

**Minutes**  
**Baltimore County Landmarks Preservation Commission**  
**November 9, 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	Ms. Carol Allen, Vice Chairman
Mr. Robert P. Brennan	Ms. Barbara Eckley
Mr. David Bryan	Mr. Thomas J. Reynolds
Mr. John E. Day	Ms. Peggy Winchester
Mr. Louis S. Diggs	
Mr. John W. Hill	
Mr. Dean C. Hoover	
Ms. Nancy W. Horst	
Ms. Wendy McIver	
Ms. Gloria McJilton	
Mr. Qutub K. Syed	

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 explained one project had been added to the items being considered for alterations, one project had been removed in order to allow time to schedule a site visit and one tax credit project had been added.

**Approval of the Minutes**

2. Mr. Boswell asked if anyone proposed changes to the October 14, 2010 Minutes. Hearing none, Ms. McIver moved to approve the October 14, 2010 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 determined no one had signed up to speak in regard to any of the consent agenda items. Ms. McJilton 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, 11, 12 and 13 be

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

#### **Public Hearing Continuation on a Nomination to the Preliminary Landmarks List**

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

This item concerned a third party nomination to the Landmarks List of the house, the stone outbuilding and the setting. The matter was continued from the October meeting.

Mr. Boswell reminded the Commission members that several community associations surrounding this property had testified in support of the nomination at the October 14 meeting. The property owner’s attorney, Mr. Larry Schmidt had requested more time to consider the proposed historic environmental setting.

Mr. Schmidt explained that his clients did not object to the structures being nominated, however, they consider the proposed 6.27 acres Historic Environmental Setting (HES), excessive. Mr. Schmidt commented that the army encampments of 1861 were not situated within the bounds of the proposed HES, but were situated elsewhere along the Western Run stream. He also noted the original access to the property was from York Road, indicating the orientation of the house to the road had changed and there was no need to include the driveway in the setting.

Ms. Rising explained the proposed HES was delineated in its current form to protect the view shed. She also noted that her report did not imply troops had once bivouacked within the proposed setting.

Mr. Schmidt questioned the legal requirement for the HES delineation. Ms. Brown explained that the State mandates that landmark structures have a historic environmental setting delineated. Without it, all Baltimore County Landmark structures would cease to be eligible for a State historic preservation tax credit.

Ms. McIver noted that she was a member of the technical committee who had visited the site. She explained the topography of the entire parcel is such that the 2.49 acres that were excluded from the HES, are set lower than the area where the house and the 6.27 acres of the HES are located. The area along the current driveway, while not the original access road, was included in the proposed setting, in order to protect the existing approach to the structures.

Mr. Hill asked Mr. Schmidt to propose an HES delineation acceptable to his client in terms of number of yards from the house building line.

Mr. Hoover questioned the degree to which the current zoning of the parcel might impact any potential use of the property.

Mr. Schmidt reported that 8 years ago the property owners entered into a 30-year covenant with the Ashland Homeowners Association to refrain from developing the parcel. He further expressed his clients' opinion that expanding the historic environmental setting beyond the area of the building envelope of the house would be arbitrary.

Mr. Day moved to vote to place the "Melrose Farm" House and Stone Outbuilding on the Preliminary Landmarks List under criteria (1) – for its association with the historically significant Cockey family, for its association with the settlement and development of the Cockeysville community; for its association with the agricultural history of Baltimore County; for its association with the United State Civil War 92) – as a representation of the telescope style of architecture with federal elements 93) – as an excellent example of 19<sup>th</sup> century stone and brick construction in Baltimore County (b) to delineate part of the parcel, 1.27 acres total (map 42, parcel 270), as its historic environmental setting. Mr. Syed seconded the motion. The motion failed with Mr. Syed, Mr. Day, Mr. Hoover, and Mr. Diggs voting in favor and Mr. Brennan, Mr. Bryan, Mr. Hill, Mr. Boswell, Ms. McJilton, Ms. Horst and Ms. McIver voting against it.

Ms. McIver moved to vote to (a) place the "Melrose Farm" House & Stone Outbuilding on the Preliminary Landmarks List under criteria (1) - for its association with the historically significant Cockey family; for its association with the settlement and development of the Cockeysville community; for its association with the agricultural history of Baltimore County; for its association with the United States Civil War (2) - as a representation of the telescope style of architecture with federal elements (3) - as an excellent example of 19<sup>th</sup> century stone and brick construction in Baltimore County (b) to delineate part of the parcel, 6.27 acres total (map 42, parcel 270), as its historic environmental setting. Mr. Bryan seconded the motion, which passed with Mr. Syed, Mr. Day, Mr. Hoover and Mr. Diggs voting against the motion.

