

Minutes
Baltimore County Landmarks Preservation Commission
May 12, 2011 Meeting

Mr. Bruce Boswell, Chairman, opened the regular monthly meeting of the Baltimore County Landmarks Preservation Commission (LPC) at 6:03 p.m. The following Commission members were:

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

Attending County staff included Andrea Van Arsdale (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 on May 5, 2011 was the addition of Items # 7 and # 8.

Approval of the Minutes

2. Mr. Boswell asked if anyone proposed changes to the April 14, 2011 Minutes. Mr. Bryan noted he was reported as being present when he was not and Mr. Hill noted a typing error. Mr. Syed moved to approve the April 14, 2011 Minutes subject to the two corrections noted. Mr. Bryan seconded the motion, which passed unanimously on a voice vote.

Public Hearing on a Nomination to the Preliminary Landmarks List

4. “Glencoe” Mansion, Stable-Carriage House, Smoke House, Ice House, Sheep Shed, Garden House, Gazebo and setting, 1314 Glencoe Road, Sparks; MIHP # BA-407, [County Council District # 3]

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

Mr. Boswell determined the owner of the property was not present.

Mr. Diggs commented he thought it interesting that a National Register of Historic Places property would not be on the County Final Landmark List.

Ms. Trish Bentz spoke on behalf of the Baltimore County Historic Trust. The Trust had submitted the nomination for consideration. Ms. Bentz noted the group is trying to work with property owners of National Register properties not on the Final Landmark List in an effort to better protect the properties.

Ms. McIver moved to vote to (a) place “Glencoe” Mansion, Stable-Carriage House, Smoke House, Ice House, Sheep Shed, Garden House & Gazebo on the Preliminary Landmarks List under the criteria referenced below and (b) to delineate the entire parcel, 7.06 acres total (map 28, parcel 165), as its historic environmental setting.

- (1) for its association with the historically significant Mowell family; for its association with the transportation history of Baltimore County including the Northern Central Railroad; for its association with the settlement and development of the Glencoe community; for its association with the agricultural history of Baltimore County;
- (2) as an excellent example of the Italianate style of architecture in Baltimore County that retains significant historic integrity in its materials and details
- (3) as an excellent example of the work of a master builder in the incorporation of architectural elements that exemplify the Italianate style
- (4) as a work of artistic merit in the craftsmanship exhibited in the decorative iron railings

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

Alteration to properties in County Historic Districts or Landmark structures

5. “Clarence Reynolds House”(Adler property), 506 Sudbrook Lane, contributing structure in the Sudbrook Park County Historic District and the Sudbrook Park National Register District, (MIHP # BA-3025); in-kind reinstallation of a screen on a side porch where a screen had previously existed, in-kind repair and replacement of porch flooring [County Council District # 2]

Ms. Brown explained the project involves the in-kind reinstallation of a screen to a side porch and the in-kind repair and replacement of porch flooring. Staff located a picture of the house confirming the porch had previously been screened in the same manner the homeowner is requesting.

Mr. Brennan inquired as to which side of the railings the screen would be placed. Mr. Hill stated he felt placing the screens inside of the railings would better accommodate future maintenance issues that might arise. Mr. Boswell commented placing the screens inside of the railings would be preferable.

Mr. Boswell determined the homeowner was not present and therefore not able to indicate his preference for the placement of the screening.

Mr. Brennan asked whether the local advisory committee had reviewed the proposal. Ms. Brown explained the owner had explained his plans to do the work to the local advisory committee, but had not submitted his final plans to them.

Mr. Diggs moved to vote to issue a certificate of appropriateness for the in-kind reinstallation of screen to the side porch and the in-kind repair and replacement of porch flooring. Ms. Horst seconded the motion, which passed unanimously on a voice vote.

Staff was asked to convey the preference for placement of the screening on the inside of the railings to the homeowner.

- **6. Ricketson property, 207 Morris Avenue, Lutherville, contributing structure in the Lutherville County Historic District and the Lutherville National Register District; re-glaze windows and in-kind replacement of shingles as a result of storm damage [County Council District # 3]

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

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

Ms. Brown explained a proposal had been approved in March for the construction of a handicap access ramp. As construction was to begin, the property owners encountered difficulties with the implementing the plans. They asked to have the Commission consider another proposal. Ms. Brown noted the revised proposal would still have a window being changed into a doorway in the same fashion as initially approved. The window being altered though would be towards the front of the side rather than the rear side. The style of the ramp was also being changed to include a railing both the property owners and the local advisory committee felt was more in keeping with homes found in the community.

A discussion followed with regard to ADA requirements. The revised drawing submitted for consideration did not provide detailed information regarding dimensions and style and materials of the proposed ramp. Mr. Boswell determined a representative of the property owner was not present to answer any of the questions raised.

Mr. Syed moved to vote not to issue a certificate of appropriateness and to request the property owners provide more detailed drawings of the revised proposal that would include specific measurements regarding the height, gradient, length and materials of the proposed ramp. Mr. Diggs seconded the motion, which passed with Ms. Horst voting in opposition.

- **8. Shea property, 208 Melancthon Avenue, Lutherville, non-contributing structure in the Lutherville County Historic District and the Lutherville National Register District; replacement of all windows [County Council District # 3]

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

Report on County Tax Credit applications approved

The following historic property tax credit application was approved by staff as an emergency repair:

Hill property, 703 Kingston Road Avenue, contributing structure in the Stoneleigh National Register District; repair of bathroom tub drain and its connections [County Council District # 5]

Other Business

Ms. Brown advised the Commission that staff had written the property owner of the "Rider-Bushman House" located at 1812 Landrake Road in Riderwood per the Commission's request in April. The Final Landmarks List property had been damaged by a fire earlier this year and is in need of repair. The correspondence was sent to the address on record for the owner, the actual address of the structure and to the owner via

an email address previously used by the owner. Ms. Brown noted staff has not, to date, received a response to the letter.

Ms. Brown reminded the Commission that Maryland's Annual Preservation and Revitalization Conference is scheduled for May 19 & 20 in Annapolis.

Ms. Rising reported the Three Garden Village National Register District had been approved by the Governor's Consulting Commission

Ms. Horst moved to adjourn the meeting. Mr. Day seconded the motion, which was approved unanimously on a voice vote. The meeting adjourned at 7:04 p.m.

VKN:vkn