

Minutes
Baltimore County Landmarks Preservation Commission
November 8, 2012 Meeting

Mr. Rob Brennan, Vice 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

Mr. Robert P. Brennan, Vice Chairman
 Mr. C. Bruce Boswell
 Mr. David Bryan
 Ms. Barbara Eckley
 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. Carol Allen, Chairman
 Ms. Rose A. Benton
 Mr. Louis S. Diggs
 Mr. Rainier C. Harvey, Sr.

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 there were a few last minute additions to the Preliminary Agenda published on November 1, 2012, which staff accepted because there is no December, 2012 meeting.

2. Approval of the Minutes

Mr. Brennan asked if anyone proposed changes to the October 11, 2012 Minutes. Hearing none, he called for a motion to approve the Minutes as drafted. Ms. Horst moved to approve the Minutes. Mr. Boswell seconded the motion, which passed unanimously on a voice vote.

Alteration to properties in County Historic Districts or Landmark structures

4. Church of The Holy Comforter, 130 W. Seminary Avenue, Lutherville County Historic District, Lutherville National Register Historic District; demolition of non-contributing garage and replacement with a 21' x 21' pole building on the same foundation as the garage [County Council District #3]

Ms. Brown reported a Technical Committee consisting of Ms. Allen, Mr. Diggs and Mr. Brennan had visited the property and found the existing garage to be in poor condition. The structure is neither visible from the road, nor from an abutting property. Staff recommends approval of the demolition as well as construction of the 21' x 21' pole building, clad in board-and-batten White Pine siding, with 8' x 7' Overhead Carriage House style doors. Additionally, she noted the local advisory committee approved the demolition as well as the new construction.

Mr. Hartman, a representative for the Church, as well as the pastor, Chris Tang explained the garage is currently used for storage and that they intend to continue to use the structure for that purpose.

Mr. Brennan reported the sill plate is below grade, which caused extensive rot in that area. He asked if the Church intended to raise the new structure above the existing grade. Mr. Hartman said they did not.

Mr. Boswell moved to vote to issue a Notice to Proceed. Mr. Myer seconded the motion, which passed unanimously on a voice vote.

5. Eber property, 18403 Ensor Farm Court; request to place an in-ground swimming pool within a covenant-protected area. [County Council District #3]

Ms. Brown explained that this matter concerned a request to place an in ground swimming pool in a rear yard that was protected by a covenant, which prohibited locating any structure within its confines. Ms. Brown noted that under current law, the LPC would have no purview over the matter, however, because the LPC was involved at the time the development plan was approved, LPC approval was necessary. She noted the proposed in-ground swimming pool will not be visible from the historic house located nearby and thus will have no adverse impact. Accordingly, staff recommends issuing a Notice to Proceed. A Technical Committee consisting of Ms. McIver and Mr. Myer had visited the site and concur.

Mr. Thaler asked why the LPC was required to consider the proposal. Ms. Brown responded that the Director of Permits, Approvals advised staff to bring the matter before the LPC. Mr. Mayhew explained the recorded plat includes restrictions on the development associated with the Ensor Farm site and review by the LPC would follow the prescribed process in place at that time.

Mr. Bryan moved to vote to issue a notice to proceed. Ms. McIver seconded the motion, which passed unanimously on a voice vote.

6. Snyder property, 1601 S. Rolling Road; Relay County Historic District; construction of a one story, 6 x 11 foot rear addition [County Council District #1]

Ms. Brown described the proposal and noted staff's recommendation to vote to issue a Notice to Proceed. Mr. Brennan determined no one was present to speak on the subject.

Mr. Boswell questioned the dimensions of the second floor bump out and how it relates to the exterior door shown in the proposal. Mr. Syed commented he felt the plans were incomplete because they did not adequately provide dimensions. Mr. Bryan pointed out the bump out appears tapered.