### **Alteration to properties in County Historic Districts or Landmark structures**

- \*\*5. Evans property, 3617 Stoneybrook Road, Fieldstone, non-contributing structure in the Fieldstone County Historic District; in-kind replacement of front windows [County Council District # 4]

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

6. Pikesville Firehouse, Pikesville; Final Landmarks List # 139, MIHP # BA-2633; installation of signs on the façade [County Council District # 2]

Ms. Brown stated that the front façade of the Pikesville Firehouse is on the Final Landmarks List. The property owners intend to install 2 business signs on that façade. A Technical Committee consisting of Messrs. Boswell, Diggs and Brennan met with the applicants on site. At that meeting, the Technical Committee suggested that the letters should be installed into the mortar, instead of the brick and should not exceed 8 inches in height in order to fit within the existing archways. The elevation drawing submitted by the applicant showed larger letters, that were left aligned, going outside the limits of the archway. She explained she believes the graphic designer lacked the skill to show the sign as it was meant to be. The intent was to show the lettering to be installed within the existing archways and lined up in the center. Ms. Brown also noted the property owner was not able to attend tonight's meeting.

Mr. Boswell and Mr. Brennan reported on the conversations they had with the owner and prospective tenants during a visit to the site with Mr. Diggs and Ms. Brown.

Mr. Boswell suggested two possibilities for a course of action, one being to postpone a decision and the other to tell the owner how the sign should be designed and installed. Ms. Horst commented she found the application submitted by the owner to be incomplete and that the matter should be postponed.

Mr. Brennan moved to approve the proposal for the installation of a sign within the arches of the façade of this building contingent upon receipt of a show drawing from the sign maker confirming the order meets the following specifications: (1) the individual stainless steel letters are to be 6 to 8 inches in height – spaced to fit within the arches of the façade; (2) the sign is to be mounted into the mortar between the bricks and not directly into the bricks. The shop drawing should be submitted to the Technical Committee via Historic Preservation Services staff prior to manufacturing the signs. Mr. Syed seconded the motion, which passed with Ms. Horst and Mr. Hoover objecting.

7. “Howard Leedy House”, 11902 Woodberry Place, Franklinville, MIHP # BA-2220 contributing structure in the Franklinville County Historic District; construction of an addition, construction of a roof over an existing rear yard deck, replacement of an existing 48 inch chain link fence with a 48 inch wooden picket fence [County Council District # 3]

Ms. Brown read the action summary for this project and the recommendation to issue a Certificate of Appropriateness.

Mr. Boswell asked the homeowner to present the application. After the application was presented, Mr. Hill suggested the roof of the proposed addition should match the pitch of the existing dwelling and that the addition be set back

18 inches from the front façade of the house. Mr. Boswell suggested the windows proposed for the addition should match the spacing of the windows on the existing house. Mr. Syed questioned the size of the basement windows in the proposed addition and Mr. Boswell suggested installing windows on the side of the proposed addition in order to minimize the scale of the addition.

Mr. Syed moved to issue a certificate of appropriateness for the replacement of an existing 48 inch chain link fence with a 48 inch wooden picket fence; the construction of a roof over an existing rear yard deck; the construction of an 18 foot by 15 foot, two story addition on the east side of the home, set back 18 inches from the front plane of the existing house and a roof pitch matching that of the existing house, windows spaced along the front to match the spacing of the windows along the front of the existing house; the use of architectural shingles to re-roof the entire house, the use of wood grained cement board plank for siding and the use of true divided light windows.

Ms. McJilton seconded the motion, which passed unanimously on a voice vote.

8. “St. John’s Protestant Episcopal Church Rectory”, 3738 Butler Road, Reisterstown; Final Landmarks List # 32, MIHP # BA-57; request to replace wood shutters with composite material shutters [County Council District # 3]

Ms. Brown read the action summary for this project and staff’s recommendation not to issue a certificate of appropriateness. She explained that the rationale for staff’s recommendation was rooted in the Secretary of the Interior’s Standards, which recommends that historic fabric should be repaired, rather than replaced.

Ms. Jayne Cummings presented the application on behalf of St. John’s Church. She reported the existing shutters are deteriorated. Some of the most seriously deteriorated shutters have been removed and are currently being stored in a garage. Ms. Cummings stated that the Church has experienced a dwindling membership and feels replacing the original shutters with composite material shutters would be a more effective use of limited funds. Ms. Cummings also Brought along a sample shutter to demonstrate the compatibility of the proposed shutters with the churches’ historic character.

Mr. Boswell reported he had driven past the Rectory and found the majority of the shutters are still in place on the structure. Mr. Bryan commented that while he was sympathetic to the Church’s financial issues, the soon to be adopted LPC design guidelines and the Secretary of Interior Standards are clear that original materials are to be repaired rather than replaced.

