

Minutes
Baltimore County Landmarks Preservation Commission
September 13, 2012 Meeting

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

Present _____

Ms. Carol Allen, Chairman
 Mr. Robert P. Brennan, Vice Chairman
 Ms. Rose A. Benton
 Mr. C. Bruce Boswell
 Mr. Louis S. Diggs
 Ms. Barbara Eckley
 Mr. John W. Hill
 Ms. Nancy W. Horst
 Ms. Wendy McIver
 Mr. Stephen P. Myer

Not Present

Mr. David Bryan
 Mr. Rainier C. Harvey, Sr.
 Mr. Qutub U. K. Syed
 Mr. David S. Thaler

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

1. Review of the Agenda

Ms. Brown noted that changes to the Preliminary Agenda published on September 6, 2012 included the addition of a demolition request for structures located on a Final Landmarks List property and the addition of a tax credit application.

2. Approval of the Minutes

Ms. Allen asked if anyone proposed changes to the July 12, 2012 Minutes. Hearing none, she called for a motion to approve the Minutes as drafted. Mr. Boswell moved to approve the Minutes. Mr. Brennan seconded the motion, which passed unanimously on a voice vote.

Demolition of structures on a Final Landmarks list property

4. Franklinville Cotton Factory (total of three structures) auxiliary brick bldg. southeast of the factory, and frame boiler-house, MHIP # BA-2408; request to demolish the buildings due to fire damage [County Council District # 3]

Ms. Brown reported that the reason for the demolition request for all three of the structures is due to fire damage. The buildings, which had been vandalized repeatedly, were subject to several fires. The most recent fire took place on September 11 and 12, 2012.

The County Building Engineer, Mr. Donald Brand and Mr. John Bryan, Chief Fire Protection Engineer, testified that according to their investigation the condition of the buildings posed a threat to the health, safety and welfare of Franklinville residents.

Mr. Brennan asked how the fire began. Mr. Bryan responded that the matter is being investigated and can probably be attributed to arson. He reported there were five fires within a 24-hour period and that access issues made battling the flames difficult.

Mr. Boswell inquired about the condition of the frame boiler house. Mr. Brand stated it was his understanding that the frame boiler house was not severely damaged by the fires.

Ms. Brown explained there have been numerous fires and acts of vandalism over the course of the past several years. She pointed out that while the site is enclosed with a chain link fence, the buildings are situated in such close proximity to the river that securing the site has been difficult. Ms. Brown also noted that the Maryland Department of the Environment has been working with the property owners to address contamination issues.

Mr. Brennan recalled a request having been made for the repair of the roof of one of the buildings and asked if that had ever been completed. Mr. David Karceski, attorney for the property owners responded, no. He explained that one of the sources of contamination is suspected of being beneath the building in question. Remediation would necessitate demolition of the building. The owners decided to wait with the roof repair until the contamination source could be determined. He reported the current owners have incurred costs exceeding \$1,400,000.00 to mitigate the contamination caused by a previous owner.

Mr. Karceski introduced Mr. Tripp Fischer of Brownfield Science & Technology, Inc., the company in charge of cleaning up the contamination. Mr. Fisher

explained that the first step in remediating the contamination was to find the point of origination. He noted that the work is complicated by the close proximity of the structures to the river, the topography of the site and the manner in which the actual structures were originally constructed.

Mr. Boswell asked what areas of the site are thought to be the source of the contamination. Mr. Fischer, explained the contaminants are petrol based products which were pumped throughout the facility via gravity feed lines and troughs. The location of all the pipes and tanks are not yet fully known. Mr. Boswell asked what actions would be needed to remove the tank and pipes remaining on site. Mr. Fischer responded the floors and walls would need to be demolished in order to bring in a crane and remove the tank(s), pipes and an elevator shaft out of the structures. Mr. Fischer surmised they will find equipment full of contaminated products in the process.

Mr. Hill moved to vote to issue a notice to proceed with the demolition of the auxiliary brick building(s) and the frame boiler-house. Mr. Diggs seconded the motion.

Mr. Boswell stated he did not believe the demolition of the frame boiler-house was proven to be necessary and suggested the motion be amended accordingly. He further commented that in his opinion, the complex has suffered demolition by neglect because the buildings were never adequately secured. From his experience, the fence running along the road was not in good repair and the property was even less secure on the side closest to the river.

Mr. Hill commented he thought it best to proceed with a vote on the motion as proposed.

The motion failed with all Commission members voting against the motion except Ms. Eckley, Ms. Allen, Mr. Diggs, Mr. Hill and Mr. Myer.

