

**Minutes
Baltimore County Landmarks Preservation Commission
June 14, 2012 Meeting**

Ms. Carol Allen, Chairman, opened the regular monthly meeting of the Baltimore County Landmarks Preservation Commission (LPC) at 6: 00 p.m. The following Commission members were:

Present _____

Not Present

Ms. Carol Allen, Chairman
Mr. David Bryan
Mr. C. Bruce Boswell
Mr. John E. Day
Mr. Louis S. Diggs
Ms. Barbara Eckley
Ms. Nancy W. Horst
Ms. Wendy McIver
Mr. Qutub U. K. Syed

Mr. Robert P. Brennan,
Vice Chairman
Ms. Rose A. Benton
Mr. Rainier C. Harvey, Sr.
Mr. John W. Hill
Mr. Thomas J. Reynolds

Attending County staff, Karin Brown (Chief, Preservation Services), Teri Rising (Preservation Services staff) and Vicki Nevy (Secretary to the Commission).

1. Review of the Agenda

Ms. Brown explained that changes to the Preliminary Agenda published on June 7, 2012 included the removal of one proposal for work within a county historic district and the addition of another, the addition of 1 tax credit application to be reported as approved by staff based upon prior approval by MHT and the addition of 2 tax credit applications.

2. Approval of the Minutes

Ms. Allen asked if anyone proposed changes to the May 10, 2012 Minutes. Hearing none, she called for a motion to approve the Minutes as drafted. Mr. Bryan moved to approve the Minutes. Mr. Diggs seconded the motion, which passed unanimously on a voice vote.

Public Hearing on Nomination to the Preliminary Landmarks List

- **4. Owings Upper Mill Landscape, site and setting, Reisterstown Road at or near Groff's Lane, Owings Mills [County Council District #2]

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

5. "Boxwood" (Belle Grove Gardener's House) house and setting, 11 S. Belle Grove Road, Catonsville, MIHP # BA-3274

Postponed until July 12, 2012

Alteration to properties in County Historic Districts or Landmark structures

6. Pine Grove School, 9423 Old Harford Road, Final Landmarks List #342, MIHP #BA 284; addition of four new upper story windows, demolition of the southwest wing additions of the bump out, rehabilitate the southwest bump out to match the northeast bump out [County Council District # 3]

Ms. Brown described the proposal and reviewed the report prepared by the Technical Committee having visited the site. She explained the new owner is anxious to start working and has decided not to pursue a tax credit application.

Mr. Diggs moved to vote to issue a certificate of appropriateness for the addition of four new upper story windows, demolition of the southwest wing additions of the bump out and the rehabilitation of the southwest bump out to match the northeast bump out. Mr. Day seconded the motion, which was approved unanimously on a voice vote.

7. Parker/Mellies property, 906 Adana Road, contributing structure in the Sudbrook Park County Historic District; construction of a 15.5 x 7 rear deck, repair of original wood windows at front facade, replacement of wooden windows with wood window on historic portion of the dwelling, replacement of non-original wood windows with Vinyl windows in the sun-room, installation of storm windows and doors [County Council District #2]

Ms. Brown described the proposal and noted a Technical Committee had completed a site visit, prepared a report and recommendations with regard to replacing the windows.

The property owner, Mr. Parker, explained an inspection of the structure revealed the presence of lead paint and with two small children in the home, the owners

proposed replacing all of the windows. He indicated he would be agreeable to the proposal made by the Technical Committee suggesting a combination of repairs, in-kind replacements, vinyl replacement windows in the sunroom and the installation of storm windows and doors.

Mr. Boswell reviewed the findings of the Technical Committee and noted the presence of homes in the neighborhood currently with vinyl or aluminum replacement windows.

Mr. Bryan moved to vote to issue a certificate of appropriateness for the construction of a rear deck as proposed, the repair of the 3 windows on the front of the house combined with the installation of new storm windows, replacement of the windows on the original part of the house along the sides and back that are not visible from the street with true divided light wood windows, and replacement of the non-original windows in the sunroom and the addition with Acadia (vinyl) windows. Mr. Diggs seconded the motion, which was approved unanimously on a voice vote.

- **8. Scaran property, 1543 S. Rolling Road, Relay; non-contributing structure in Relay County Historic District; request to add an ADA ramp to the front elevation of the structure [County Council District # 3]

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

Applications for Tax Credit

9. Byrd property, 2201 Pot Spring Road, Lutherville, Final Landmarks List #271, MIHP #BA-434; in-kind roof replacement on an accessory structure [County Council District #3]

Ms. Brown explained that although the house located at this site is on the Final Landmarks List, the accessory structure was not individually noted at the time of the listing. She reported the state's tax credit program views any structure on the site of an eligible property to be eligible on its own merit if it is found to have contributed to the original use of the property. A picture of the subject structure was provided as a reference. The picture is thought to date to the late 19th century, possibly early 20th century. Ms. Brown recommended approving the application based upon this structure having originally contributed to the use of the Final Landmarks List house.

Mr. Diggs moved to vote to issue a certificate of appropriateness for the in-kind roof replacement of the accessory structure. Mr. Bryan seconded the motion, which was approved unanimously on a voice vote.

- **10. McDonell property, 44 Melvin Avenue; contributing structure in the Old Catonsville National Register District; in kind roof replacement [County Council District #1]

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

11. Easter property, 302 Central Avenue, Glyndon; contributing structure in the Glyndon County Historic District and the Glyndon National Register District; request to repair chimney, repair door sill & replace non-original door on side entry door. Owner also wishes to construct a concrete pad and an overhang over the door, which are not tax-credit eligible.

Ms. Brown described the proposal noting portions of the work would be eligible for tax credit program and others would not be.

Mr. Boswell asked if the local advisory committee had commented on the project to which Ms. Brown replied they had not. Mr. Boswell suggested approving part of the proposal and tabling the rest allowing time for the local advisory committee to comment.

Mr. Bryan moved to vote to issue a certificate of appropriateness for the chimney repair, repair of the door sill and replacement of the non-original door at the side entry and to table the remaining portion of the proposal until July 2012. Mr. Diggs seconded the motion, which was approved unanimously on a voice vote.

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:

Sterne property, 215 Melancthon Avenue, contributing structure in both the Lutherville National Register District and Lutherville County Historic District; in-kind replacement of the roof and gutters and in-kind repair of the chimney [County Council District #3]

Clifton property, 105 Midhurst Road, contributing structure in the Bellona-Gittings National Register District; replacement of boiler/oil tank and in-kind replacement of gutters, downspouts and splash blocks [County Council District #5]

Talbert property, 1532 S. Rolling Road, contributing structure in the Relay County Historic District, MIHP # BA-2530; installation of central air conditioning system [County Council District #1]

Other Business

Ms. Brown reported on activities scheduled to take place for the Bicentennial Celebration of the War of 1812.

Mr. Diggs moved to adjourn the meeting. Mr. Day seconded the motion, which was approved unanimously on a voice vote. The meeting adjourned at 6:45 p.m.

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