Mr. Bryan moved to vote to issue a Notice to Proceed provided the homeowners submit adequate and specific plans to a Technical Committee, which would be authorized to approve the proposal. Mr. Thaler seconded the motion, which passed unanimously on a voice vote.

7. T.A. Walter's House (Hufnagle-Miller property) 204 W. Seminary Avenue; contributing structure in both the Lutherville County Historic District and the Lutherville National Register Historic District, MIHP #BA-293; ex-post facto approval for the removal of a brick chimney [County Council District #3]

Ms. Brown explained the homeowners removed an existing chimney without prior LPC approval. According to the owners, the chimney was not connected to anything below and had caused water damage to the ceiling. She reported a Technical Committee had visited the site and determined the visual impact of the chimney removal was minimal and staff's recommendation was to vote to issue a Notice to Proceed.

Both the homeowners and a neighbor were present and both described the hazard the chimney presented.

Mr. Thaler moved to vote to issue an ex-post facto Notice to Proceed. Mr. Hill seconded the motion, which passed unanimously on a voice vote.

Mr. Bryan cautioned the homeowners against making further exterior changes without first bringing the matter before the LPC.

8. 4830 Butler Road, non-contributing structure within the boundaries of the Glyndon County Historic District and the Glyndon National Register Historic District; demolition of existing canopy on the side of a bank building [County Council District #3]

Ms. Brown explained the request is to demolish an existing canopy located on the side of a non-contributing structure. The canopy is part of a drive-thru lane located at a bank.

Mr. Boswell moved to vote to issue a Notice to Proceed. Ms. Horst seconded the motion, which passed unanimously on a voice vote.

Applications for Tax Credit

9. "Bellevue Farm" (Mitchell property) 2101 Mt. Carmel Road; Final Landmarks List #381, MIHP #BA-580; repairs/painting of bank barn metal roof, painting of exposed exterior bank barn wall, replacement of non-original wood exterior door with a wood door comprising of 2 lower panels and 9 upper glass panels, in-kind mortar repairs and application of clear, matte finish sealant [County Council District #3]

Ms. Brown described the proposal and noted staff's recommendation to vote to issue a Certificate of Appropriateness. She explained that generally the matter would have come before the LPC as a consent agenda item, but the proposal includes the application of a sealant to sections of the mortar and that in the past, the Commission had expressed concerns regarding the application of sealants to mortar.

Mr. Brennan stated that the Preservation Brief on the treatment of historic masonry buildings advise against the use of sealants, stating that it can cause permanent damage to the structure. Ms. Mitchell explained that she had made numerous attempts to prevent water from seeping through the masonry wall and that the dampness was damaging the plaster. Mr. Boswell commented that the repointing of the mortar might address the problem. Mr. Thaler commented that he felt the Commission should be sensitive to the property owner's interest in taking steps to maintain the original plaster.

Mr. Boswell moved to vote to issue a Certificate of Appropriateness for all of the requested projects with the exception of sealant application. Mr. Diggs seconded the motion, which passed unanimously on a voice vote.

- **10. Anderson/Bezdek property, 602 Kingston Road; contributing structure in the Stoneleigh National Register Historic District; replacement of furnace and exterior air conditioner [County Council District #5]

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

11. Sortir property, 709 Cliveden Road; contributing structure in Sudbrook Park County Historic District and Sudbrook Park National Register District; slate roof repair, chimney repair, in-kind repair/replacement of wood column, steps and soffit, upgrade of electrical system, radiator repairs, in-kind replacement of flashing [County Council District # 2]

Ms. Brown introduced the proposal and noted staff's recommendation to vote to issue a Certificate of Appropriateness.

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

12. English Consul Mansion (Carter property), 2820 Oak Grove Rd.; Final Landmarks List # 207 and single property district, (MIHP # BA-142); in-kind replacement of existing metal roof, installation of downspouts/ gutters and in-kind repair of two chimneys [County Council District #]

Ms. Brown introduced the proposal and noted staff's recommendation to vote to issue a Certificate of Appropriateness.

