

Minutes
Baltimore County Landmarks Preservation Commission
July 14, 2011 Meeting

Mr. Bruce Boswell, Chairman, opened the regular monthly meeting of the Baltimore County Landmarks Preservation Commission (LPC) at 6:05 p.m. The following Commission members were:

Present

Mr. C. Bruce Boswell, Chairman
Ms. Carol Allen, Vice Chairman
Mr. Robert P. Brennan
Mr. John E. Day
Mr. Louis S. Diggs
Ms. Barbara Eckley
Mr. Carl F. Herb
Ms. Wendy McIver
Mr. Qutub U. K. Syed

Not Present

Mr. David Bryan
Mr. John W. Hill
Ms. Nancy W. Horst
Ms. Gloria McJilton
Mr. Thomas J. Reynolds
Mr. Howard Perlow

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) and Jennifer Frankovich (Assistant County Attorney).

Review of the Agenda

1. Ms. Brown explained that changes to the Preliminary Agenda published on July 7, 2011 included agenda items #14 and #15 being added, one item being removed from the agenda and lastly, adding a matter to be reported as Other Business.

Approval of the Minutes

2. Mr. Boswell asked if anyone proposed changes to the June 9, 2011 Minutes. Hearing none, Mr. Diggs moved to approve the June 9, 2011 Minutes. Mr. Syed seconded the motion, which passed unanimously on a voice vote.

Demolition of a structure within the boundaries of a Historic Environmental Setting

4. “Franklinville Cotton Factory”, Jericho Road, Franklinville, Final Landmarks List #330, MIHP # BA-2408; demolition request for a non-contributing structure [County Council District #3]

Ms. Brown explained the request was for the demolition of a non-contributing structure set within the boundaries of the Historic Environmental Setting of a structure on the Final Landmarks List.

Mr. Tripp Fischer, representing Tier Environmental Services, the firm contracted to remediate the environmental contamination on the site, addressed the commission to explain why the demolition was being requested and to answer any questions. He stated the demolition plan had been requested and approved by the Maryland Department of Environment (MDE). He reported several large pieces of equipment that contain residual oil products, remain inside the building for which the demolition permit had been submitted. The objects to be removed, as required by MDE, are a boiler, re-circulating equipment and storage tanks. Removing the materials from the building is difficult because of the relatively small size of the structure, the large size of the equipment to be removed and the large size of the machines to be used for the project. Mr. Fischer reported structural engineers have inspected the buildings in question and have determined that the historical structure will not be impacted by the demolition work.

Mr. Brennan asked if the historic structure would be closed and protected from the elements and vandals. Mr. Fischer noted the compound is secured by a tall chain link fence, however, he acknowledged the building would be open to the elements and could be accessed from the river.

Mr. Boswell recalled that while reviewing a previous demolition request for another non-contributing structure on the property, he was told there were several contaminated structures on site and demolition requests would be made for those as well. Mr. Fischer responded that a management company was taking care of the property at that time and that he was not in a position to speak for them. He further explained that while the site had not been fully evaluated for contamination, Tier Environmental Services has determined that buildings 1, 2 and 3 as presented on the aerial view of the site are not contaminated. All other buildings are either suspected of contamination, or have been confirmed as being contaminated. Core samples are needed in order to evaluate contaminated sites. Mr. Fisher reported building 6 was easily accessible for evaluation, building 7 was more complicated to access and building 8 was very difficult to access. Finally, Mr. Fischer explained there are numerous reasons why clean up of the contamination is progressing one step at a time rather than in a more sweeping fashion. Additionally, he reminded the LPC that all work on the site requires prior approval from the Maryland Department of Environment.

Mr. Syed moved to vote to issue a Notice to Proceed with the demolition of building 8 as presented on the aerial view of the site. Mr. Brennan proposed an amendment to the motion. He asked that the motion require that building 7 (one of the Landmarks structures), be secured against the elements on all sites that will be exposed because of the demolition of building 8. Mr. Syed accepted the amendment. Mr. Diggs seconded the motion as amended. The amended motion passed unanimously on a voice vote.

Alteration to properties in County Historic Districts or Landmark structures

5. “Shadowlawn” (Pepin property), 1732 Corbett Road, MIHP #BA-922, contributing structure in the Corbett Village County Historic District; construction of a barn [County Council District #3]

Ms. Brown explained the project involved the construction of a barn. She noted the proposal was well designed, appropriately sited and would be constructed of quality materials.

The homeowner, Mr. Charles Pepin, and the architect, Mr. Kingsley, were both present and offered to answer any questions. Mr. Brennan inquired whether the property met height limits and was advised by Mr. Kingsley that it did. Mr. Kingsley explained that while there were accessory structures on the property, the owners were in need of a barn to accommodate animals. He explained the barn had been appropriately scaled using details found on structures elsewhere on the property.

Mr. Rich Moreland, a resident living just north of the subject property, spoke in support of the project.

Ms. McIver moved to issue a Certificate of Appropriateness for the construction of the barn as presented. Mr. Syed seconded the motion, which was passed unanimously on a voice vote.

6. Chapman House (Worthington property), 4535 Allen Road, Final Landmarks List # 204, MIHP #BA22; construction of 1 story frame addition [County Council District #4]

Ms. Brown described the project being considered noting staff’s recommendation to issue a Certificate of Appropriateness.

Mr. Boswell confirmed that both the homeowner and the architect designing the project were present. The architect, Mr. Bruce Finkelstein offered a brief description of the project.

