

Minutes
Baltimore County Landmarks Preservation Commission
September 8, 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
 Mr. Carl F. Herb
 Mr. John W. Hill
 Ms. Nancy W. Horst
 Ms. Wendy McIver
 Mr. Howard Perlow
 Mr. Qutub U. K. Syed

Not Present

Mr. David Bryan
 Ms. Barbara Eckley
 Ms. Gloria McJilton
 Mr. Thomas J. Reynolds

Attending County staff included Jeff Mayhew (Deputy Director, Office of Planning), Karin Brown (Chief, Preservation Services), Teri Rising (Preservation Services staff) and Vicki Nevy (Secretary to the Commission).

Special Presentation

Ms. Rising presented information on the nomination of the Bare Hills National Register Historic District. Her report described the physical features and general history of the area. The prevalent housing styles in Bare Hills were demonstrated via photographs of the contributing structures and the nomination was justified under criteria A and C.

A resident of the community, Mr. Thomas Brown, spoke in support of the nomination. Mr. Boswell noted the attendance of several residents of the community and thanked them for all the work they had done to bring about the nomination.

Ms. Horst moved to support the Bare Hill nomination, under National Register criteria A and C. Mr. Diggs seconded the motion, which passed unanimously on a voice vote.

Review of the Agenda

1. Ms. Brown explained that changes to the Preliminary Agenda published on September 1, 2011 included the addition of agenda item # 7, as well as two items to be reported on as Other Business matters.

Approval of the Minutes

2. Mr. Boswell asked if anyone proposed changes to the July 14, 2011 Minutes. Mr. Boswell noted one typographical error in need of correction. Mr. Diggs moved to approve the July 14, 2011 Minutes subject to the correction. Mr. Hill seconded the motion, which passed unanimously on a voice vote.

Alteration to properties in County Historic Districts or Landmark structures

4. Levin property, 720 Howard Road, MIHP # BA-3016, contributing structure in the Sudbrook Park National Register District and the Sudbrook Park County Historic District; demolition of a non-contributing garage [County Council District # 2]

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

5. Whyte-Levering House, 1614 Ruxton Road, Final Landmarks List # 226; remove existing 2 story rear addition and construct new 2 story rear addition [County Council District # 2]

Mr. David Myers and Mr. Vincent Green, the architects for the project, presented details of the proposal. They explained that they plan to retain the original structure. Two later additions would be removed and replaced with larger, more compatible additions. Mr. Myers stated that the proposal attempts to emulate the Italianate style of the original house while simultaneously differentiating it as a new addition.

A discussion ensued over the appropriateness of using casement windows at the ground floor east elevation of the proposed addition. Mr. Boswell thought that double hung windows would allow for a smoother transition between the historic portion and the new addition. Mr. Myers explained that the distance between the eight over two windows in the historic portion of the dwelling and the proposed casement windows was greater than appears on the elevation drawing, but that they would change the windows, should the Commission request it. Mr. Brennan

asked why the applicant was not proposing double columns on the back porch similar to those on the front porch. Mr. Greene responded that single columns would not limit movement on the rear porch the way double columns would.

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

Applications for Tax Credit

6. Dunning property, 115 Melvin Avenue, contributing structure in the Old Catonsville National Register District; installation of central air, replacement of existing asphalt shingle siding with a synthetic product similar in appearance to the cedar shakes beneath the asphalt siding; in-kind replacement of asphalt shingle roof over the extension, and repair of side roof with like materials [County Council District #1]

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

Mr. Diggs moved to vote to issue a Certificate of Appropriateness. Mr. Hill seconded the motion, which passed unanimously on a voice vote.

7. Savage property, 911 Adana Road; contributing structure in the Sudbrook Park County Historic District; replacement of HVAC system [County Council District #2]

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 or due to the receipt of Part II approval for work reviewed by MHT:

Bakondi property, 501 Stoneleigh Road, contributing structure in the Stoneleigh National Register District; replacement of sunroom roof and repair of damaged drywall [County Council District #5]

Silverman property, 1013 Windsor Road, MIHP #BA-3032, contributing structure in the Sudbrook Park National Register District and the Sudbrook Park County Historic District; replacement of existing front porch and column bases on the left

side of the porch using either cypress wood or redwood [County Council District # 2]

Other Business

Ms. Brown reported that the Bill 50-11, which was introduced by the County Council at the September 6, 2011 meeting, would add three properties to the Final Landmarks List (Davenport House, Glencoe and Dr. Foreman House). One property, Melrose Farm, is not included in the bill. The bill will be discussed at the September 27, 2011 Work Session at 2:00 p.m. The final reading and vote will occur at the Legislative Session on Monday, October 3, 2011 at 7 p.m. in the Council Chambers.

Ms. Brown noted that a request had been granted to postpone the public hearing on Holly Hill at 13801 York Road, which was scheduled for October 13, 2011. The request had been submitted by the owners of the property and was granted by the Chair of the Commission.

Ms. Brown noted staff would soon be scheduling a date for the Fall 2011 Retreat and would notify the Commissioners of the date and location as soon as possible.

Finally, Ms. Brown reported scheduling arrangements are being made for the Historic Tax Credit Program Task Force and notice of those dates would be forthcoming shortly.

Mr. Day moved to adjourn the meeting. Mr. Diggs seconded the motion, which was approved unanimously on a voice vote. The meeting adjourned at 7:00 p.m.

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