Mr. Boswell moved to vote to issue a notice to proceed with the demolition of the auxiliary brick building(s) except the boiler house and that a Technical Committee visit the site and make recommendations regarding future actions concerning the frame boiler-house. Mr. Brennan seconded the motion, which passed with Mr. Diggs voting against it.

Alteration to properties in County Historic Districts or Landmark structures

5. Sanders property, 5010 Cedar Avenue; non-contributing structure in the Relay County Historic District; request to construct a larger carport than that which currently exists [County Council District #1]

Ms. Brown described the proposal and noted staff's recommendation to vote to issue a certificate of appropriateness.

Mr. Boswell asked the homeowner if there would be a ceiling in the carport and if so, what purpose the space thereby created would serve.

The homeowner, Mr. Sanders, confirmed there would be a ceiling and that the space would be used for storage. Mr. Sanders explained the existing window above the current carport roof would be moved to the new side gable of the proposed carport. The opening created after moving the window would remain to allow access to the newly created storage area, as well as cross ventilation. Mr. Sanders also advised the LPC that he has obtained a variance for the proposed carport.

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

6. Mayer property, 5163 Viaduct Avenue; contributing structure in the Relay County Historic District; replacement of non-original 1 story addition with a larger 2 story addition [County Council District #1]

Ms. Brown stated the proposal concerned the replacement of a 1-story non-original addition with a larger 2-story addition and that staff recommended voting to issue a certificate of appropriateness.

After a short debate Ms. McIver moved to vote to issue a certificate of appropriateness. Mr. Diggs seconded the motion, which passed unanimously on a voice vote.

- **7. "Mersinger House", Mosner property, 14 Chatsworth Avenue, contributing structure in the Glyndon National Register District, MIHP #BA737; replacement of storm doors [County Council District #3]

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

8. Reed property, 1716 Magnolia Avenue, contributing structure in the Relay County Historic District; addition of a rear porch and repair/restoration of existing driveway [County Council District #1]

Ms. Brown explained that for the time being, the homeowner only seeks approval for the addition of a rear porch and the repair/restoration of the existing driveway. As a consequence, there was no need to discuss the expansion of the front porch

shown in the elevation drawing submitted with the homeowner's application. Ms. Brown also explained the homeowner was out of town and unable to attend the evening's meeting.

Mr. Brennan asked for clarification of the dimensions being proposed for the rear porch and the materials proposed for the driveway. Ms. Brown answered that the dimensions are 12 feet by 8 feet and the homeowner wishes to convert the existing gravel driveway into an asphalt driveway.

Ms. Horst stated she did not like having to make assumptions about what is being proposed.

Mr. Boswell moved to vote to issue a certificate of appropriateness for the addition of a rear porch. The rear porch should replicate the existing front porch in style and materials, with the proposed dimensions of 12 feet running the width of the house side to side and 8 feet deep and should be located as shown in the attached elevation drawing. Mr. Boswell also moved to approve the paving of the existing driveway with asphalt. Ms. Benton seconded the motion, which passed unanimously on a voice vote.

9. Meeks property, 5008 Hazel Avenue, non-contributing structure in the Relay County Historic District; addition of an open front porch [County Council District #1]

Ms. Brown introduced the project and noted Mr. Greg Senkus, the contractor for the project, was present to answer questions.

Mr. Boswell commented the project involves adding a porch to a porch and suggested the possibility of carving out part of the old porch to accommodate the new porch. He suggested the homeowners consider more of a craftsmen style that would be similar in design with the existing side door entrance.

Mr. Hill stated the proposed arch under the portico was out of character with the existing style of the house and questioned how the existing roof would connect to the roof of the proposed porch.

Mr. Brennan added he thought the proposed porch is too ornate.

Ms. Horst moved to vote to table the matter until the October 2012 meeting allowing the homeowners time to consider other options and time to prepare a revised proposal. Mr. Hill seconded the motion, which passed unanimously on a voice vote.

