

Minutes
Baltimore County Landmarks Preservation Commission
April 14, 2011 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. Carl F. Herb
Ms. Barbara Eckley	Mr. Howard Perlow
Mr. Louis S. Diggs	Mr. Thomas J. Reynolds
Mr. John W. Hill	
Ms. Nancy W. Horst	
Ms. Wendy McIver	
Ms. Gloria McJilton	
Mr. Qutub K. Syed	

County staff present included Jeff Mayhew (Acting Director, Office of Planning), 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 April 7, 2011 was the addition of Item #8.

Approval of the Minutes

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

Alteration to properties in County Historic Districts or Landmark structures

4. 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]

Mr. Boswell explained this project had been before the LPC at the March 10, 2011 meeting. The proposal was not approved at that time and the LPC voted that a Technical Committee should meet with the owners to resolve the issues at hand. A Technical Committee consisting of Ms. Horst and Messrs. Brennan and Hill worked with the homeowners and the builder to modify the original plans so that they are more in keeping with other homes in Lutherville.

Mr. Brennan noted the homeowners and builder had adopted most of the changes suggested by the Technical Committee. Those changes included the roof over the garage being hipped to match the hipped main house roof, reducing the size and scale of the eyebrow dormer (it was replaced with a “front gable” dormer) on the main house, eliminating the gable on the right side elevation, providing single windows in the front bedrooms and double windows on the side.

Mr. Hill asked the homeowners what materials they planned to use. Mr. Ortuglio reported they intend to use a cement board siding and architectural grade asphalt shingles for the roof. He explained why they preferred not to place French doors along the front of the house as suggested by the Technical Committee and why they preferred not to place a window at the 2nd level of the right side elevation which was also suggested by the Technical Committee. They did, however, agree to the suggestion to add a window on the second floor left side elevation.

Mr. Brennan, as well as other members of the Technical Committee, indicated they understood the homeowners concerns and could accept the design as presented. Mr. Brennan suggested the homeowners consider making the windows on the garage doors bigger and select a style that is more traditional.

Marie Frederick, representing the Lutherville Advisory Committee (LAC), expressed the opinion of both LAC and several adjacent property owners who felt the proposed house was not compatible with the prevalent style of the neighborhood. She stated that the proposal had not been presented to LAC for review. LAC asked that the project be submitted to their group for modification and then be brought back to the LPC for final approval

Mr. Hill stated the elevation drawings submitted do not adequately reflect all the details of the proposed dwelling, making it appear less compatible with the neighborhood. Mr. Brennan noted that while the LPC has great respect for the contributions made by LAC, there are no legal grounds why the proposal be submitted to LAC for input. Mr. Brennan thanked both the builder and the

homeowners for their willingness to work with the LPC and the Technical Committee and responding positively to their suggestions.

Mr. Brennan moved to issue a notice to proceed with construction of the house as presented subject to the addition of a single window to the second floor elevation of the left side (location of bedroom # 1); a larger window pattern and the use of a wider trim on the garage doors. Mr. Syed seconded the motion, which passed unanimously on a voice vote with Ms. Horst abstaining.

Applications for Tax Credit

- *5. Huff property, 5157 Viaduct Avenue, Relay County Historic District; exterior painting, window glazing and installation of storm windows [County Council District #1]

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

- *6. Kilbourne property, 409 Murdock, Rodgers Forge National Register District; chimneys to be rebuilt, replace copper ridge caps and replace vent pipe flashings [County Council District #5]

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

- *7. Wells property, 329 Register Avenue, Rodgers Forge National Register District; installation of an air conditioning/heating system [County Council District #5]

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

- *8. Heinrichs property, 5124 S. Rolling Road, Relay County Historic District; installation of air conditioning system [County Council District #1]

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

Other Business

Ms. Brown reminded 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 that the Preservation Maryland Conference was to be held in Annapolis on May 19th and 20th.

Ms. Horst expressed concern that the owner of a Landmarks structure that was recently damaged by fire has not yet gotten in contact with the LPC. She feared the owner might perform repairs that are in conflict with the Secretary of the Interior's Standards. She suggested staff be in touch with the owner to remind her of the need to seek approval

from the LPC for any repairs. Ms. Brown stated staff would write the property owner accordingly.

Mr. Hill moved to adjourn the meeting. Ms. McJilton seconded the motion, which was approved unanimously on a voice vote. The meeting adjourned at 7:13 p.m.

VKN:vkn