

Minutes
Baltimore County Landmarks Preservation Commission
March 10, 2011 Meeting

Mr. Bruce Boswell, Chairman, opened the regular monthly meeting of the Baltimore County Landmarks Preservation Commission (LPC) at 6:15 p.m. (the late start being due to inclement weather conditions). The following Commission members were:

<u>Present</u>	<u>Not Present</u>
Mr. C. Bruce Boswell, Chairman	Ms. Barbara Eckley
Ms. Carol Allen, Vice Chairman	Mr. John W. Hill
Mr. Robert P. Brennan	Ms. Gloria McJilton
Mr. David Bryan	Mr. Thomas J. Reynolds
Mr. John E. Day	Mr. Qutub K. Syed
Mr. Louis S. Diggs	
Ms. Nancy W. Horst	
Ms. Wendy McIver	

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 the only change to the Preliminary Agenda published March 3, 2011 was the revision of Item #7 to include the delineation of an historic environmental setting.

Approval of the Minutes

2. Mr. Boswell asked if anyone proposed changes to the February 10, 2011 Minutes. Hearing none, Mr. Diggs moved to approve the February 10, 2011 Minutes. Mr. Bryan seconded the motion, which passed unanimously on a voice vote.

Alteration to properties in County Historic Districts or Landmark structures

4. “Glyndon School”, Women’s Club of Glyndon, contributing structure in the Glyndon County Historic District and the Glyndon National Register District , MIHP # BA-715; construction of a handicap access ramp at the rear -side of the structure resulting in the conversion of a window opening to a doorway [County Council District # 3]

Ms. Brown noted that the item concerned the construction of a handicap access ramp that would require the conversion of a window opening to a doorway and recommended issuing a Certificate of Appropriateness. Ms. Brown noted the local advisory committee had no issue with the proposed project.

Ms. Lynn Maher explained how some of the building's existing conditions impacted the design decisions. The existing interior layout at the rear entrance, the high cost associated with installing a lift (which would have to go first down and then up again), the steep grade at the front entrance and the closeness of the building to the street along the front were some of the reasons that prevented locating the handicapped ramp at the rear of the lot.

Mr. Bryan complimented the Women's Club on preserving a portion of the existing window as a transom to the new doorway.

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

5. Scheffy/Fair property, 314 Morris Avenue, non-contributing structure in the Lutherville County Historic District and Lutherville National Register District; replacement of existing deck with an addition to the rear of the home, a new deck and stairs [County Council District # 3]

Ms. Brown described the proposal for an addition, new deck and stairs, noting that staff agreed with the local advisory committee's suggested modifications – incorporating them into staff's recommendations. The recommendations were to stucco the concrete block, to match the existing siding as closely as possible and to use a real window rather than glass blocks for the proposed window.

Mr. Pen Jones, speaking on behalf of the Lutherville Advisory Committee, explained their rationale for making the recommendations.

One of the owners of the property, Mr. Karl Scheffy, explained he had worked with the advisory committee and agreed to the modifications. He also noted his intent to omit the window depicted on the left (west) elevation along side the door. The window will be moved to the rear of the addition. He reported on having found a match to the existing siding and confirmed his intent to use the matching product.

Mr. Brennan cautioned against creating future drainage problems for both the homeowner and their neighbors due to existing grading conditions and how the new addition is to be sited. Mr. Scheffy commented they are trying to avoid a retaining wall and plan on creating a drainage pit to accommodate run off.

Mr. Brennan moved to vote to issue a Certificate of Appropriateness subject to the Lutherville Advisory Committee recommendations. Ms. Horst seconded the motion, which passed unanimously on a voice vote.

6. 219 West Seminary Avenue, infill lot in the Lutherville County Historic District and Lutherville National Register District; construction of a new dwelling [County Council District # 3]

Ms. Brown explained this item involves the construction of a new dwelling on an infill lot within the boundaries of the Lutherville County and National Register Districts. She indicated she had spoken with a representative of the builder and conveyed the reasons staff did not recommend approval of the submitted plans; specifically, that the front elevation was too wide and lacked articulation.

Mr. Doug McGill, representing the builder, addressed the Commission and explained they had tried to incorporate designs they found elsewhere in Lutherville when drawing their plans. He stated that while they were open to making some of the changes recommended by staff and the local advisory committee, they would find it very difficult to accommodate revisions to the proposed footprint.

Several scenarios were discussed for how to modify the proposal in an effort to make the house more compatible with the existing homes in the neighborhood. Ms. Brown suggested creating a Technical Committee to work with the lot owners and the builder to develop a more compatible design.

Mr. Pen Jones, representing the Lutherville Advisory Committee reminded the Commission of past proposals considered for the lot and specifically requested that the Technical Committee address the location of the driveway as well as off-street parking and how they would relate visually to the neighboring homes.

Mr. Bryan moved to vote not to issue a Notice to Proceed with the plans as proposed. Mr. Brennan seconded the motion, which passed unanimously on a voice vote.

Applications for Tax Credit

- **7. Byrd property, 2201 Pot Spring Road, Lutherville, Final Landmarks List # 271, MIHP # BA-434; delineation of an Historic Environmental Setting, update electrical system, replace water heater, replace asphalt shingle roof with a metal standing seam roof, replace missing fascia and gutters [County Council District # 3]

Approved via the consent agenda to issue a Certificate of Appropriateness and to delineate the entire 1.59-acre parcel as the Historic Environmental Setting

8. Porter property, 4611 Butler Road, Glyndon, MIHP # BA-712, contributing structure in the Glyndon National Register District; repair shutters, scrape and clean all exterior surfaces, paint all exterior surfaces, in kind replacement of wooden basement sill, clean and reset gutters (attaching downspouts) [County Council District # 3]

Ms. Brown read staff's recommendation to issue a certificate of appropriateness for the work proposed contingent upon the surfaces being cleaned via a method other than power washing, which could damage the wood.

The homeowner, Mary Ellen Porter, indicated she had already spoken with her contractor who agreed to clean the surfaces using a different cleaning method. She further reported she had received approval for the project from the State, which also stipulated that a cleaning method other than power washing be used.

Mr. Diggs moved to vote to issue a Certificate of Appropriateness subject to the use of a cleaning method other than power washing. Mr. Day seconded the motion, which passed unanimously on a voice vote.

Other Business

Ms. Brown informed the Commission that the Spring Retreat is scheduled for Tuesday, April 19, 2011 at the Agriculture Center located on Shawn Road in Hunt Valley and noted details and directions would be provided soon.

Mr. Diggs moved to adjourn the meeting. Mr. Day seconded the motion, which was approved unanimously on a voice vote. The meeting adjourned at 7:15 p.m.

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