

Minutes
Baltimore County Landmarks Preservation Commission
January 13, 2011 Meeting

DRAFT

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

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.

Special Presentation

Ms. Rising introduced the nomination of Three Garden Village in Dundalk to the National Register of Historic Places. She provided justification for the nomination, reviewed the history of the property as described in the nomination and presented photographs of the various structures on the property.

Mr. Day asked who had submitted the nomination and whether the owner of the property had been advised of the nomination. Ms. Rising reported the nomination, which had been owner nominated, was written by a company located in Philadelphia; she confirmed the owner had been notified of the nomination and the process to be followed.

Mr. Bryan moved to support the Three Garden Village nomination, under National Register criterion A. Ms. McIver seconded the motion, which passed unanimously on a voice vote.

Annual election of Chairman and Vice-Chairman

Mr. Boswell stated that the annual election of officers was at hand and asked for nominations. When no other nominations were forthcoming, Ms. Horst moved to reelect Mr. Boswell as Chairman and Mr. Diggs seconded the motion. Mr. Brennan moved to reelect Ms. Allen as Vice-Chairman and Ms. McIver seconded the motion. Both motions were approved unanimously on a voice vote.

Approval of the Minutes

2. Mr. Boswell asked if anyone proposed changes to the November 9, 2010 Minutes. Hearing none, Mr. Brennan moved to approve the November 9, 2010 Minutes. Ms. Horst 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. Bryan 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 7, 8 and 9 be approved as submitted. Mr. Day seconded the motion, which passed unanimously on a voice vote.

Alteration to properties in County Historic Districts or Landmark structures

- 4 Miner property, 724 Howard Road, Sudbrook Park, MIHP # BA-3018, contributing structure in the Sudbrook Park County Historic District; ex post facto, partial in-kind repair/replacement of a rear porch [County Council District # 2]

Ms. Brown noted that the item concerned the in-kind replacement of a rear porch that had been destroyed during last year's snowstorm and read the action summary, which recommended issuing a Certificate of Appropriateness. Ms. Brown noted the local advisory committee had no issue with the work already completed.

Mr. Boswell determined no one present had signed up to speak with regard to this matter.

Ms. McIver moved to vote to issue a certificate of appropriateness. Mr. Brennan seconded the motion, which passed unanimously on a voice vote.

5. Althaus property, 212 W. Seminary Avenue, Lutherville, MIHP # BA-323, contributing structure in the Lutherville Lutherville County Historic District and National Register District; ex post facto replacement of original windows and request to replace additional original windows [County Council District # 3]

Ms. Brown explained the homeowner had replaced several windows on the front, side and rear elevation of her home without prior LPC approval; additionally, she desired to replace additional windows. A Technical Committee consisting of Ms. Allen, Ms. Horst and Messrs. Boswell and Diggs visited the site and established that while the windows should have been repaired, rather than replaced, they were made of wood with a muntin profile closely resembling that of the historic windows. Ms. Brown read the action recommendation to vote to issue a certificate of appropriateness for the replacement of the original windows located to the (left) front, side and rear; staff did not recommend issuing a certificate of appropriateness for the replacement of any additional original windows as proposed by the property owner. Instead, any additional windows would need to be repaired.

Mr. Boswell determined the owner of the property was not present. Mr. Pen Jones spoke on behalf of the Lutherville Advisory Committee (LAC). He agreed with staff that it is difficult to determine the windows located to the left of the front door have been replaced when viewing them from the street. LAC agreed with staff's recommendation to approve the windows already replaced, but not to approve the replacement of additional windows.

Mr. Boswell suggested issuing a Certificate of Appropriateness for the replacement of the windows already replaced with the understanding that if the owner proceeds to replace other windows, the owner would be required to return all replacement windows to a type and style identical to the original windows (that is true divided lights). Mr. Hoover questioned the appropriateness of adding such stipulation.

Ms. Horst emphasized the replacement of the original windows was not appropriate and moved to vote to issue a Notice To Proceed for the replacement of the 7 windows; contingent on the following: That all remaining windows be retained and if needed, repaired, for which the LPC voted to issue a Certificate of Appropriateness. Should the owner disregard the LPC's recommendation, the Notice to Proceed would be rescinded. Mr. Hoover seconded the motion, which passed unanimously on a voice vote.

6. 304 North Avenue, Lutherville; construction proposal for a new residence and rear yard fencing within the boundaries of the Lutherville National Register District and Lutherville County Historic District [County Council District # 3]

Ms. Brown offered a summary of the proposal, compared the proposal to other structures located in the district and compared the proposal to one previously considered by the LPC, but not constructed. She specifically noted the size of the new structure would be too big when compared to most homes in the community, the proposed shutters were not functional, faux window muntins were being proposed, the arrangement of windows along the Kurtz Avenue elevation were unbalanced, there were too many flat surfaces and the proposal to erect a six foot privacy fence along the Kurtz Avenue side of the property would be inappropriate.

Ms. Jill Hettinger, a neighbor to the proposed residence objected to the overall size of the new structure.

Mr. Craig Carlson, the contract purchaser of the lot, addressed the LPC. He explained he had not grasped the level of review the proposal would be subject to; he understood and was sympathetic to the LPC's concerns. He stated that he could not reduce the size of the proposed dwelling and asked that approval not be granted if the LPC found the proposal objectionable.

Mr. Hoover moved to issue a Certificate of Appropriateness for the construction of the structure as proposed. Mr. Bryan seconded the motion, which failed unanimously on a voice vote.

- **7. 5025 Cedar Avenue, Relay; addition of a handicap ramp at the side entrance of a church located within the boundaries of the Relay County Historic District [County Council District #1]

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

- **8. "Hart House" (Clemens Property) 200 Central Avenue, Glyndon; contributing structure in the Glyndon County Historic District and the Glyndon National Register District, MIHP # BA789; in-kind replacement of non-historic windows [County Council District # 3]

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

Applications for Tax Credit

Request for LPC approval for County Part II Tax Credit application

- **9. “Mersinger House”, Mosner property, 14 Chatsworth Avenue, contributing structure in the Glyndon National Register District, MIHP # BA737; interior wall repairs [County Council District # 3]

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

Project Updates

Ms. Brown reported on the status of several items the Commission had addressed previously. She reported the proposal for the installation of a fence at 319 Melancthon Avenue in Lutherville had been withdrawn and that a Technical Committee had met with the owner of the tree house built without prior approval at 1603 Francke Avenue in Lutherville and that the owners and a neighboring property owner (and LAC member) were working towards reaching mutually agreeable changes to the existing structure. Finally, Ms. Brown reported on the status of code enforcement issues involving properties located in various County Historic Districts.

Other Business

Ms. Brown noted staff has been working with the Law Office regarding procedures to be followed for the adoption of the Design Guidelines. It is hoped that process would be initiated shortly.

Mr. Brennan commented on a meeting he had attended together with a few other commissioners, Ms. Brown and Ms. Rising regarding the State’s Historic Master Plan. Ms. Trish Bentz, representing the Baltimore County Historic Trust, noted she had attended the meeting as well and found the discussion groups to be very productive and appreciated the State seeking the input of those in attendance.

Ms. Bentz extended an invitation to a workshop being offered by BCHT in February on the repair of windows.

Mr. Bryan moved to adjourn the meeting. Mr. Hoover seconded the motion, which was approved unanimously on a voice vote. The meeting adjourned at 7:25 p.m.

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