Mr. Boswell informed the applicant that in the past, the LPC learned about several cases of unexpected problems surfacing with materials initially hailed as being maintenance free. Sympathetic to the churches fiscal constraints, Mr. Boswell

proposed a compromise to repair some of the original wood shutters, placing them next to the windows facing the public right-of-way and allowing the replacement of the remaining shutter with the composite material product. These shutters would be placed next to the windows in the rear and the side not facing public streets. The Church could then consider resubmitting a request sometime in the future and be able to report on the condition of the repaired shutters as compared to the composite material shutters.

Mr. Bryan moved to issue a certificate of appropriateness for repairing the existing wooden shutters judged to be in the best condition, mounting those repaired shutters on the portions of the house facing Butler Road and Piney Grove Road and replacing the shutters on the portions of the house not visible from the public roads (north and west elevations) with composite material shutters. Mr. Diggs seconded the motion, which passed unanimously on a voice vote.

Mr. Boswell subsequently requested that the original shutters being replaced be stored in a dry secure location for possible future re-installation.

9. “Gelston House”, 1603 Francke Avenue, Lutherville, MIHB # BA-336, contributing structure in the Lutherville National Register District and Lutherville County Historic District; ex post facto construction of a tree house [County Council District # 3]

Ms. Brown stated this item concerns the construction of a large tree house without prior LPC approval. Ms. Brown noted the property owners are aware they are in a historic district as they have received a historic tax credit, but maintain they were told they did not need a permit for a tree house when they called the County to inquire about the matter (it should be noted that this statement would be correct for properties not located within the bounds of a County Historic District). Ms. Brown informed the Commission that the property owners called to report they would not be able to attend this evening’s meeting.

Mr. Pen Jones, representing the Lutherville Advisory Committee (LAC), explained they contacted the property owners when the platform was first constructed and advised them they would need to seek approval from the LPC for the structure. Mr. Jones noted LAC does not object to a tree house, however, they take issue with its size.

Mr. Bryan moved to deny ex post facto approval for the tree house as constructed and to require the removal of the existing tree house or altering the tree house in a fashion agreed upon by a Technical Committee created to work with the homeowners over the course of the next three months. Mr. Hoover seconded the motion, which passed unanimously on a voice vote.

10. Herb property, 605 Upland Road, Sudbrook Park County Historic District, MIHP # BA-3029; ex post facto construction of a three level, fire code compliant, rear exterior stairwell [County Council District # 2]

Ms. Brown explained the owner(s) of this rental property received a Baltimore County correction notice to bring a fire escape/double porch in compliance with code requirements. She further reported a resident of the dwelling who is a relative of the property owner(s) constructed a fire escape/porch without first seeking approval from the LPC. Ms. Brown reported there are numerous other code violations on the property that are in dire need of correction, but the code inspector can not proceed until the LPC makes a determination on the fire escape. Staff recommends issuing a Certificate of Appropriateness even though the structure does not meet historic standards because of the complexity of the issue and the fact that the fire escape is not visible from the street. The Sudbrook Park Historic Advisory Committee has been made aware of the situation and agrees with staff's recommendation.

Mr. Bryan moved to issue a certificate of appropriateness for the ex post facto construction of a three level, fire code compliant, rear exterior stairwell. Mr. Diggs 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***

- \*\*11. Cunningham property, 711 Chumleigh Road, Stoneleigh National Register District; replacement of air conditioning units [County Council District # 5]

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

- \*\*12. Stringfellow property, 503 Stoneleigh Road, Stoneleigh National Register District; repairs of second floor bathroom leak and resulting damage in first floor bedroom [County Council District # 5]

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

- \*\*13. "Dimmitt-French House" (Beers property), 12442 Jerusalem Road, Kingsville, Final Landmarks Structure # 379; replacement of heating system [County Council District # 3]

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

### **Staff Actions**

Ms. Brown reported staff approval of a permit application filed in response to a citation issued regarding the collapse of a non-contributing garage located at 706 Cliveden Road in the Sudbrook Park County Historic District. Ms. Brown also commented on two matters staff is working with Code Enforcement to resolve, involving one property in the Sudbrook Park County Historic District and one in the Lutherville County Historic District.

### **Other Business**

Ms. Brown reviewed the recent additions made to the Final Landmarks List via Bill No. 86-10, pointed out that the next meeting of the LPC is scheduled for January 13, 2011 and mentioned that invitations will be forthcoming for the Holiday Reception scheduled for Thursday, December 16, 2010.

Mr. Diggs moved to adjourn the meeting. Mr. Bryan seconded the motion, which was approved unanimously on a voice vote. The meeting adjourned at 8:19 p.m.

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