the left rear side of the building [County Council District # 3]

This item concerned the addition of a bump out on the side of the home similar to an existing bump out already present on the rear of the home.

Ms. Brown described the proposal and advised the LPC that the proposal had the support of the local advisory committee. Staff recommended issuing a Certificate of Appropriateness.

Mr. Hill moved to issue a Certificate of Appropriateness. Ms. McJilton 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

- **9. “Pine Grove School”, 9423 Old Harford Road, Cub Hill vicinity, Final Landmarks List # 342, MIHP # BA-284; in kind replacement of roof, in kind repair/replacement of brick chimney, in kind repair/replacement of gutters and downspouts [County Council District # 5]

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

- **10. “Rockwood” (Langenfelder Farm), 7405 Longfield Drive, Kingsville; Final Landmarks List # 242, MIHP # BA-2895; delineation of an Historic Environmental Setting and clean/caulk/seal/repair/replacement (in kind) of shutters, exterior trim, porch floor, porch railings and porch columns, paint and prime house exterior, repair/replace (in kind) slate roof of house and stone carriage house, repair/replace (in kind) rotten boards of the stone carriage house, repair/replace (in kind) existing gutters and downspouts on the house [County Council District # 3]

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

Delineation of Historic Environmental Setting

- **11. “Whyte-Levering House”, 1614 Ruxton Road, Final Landmarks List # 226 [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 applications were reported as approved by staff because the applicant submitted a signed/approved Part 2 State Tax Credit application:

“Whyte-Levering House”, 1614 Ruxton Road, Final Landmarks List # 226; repair chimney mortar and paint chimney, repair/replace/clean shutters, install shutter tiebacks to all windows resting flat against the home, remove excessive roof cement and EPDM along the hips and ridges of the roof, install copper ridge caps, clean and paint siding and trim, repair mudroom roof by reconfiguring slate [County Council District # 2]

Vogel property, 1715 Magnolia Avenue, Relay; contributing structure in the Relay County Historic District; installation of a heating/air conditioning system [County Council District # 1]

Other Business

Ms. Brown reminded the Commission about the Fall Retreat scheduled for Tuesday, October 26, 2010 from 12:00 p.m. to 3:00 p.m. at Sherwood House, in Cromwell Valley Park.

Ms. Brown reported additions to the Final Landmarks List by Bill 86-10 will be discussed at the October 26, 2010 County Council work session at 2:00 p.m. with the final reading and vote to occur at the Legislative Session on November 1, 2010 at 2:00 p.m. in the Council Chambers.

Ms. McJilton noted the annual meeting of Preservation Maryland and presentation of preservation awards for 2010 is scheduled for Tuesday, November 16, 2010.

Mr. Brennan extended an invitation to celebrate the 150th anniversary of Druid Hill Park over the weekend. Many activities are scheduled including a tour of the historic structures located within the park.

Ms. McJilton moved to adjourn the meeting. Mr. Hill seconded the motion, which was approved unanimously on a voice vote. The meeting adjourned at 7:57 p.m.

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