- **10. O'Neill property, 713 Cliveden Road, contributing structure in the Sudbrook Park National Register District and the Sudbrook Park County Historic District; in-kind repair/replacement of existing two story side porch [County Council District #2]

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

Applications for Tax Credit

- **11. Hermann property, 5009 Hazel Avenue, contributing structure in the Relay County Historic District; in-kind roof replacement [County Council District #1]

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

- **12. "Barnes House", Hillis property, 206 Melancthon Avenue, contributing structure in the Lutherville National Register District and the Lutherville County Historic District, MIHP #BA310; exterior painting [County Council District #3]

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

Report on County Tax Credit applications approved, or emergency repair approved

The following historic property tax credit applications were approved by staff as an emergency repair or due to the receipt of Part II approvals for work reviewed by MHT:

"Ives property", 8413 Stevenson Road, Final Landmarks List #274; emergency in-kind replacement of the roof (not a tax credit) [County Council District #2]

"Glencoe", 1314 Glencoe Road, MIHP #BA-0407, Final Landmarks List #382; repair of a sinkhole adjacent to the house foundation [County Council District #3]

Skinner property, 606 Stoneleigh Road, contributing structure in the Stoneleigh National Register District; in-kind replacement of existing slate roof of house, existing cooper roof of garage and existing gutters and downspouts of house [County Council District #5]

"Thompson House" (Frederick property) 223 Morris Avenue, Lutherville; contributing structure in the Lutherville County Historic District and the Lutherville National Register District; MIHP # BA-318; in-kind replacement of all porch roofs and house roof, either in-kind replacement of gutters or replacement with cooper gutters; in-kind replacement/repairs of multiple second story porches and railings, in-kind repair/replacement of all shutters, exterior painting, all windows and storm windows to be re-glazed, primed and painted, [County Council District # 3].

Code Violation

13. "Trentham" and immediate cluster of outbuildings, 135 Village Queen Drive, Final Landmarks List #14, MHIP # BA-041; unauthorized demolition of three of the outbuildings; various unauthorized exterior alterations to the mansion and outbuildings [County Council District # 3].

Ms. Brown noted that Technical Committee had reconvened to consider developing a compromise solution. They recommend:

To mitigate the demolition of the three historic buildings as well as the various unauthorized alterations to the mansion and the smoke house, the applicant should take the following actions:

1. Rehabilitate the historic spring house and walls directly adjacent to Craddock Lane and north of Queen Village Drive and in its right-of-way. This work must be performed to the NPS Secretary of the Interior Standards and approved by the LPC.
2. Nominate the spring house and adjacent stone walls to the Baltimore County Landmarks List.
3. Provide historic interpretive signage/description for the property, to be approved by the LPC.
4. Complete the above items within 6 months of the date of the hearing.

Should the above recommended mitigation not be acceptable to the owner, the Technical Committee recommendation reverts to the initial Technical Committee recommendation dated 7 June 2012 in its entirety. The recommendations regarding the unauthorized alterations listed below will remain the same as those made in the 7 June Technical Committee report, except that the Technical Committee no longer recommends that the vinyl windows be replaced with historically appropriate windows:

Unauthorized Demolitions:

Rebuild the three buildings (Spring house, a.k.a. milk house #3, tenant house #4 and garden shed # 7) that were demolished on their original site, or pay a fine equal to the amount of reconstructing the building;

Unauthorized Alterations:

Stone Shed # 6

Permit chimney to remain as is.

Trentham Mansion, #1

Glass block windows to be left as installed;
Front porch, deck and supporting stone walls to be left as installed;
Side façade, modern deck, to remain as installed;
Windows to be replaced with windows to be approved by the LPC;

Bath House #3

Windows and door to remain as installed.

Mr. Kevin Welsh president of Trentham Mansion, LLC was accompanied by Mr. "Smitty" Alden Bradstock of SRBR. Mr. Bradstock noted that the following people were present in support of Mr. Welsh: Rick Williamson of St. John Properties, Victor Campatelli of Baltimore Masonry, Inc., two residents of the Garrison Overlook development which surrounds the Trentham Mansion property and Mr. Roland, president of the Garrison Overlook Homeowners Association.

Mr. Bradstock speaking on behalf of Mr. Welsh, stated his support for the Technical Committee recommendation.

Ms. McIver asked if the property was currently for sale.

Mr. Bradstock stated there are no active efforts to sell the property and that the owner of the property is not currently represented by a realtor.

Ms. McIver asked what the current zoning for the property was. Ms. Brown responded the property was zoned RO (residential-office).

Ms. Allen asked if the property owners would be able to prepare a rehabilitation plan for the LPC to consider at either the October or November meeting. Mr. Bradstock stated they believe they could.

Mr. Brennan moved to accept the Technical Committee recommendation outlined above. Mr. Hill seconded the motion. The motion passed with Ms. Horst and Ms. McIver voting against it.

Other Business

The members of the LPC determined the date for the next Commission retreat to be October 23.

Ms. Horst moved to adjourn the meeting. Mr. Hill seconded the motion, which was approved unanimously on a voice vote. The meeting adjourned at 7:45 p.m.

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