

Minutes
Baltimore County Landmarks Preservation Commission
October 11, 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 _____

Not Present

Ms. Carol Allen, Chairman
Mr. Robert P. Brennan, Vice Chairman
Ms. Rose A. Benton
Mr. C. Bruce Boswell
Mr. David Bryan
Mr. Louis S. Diggs
Mr. John W. Hill
Ms. Nancy W. Horst
Ms. Wendy McIver
Mr. Stephen P. Myer
Mr. Qutub U. K. Syed
Mr. David S. Thaler

Ms. Barbara Eckley
Mr. Rainier C. Harvey, Sr.

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 noted there were no significant changes to the Preliminary Agenda published on October 4, 2012.

2. Approval of the Minutes

Ms. Allen asked if anyone proposed changes to the September 13, 2012 Minutes. Mr. Myer stated the initial vote taken with regard to the demolition of three structures located at the Franklinville Cotton Factory needed to reflect that he voted in favor of the motion.

Mr. Diggs moved to vote to approve the minutes subject to the change noted by Mr. Myer. Mr. Hill seconded the motion, which passed unanimously on a voice vote.

Alteration to properties in County Historic Districts or Landmark structures

4. 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 explained the property owners had submitted a proposal at last month's meeting, which was not approved. It has subsequently been revised and is now before the LPC again.

The homeowner's contractor, Greg Senkus, was present to answer questions.

Mr. Hill inquired whether the proposed porch would be constructed of wood, which Mr. Senkus answered in the affirmative. Mr. Syed inquired whether Mr. Senkus intended to apply for a standard permit. He advised Mr. Senkus that the railing pattern proposed might not meet Code standards, because children could use the horizontal member at the bottom of the railing as a ladder and fall. Mr. Senkus noted that there are other porches in Relay that are designed like the railing proposed by him. Mr. Brennan responded that he thought the design to be appropriate, but it may not meet Code. Mr. Senkus asked whether he would need to come back before the LPC, should his design not meet Code. Mr. Hill stated that he personally has no problem granting approval for the railing as shown, as well as a railing without the horizontal, lower member.

Mr. Syed moved to vote to issue a notice to proceed with the porch as currently proposed. In the event the design does not meet Code, the LPC would approve a design without the lower, horizontal member. Mr. Thaler seconded the motion, which, passed unanimously on a voice vote.

5. "Long Island" (Walsh property) 2200 Cromwell Bridge Road; Final Landmarks List #77, MIHP #BA-102; modification of previously approved plans involving the 2nd floor rear elevation [County Council District #3].

Ms. Brown explained that the plans previously approved by the LPC had to be modified as a result of deterioration of roofing members and walls, which caused severe structural problems.

Mr. Bryan noted the original plans included shutters on the rear and that the modified plans do not include shutters. Mr. Walsh explained originally there were no shutters in the rear of the house. He explained the shutters that currently

exist are being repaired with the intent to place them on the front of the house. He noted that their designer drew the rear elevation with and without the shutters. He and his wife found the shutters made the rear look too busy and they decided to leave them out, but they would not be out of question.

Mr. Boswell commented that he went to the site because he found the plans difficult to read. While there, he was able to speak with the contractor and is now satisfied with the modified proposal. He thought the massing works quite well.

Mr. Brennan thought the owner's effort to maximize the space made the revised plan look "box-like". He suggested reducing the size of the dormers. Mr. Walsh explained the rationale behind the changes to the design. Mr. Hill noted that he too had difficulties reading the plan. He inquired whether the roof pitch was consistent throughout the rear and was told yes, but that the roof pitch would be shallower and would not be visible from the front.

Mr. Boswell moved to vote to issue a certificate of appropriateness for the design as presented. Mr. Syed seconded the motion, which passed with Mr. Brennan and Mr. Hill voting against the motion.