Mr. Boswell asked Mr. Finkelstein if they intended to have the proposed stone retaining wall intersect with the stone foundation wall of the original house. Mr. Finkelstein confirmed that the plans show the retaining wall meeting the foundation. He explained that they plan to use stones for the retaining wall that seem to be identical to the stones used in the foundation. Mr. Boswell stated that even if the stones appear to be the same, there might be subtle differences. He suggested installing steps at the location where the foundation meets the retaining wall, which would create a visual break. The owner and architect accepted the suggestion.

Mr. Brennan moved to issue a Certificate of Appropriateness subject to the retaining wall not connecting directly with the wall of the original house, but to have the transition broken up via stone steps. Ms. Allen seconded the motion, which passed unanimously on a voice vote.

7. Rest-Melby House, 2103 Westchester Avenue, Final Landmarks List #199, MIHP #BA-877; repairs to stone wall and garage [County Council District #1]

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

8. Butler Store, 14920 Falls Road, Final Landmarks List #300, MIHP #BA-553; enclose 208 square feet of existing covered porch [County Council District #3]

Ms. Brown explained the item concerns a request to enclose a portion of the original open front yard porch. She noted the applicant had been advised in advance of the meeting that staff would not recommend approval of the project.

Mr. Boswell determined no one present had signed up to speak.

Ms. McIver stated that enclosing the covered porch would be inappropriate.

Mr. Boswell noted there appeared to be room for expansion in the rear of the building.

Mr. Brennan moved to vote not to issue a Certificate of Appropriateness. Mr. Diggs seconded the motion, which passed unanimously on a voice vote.

9. Thomson property, 1503 Francke Avenue, non-contributing structure in the Lutherville County Historic District; construction of a rear deck [County Council District #3]

Approved via the consent agenda to issue a Notice to Proceed.

10. Sweet property, 1723 Magnolia Avenue, contributing structure in the Relay County Historic District; installation of a 42 inch picket fence across the front yard, along the side and across the back yard [County Council District #1]

Ms. Brown explained the project involved a request for a fence extending along the property line in the front yard on a corner lot. She noted Relay has no strict sanctions against fences in front yards. She stated she spoke with a representative of the local historic organization and he commented there were no objections to the fence as proposed.

Ms. Brown further explained there are countywide laws regulating height and sight-distance issues for fences in front yards and corner lots, which the property owner has to follow if applicable.

Mr. Herb moved to vote to issue a Certificate of Appropriateness for installing a 42 inch, Colonial Gothic style fence, as drawn on the plat submitted to the LPC, which showed the fence set back from the property line along the public roads. Mr. Day seconded the motion, which passed unanimously on a voice vote.

11. Chakravarthy property, 3603 Briarstone Road, contributing structure in the Fieldstone County Historic District; construction of a free standing pitched roof set close to the rear of the house [County Council District #4]

Ms. Brown described the proposal for a free standing pitched roof to be set over a hot tub and noted staff's recommendation to vote to issue a Certificate of Appropriateness.

Mr. Brennan questioned the proposed height of the structure and whether it was indeed freestanding. Mr. Syed questioned the pitch of the roof.

Mr. Syed moved to vote to issue a Certificate of Appropriateness, subject to the pitch of the proposed roof matching that of the existing house; meeting all County building codes and constructed to the specifications # 1, 2, 3, 5 & 6 as described in the homeowner's email dated June 15, 2011. Mr. Diggs seconded the motion, which passed unanimously on a voice vote.

12. Wosenski property, 916 Adana Road, contributing structure in the Sudbrook Park County Historic District; replacement of a slate roof with an asphalt shingle roof [County Council District #2]

Ms. Brown described the proposal to replace an existing slate roof with an asphalt shingle roof and noted the local advisory committee supported the homeowner's request.

Ms. Allen asked if there were other homes in the neighborhood with the same type of shingle roof. Ms. Brown said there are.

Mr. Brennan asked how these particular homes became part of the Sudbrook Park County Historic District. Ms. Brown explained that while these houses are not part of original Sudbrook Park, the community of stately homes designed by Olmstead, the layout of the neighborhood which was constructed between 1940 and 1960 is based on the Olmstead plan. The community was added as a County Historic District in 1999.

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

13. Utermohle property, 215 Morris Avenue, non-contributing structure in the Lutherville County Historic District; installation of a 100 foot long, 6 foot high, wooden stockade fence along one side of the yard [County Council District #3]

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

Applications for Tax Credit

14. Stearns property, 5 Fiske Avenue, contributing structure in the Glyndon County Historic District and the Glyndon National Register Historic District; repair of existing roof framing with in-kind materials, replacement of turned wood column with in-kind materials, replacement of existing wood porch deck with a synthetic wood product [County Council District #3]

Ms. Brown stated that the proposal would have been presented as a consent agenda item, had the applicant not requested using a synthetic wood product for replacing the flooring. Ms. Rising explained that the small cottages along Fiske Avenue were initially intended for summer use only and that the porch flooring was laid directly on the ground, which makes them more susceptible to damage from moisture and insects.

Mr. Brennan moved to vote to issue a Certificate of Appropriateness contingent upon the following conditions: That the profile of the replacement porch floor mimic the profile of the existing porch floor; that only the damaged (lower) portion of the turned wood columns be replaced - using in-kind materials - while the turned portion of the columns be maintained. Ms. Allen seconded the motion, which unanimously passed on a voice vote.

15. Hamilton property, 35 Melvin Avenue, contributing structure in the Old Catonsville National Register Historic District; painting of all exterior trim and shutters on the house and garage; [County Council District #1]

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

Other Business

Ms. Brown reported the County Council has scheduled a public hearing on Monday, August 1, 2011 for four properties currently on the Preliminary Landmarks List.

Mr. Brennan moved to adjourn the meeting. Ms. Allen seconded the motion, which was approved unanimously on a voice vote. The meeting adjourned at 7:20 p.m.

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