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

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

The following historic property tax credit application was approved by staff due to the receipt of Part II approval for work reviewed by MHT:

Richardson property, 601 Stoneleigh Road; contributing structure in the Stoneleigh National Register Historic District; repair of garage doors and basement entrance hatch door, shutters and exterior trim to be cleaned and painted, clean/repair/in-kind replacement of existing wood floorboards in sunroom and installation of new HVAC system [County Council District #2]

Other Business

13. Trentham, 135 Village Queen Drive; rehabilitation of the springhouse and wall located across the street from (northwest) Trentham Mansion; remedial actions to address various code violations [County Council District # 2].

Mr. Thaler recused himself from the discussions and decisions pertaining to this issue, because of a personal involvement.

Ms. Brown reported that a settlement agreement had been completed between the property owners and the Law Office and is in the process of being recorded into the Deed. The agreement reflected the LPC mediation actions voted on at the September 13, 2012 meeting. One of these actions was the restoration of the historic springhouse in accordance with the NPS Secretary of the Interior Standards and approved by the LPC. The matter was before the LPC for final approval. Staff's recommendation was to approve the restoration plan.

Ms. Rising pointed out that the correct wording of staff's recommendation is to vote to accept the settlement agreement and related restoration work as summarized in Section 01000 - Scope of Restoration Work (pages 1000-1 through 1000-3) dated October 30, 2012.

Mr. Kevin Welsh, the owner and Mr. Smitty Bradstock, his engineer, were present to represent the Trentham Mansion LLC. Mr. Bradstock explained the scope of the work proposed pursuant to the settlement agreement. They also submitted a proposal for a marker to be located on the site (which had not been scheduled for discussion at that evening's meeting).

Mr. Boswell explained that as a result of meeting with the owners on site, he wanted to be sure a few issues were clearly understood and agreed upon. Those items included using the color of the mortar the LLC representatives showed Mr. Boswell and Mr. Brennan on site; filling the gap between the stone and the doorjamb of the Spring House with old growth wood; removing debris from the brick floor of the Spring House; reconstruction of the curbed trough system in the Spring House by using either salvaged brick or brick to match the curb (repaired sections of the brick curb must be two bricks high to match the existing height); using salvaged brick or brick to match any areas of the floor of the trough requiring repair; repairing the existing spring head using salvaged stone from the site and repairing the steps in the wall using salvaged stone from the site.

Mr. Boswell moved to vote to accept the settlement agreement and related restoration work as summarized in Section 01000 - Scope of Restoration Work (pages 1000-1 through 1000-3) dated October 30, 2012 subject to the addendum of Mr. Brennan's letter dated November 7, 2012 and the further clarifications

presented by himself this evening. Mr. Syed seconded the motion, which passed unanimously on a voice vote.

A discussion followed with regard to the draft of a sign proposal offered for consideration. Mr. Brennan stated that while the proposal may be a good start, further discussions are necessary and suggested addressing the matter at the January LPC meeting. Ms. Rising explained staff had not been party to the proposal and that there are standards for signs established by the National Park Service that need to be followed.

Honoring John W. Hill

Mr. Brennan noted this evening's meeting was the last meeting Mr. Hill served as a member of the LPC and invited all present to join him in honoring Mr. Hill's commitment to historic preservation.

Mr. Boswell acknowledged Mr. Hill's tremendous and invaluable service to the County over the course of the past 12 years.

Ms. Brown presented Mr. Hill with an Executive Resolution proclaiming November 8, 2012 as John W. Hill Day in Baltimore County. An LPC Resolution was also presented to Mr. Hill expressing both gratitude and appreciation for his many contributions to preservation causes. A framed title page of the Design Guidelines was also offered to Mr. Hill in honor of the many hours he contributed towards crafting of the recently adopted guidelines.

Mr. Hill graciously accepted the honors presented to him and encouraged staff and those still serving on the LPC to continue promoting historic preservation in the County.

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

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