- **6. Brown property, 701 Cliveden Road; non-contributing structure in both the Sudbrook Park County Historic District and the Sudbrook Park National Register Historic District; addition of a roof vent in the north gable [County Council District #2]

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

- **7. Lerner property, 510 Sudbrook Road; contributing structure in both the Sudbrook Park County Historic District and the Sudbrook Park National Register Historic District, MIHP #BA-159; in-kind repair/replacement of upper front porch and railings [County Council District #2]

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

- 8. Snyder property, 1601 S. Rolling Road; non-contributing structure in the Relay County historic District; replacement of slate roof with asphalt shingles, installation of various ridge vents and can vents and construction of a greenhouse [County Council District #1]

Ms. Brown introduced the proposals, noting that staff's recommendation to vote to issue a Notice to Proceed for replacing the slate roof with asphalt shingles are based on the fact that the dwelling is a non-contributing structure and that a rear yard addition and the garage addition are already covered in asphalt shingles. In

regard to the proposed location of the greenhouse, which would be visible from Rolling Road, staff was informed that an existing gas line and access to electrical wiring necessitated the proposed location.

The homeowners, Mr. and Mrs. Synder, were present and described the roofing issues and explained the factors driving placement of the greenhouse on the site chosen.

Both Mr. Boswell and Mr. Hill expressed concerns for placing the greenhouse at the proposed location and asked if the homeowner's had considered putting it elsewhere on the site. Mr. Snyder was amenable and suggested locating it at the northeast site of the house.

Mr. Bryan questioned whether the homeowners had considered keeping the slate. The homeowners explained they have already had some repairs made, however, anticipated replacement costs to be approximately \$35,000. Mr. Snyder noted replacing the slate with asphalt shingle to match other portions of the home and garage cost considerably less. Ms. Brown explained the home was not eligible for the county's historic tax credit program.

Mr. Diggs asked how many other homes in the Relay County Historic District had slate roofs. Ms. Brown stated slate roofs were not a character-defining feature of the Relay district. Mr. Senkus, who was still in the audience, thought there were only 2 dwellings with slate roofs in Relay.

Mr. Bryan moved to vote to issue a notice to proceed with replacement of the slate roof with asphalt shingle and construction of the greenhouse to be located on the northeast side of the property by the garage. Mr. Diggs seconded the motion, which passed unanimously on a voice vote.

9. Zarch property, 1017 Windsor Road; contributing structure in the Sudbrook Park County Historic District and the Sudbrook Park National Register Historic District, MIHP #BA-3038; replacement of 2 existing windows on a non-original rear addition, closing in an existing exterior closet doorway with siding to match that of the non-original addition and the addition of an in-kind window between two that currently exist on the side of the original structure [County Council District #2]

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

Br. Boswell expressed some doubts in regard to whether a portion of the rear was original or not. Ms. Rebecca Zarch described the proposal in detail and answered questions raised by the members of the Commission.

Mr. Hill moved to vote to issue a certificate of appropriateness with the project as proposed. Ms. McIver seconded the motion, which passed unanimously on a voice vote.

Applications for Tax Credit

- **10. "Melinda" (Dunn property) 3611 Worthington Avenue; contributing structure in the Worthington Valley National Register District, MIHP #BA-60; floor restoration, interior painting, installation of chimney dampers and caps, removal of non-original bookcase, removal of asbestos insulation [County Council District #2]

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

- **11. "Dimmitt-French House" (Beers property), 12442 Jerusalem Road; Final Landmarks List #379, MIHP #BA-3259; exterior painting, window repair, masonry re-pointing and repair/treatment of termite damage [County Council District #3]

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

- **12. Price property, 719 Pleasant Hill Road, contributing structure in the Oella National Register District; reline fireplace [County Council District #1]

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

- **13. Hughes property, 717 Pleasant Hill Road, contributing structure in the Oella National Register District; reline fireplace [County Council District #1]

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:

McDonell property, 44 Melvin Avenue; contributing structure in the Old Catonsville National Register District; replacement of oil boiler with natural gas boiler [County Council District #1]

Other Business

Fall Retreat, Tuesday October 23, 2012 at the Relay Town Hall

Mr. Bryan moved to adjourn the meeting. Mr. Hill seconded the motion, which was approved unanimously on a voice vote. The meeting adjourned at 7:10 p.m.

VKN:vkn