

Minutes
Baltimore County Landmarks Preservation Commission
January 10, 2013 Meeting

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

<u>Present</u>	<u>Not Present</u>
Ms. Carol Allen, Chairman	Mr. David Bryan
Mr. Robert P. Brennan, Vice Chairman	Mr. Rainier C. Harvey, Sr.
Ms. Rose A. Benton	Mr. Qutub U. K. Syed
Mr. C. Bruce Boswell	
Mr. Louis S. Diggs	
Ms. Barbara Eckley	
Ms. Nancy W. Horst	
Ms. Wendy McIver	
Mr. Stephen P. Myer	
Mr. David S. Thaler	

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 the only change to the Preliminary Agenda published January 3, 2013 was the addition of one tax credit application being reported as approved on an emergency basis.

2. Approval of the Minutes

Ms. Allen asked if anyone proposed changes to the November 8, 2012 Minutes. Mr. Boswell asked that two changes be made regarding his recommendations for the proposed restoration work at the Trentham springhouse.

Mr. Diggs moved to vote to approve the minutes subject to the amendments noted by Mr. Boswell. Ms. McIver seconded the motion, which passed unanimously on a voice vote.

Annual Election of Chairman and Vice-Chairman

Ms. Allen stated that the annual election of officers was at hand and asked for nominations. Ms. Horst moved to nominate Ms. Allen as Chairwoman and Mr. Boswell seconded the motion. Mr. Boswell moved to nominate Mr. Brennan as Vice-Chairman and Mr. Diggs seconded the motion. Both motions were approved unanimously on a voice vote.

Public Hearing on Nomination to the Preliminary Landmarks List

5. "Trentham Springhouse, Stone Wall" and setting, 135 Village Queen Drive, Owings Mills, MIHP # BA-41

Postponed until February 14, 2013

Alteration to Properties in County Historic Districts or Landmark Structures

6. Franklinville Cotton Factory (frame boiler-house), Final Landmark's List #330, MHIP # BA-2408; demolition request [County Council District # 3]

Ms. Brown summarized the LPC's vote from the September 13, 2012 meeting regarding a request for the demolition of several buildings on the Franklinville Cotton Factory site, three of which were listed on the Baltimore County Landmarks List. The mill compound had been repeatedly vandalized and subject to several arson attempts. She noted that the LPC had approved the demolition of two of the Landmarks buildings, but had asked to defer approval for the demolition of the frame boiler-house (the third landmarks structure on the site), until a Technical Committee could establish whether it merited salvaging after portions of the adjacent buildings had been removed. Ms. Brown noted the Technical Committee inspected the site in December, and proposed approving the demolition of the frame boiler-house subject to the conditions stated in the Action Summary¹.

Mr. Karceski spoke on behalf of the property owner, ITRAN Rubber Corporation. He explained two issues became evident after considering the conditions proposed by the

¹ 1. For a period of thirty days from the acceptance of this agreement the owner should advertise the availability of the barn to any interested party that would disassemble the barn for relocation elsewhere.

2. If after thirty days there are no takers the owner can disassemble the barn and store under cover for an additional 90 days.

3. The disassembly shall include photographing, diagramming and marking [chalking] of all the pegged and/or mortise-and-tenon joints in the timber frame structure.

4. If after this additional 90 days the structure has not been claimed by any party who commits to rebuilding the timber frame structure then the owner shall be free to dispose of the stored materials as they see fit.

5. Upon completion of environmental clean-up and clearing of the site a historic marker with a picture of the mill building and a history of the mill should be placed at the site. This sign should conform to NPS standards.

Technical Committee. The first issue was that any party involved in disassembling the structure would need to be indemnified. The second issue was there would be no control over what would happen to the timbers after a person agreed to take them. Mr. Karceski credited Mr. Tripp Fischer with coming up with a proposal the LPC might find appropriate.

Mr. Fischer explained he is familiar with the efforts of two groups who try to restore historic buildings in close proximity to the Franklinville Cotton Factory and who would like to have access to the post and peg materials that are part of the boiler house. The Percy Lee Dairy Farm Foundation is actively involved in trying to restore the stone barn associated with that farm. They have the stones, but need appropriate lumber. The Friends of Jerusalem Mill are interested in reconstructing additional outbuildings that once surrounded the mill. They too, would be interested in the lumber.

Mr. Thaler suggested amending the Technical Committee recommendation to allow the owner to donate the salvageable materials to either one of the local organizations mentioned before and to allow a time period of 30 days to do so.

Mr. Rick Decker, a volunteer park ranger with the State of Maryland Park Service, noted that even though the Park Service had only recently become aware of the proposal, they would support gifting the materials to either of the interested parties. He explained the Park Service is focused on the natural environment and would prefer the site to be cleared of any structures. He reported residents of the adjacent neighborhood are happy to see the site issues finally being addressed. He commended Mr. Fischer and Brownfields for their efforts in finding a resolution that would benefit all parties.

Mr. Fischer described the work the Friends of Jerusalem Mill have completed at the mill complex and the projects they are currently involved with. Ms. Sanders, representing the Percy Lee Dairy Farm Foundation described the organizations plans to restore a bank barn along Jerusalem Road. She indicated the stone portion of the original barn remains on site; however, they are missing the original double doors and the wooden cantilevered portion.

Mr. Boswell moved to issue a notice to proceed subject to the technical committee report recommendations, except that a statement be added, which would allow the owner an additional 30 days to be added on the front end of the time frame outlined in the technical committee report to explore donating the frame boiler-house materials to the Percy Lee Dairy Farm Foundation or Friends of Jerusalem Mill. Ms. Benton seconded the motion, which passed unanimously on a voice vote.

Mr. Thaler and Mr. Boswell commended the owners of the property for being excellent stewards of the site and good neighbors in the community.

**7. Diaz property, 207 Central Avenue, non-contributing structure in both the Glyndon County Historic District and the Glyndon National Register Historic

District; installation of a 46” or 48” tall split rail fence along the perimeter of the rear yard, 2 feet within the boundaries of the property [County Council District #3]

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

Applications for Tax Credit

8. Wroe property, 317 Central Avenue, contributing structure in both the Glyndon County Historic District and the Glyndon National Register Historic District, MIHP # BA-769; replacement of front porch with no changes to existing footprint [County Council District #3]

Ms. Brown explained the proposal is to demolish the existing porch, reconstruct the porch on the existing footprint by using an array of vinyl or vinyl-coated products. She reported the original porch floor no longer exists, having been replaced at some point with a concrete pad. Ms. Brown read the action summary, which recommended denying demolition and approving a tax credit for the in-kind repair of the porch subject to the work plan described in the Action Recommendations. She stated the recommendations were based on the findings of two commissioners, as well as staff, who had visited the site on separate occasions.

Mr. Thaler moved to vote to deny notice to proceed with the demolition of the existing porch. Mr. Boswell seconded the motion, which passed unanimously on a voice vote.

Mr. Thaler moved to vote to approve the tax credit application and issue a Certificate of Appropriateness for repairing the porch subject to the work plan detailed in the action recommendations²:

Mr. Brennan seconded the motion, which passed unanimously on a voice vote.

9. Zarch property, 1017 Windsor Road; contributing structure in the Sudbrook Park National Register Historic District and the Sudbrook Park County Historic District, MIHP #BA-3038; comprehensive rehabilitation involving the front porch, rear deck, powder room, shutters, replacement/repair windows, interior painting, parquet floors, firebox and flues, insulation and weather stripping,

² 1. Strip existing shingles and perform carpentry repairs to the fascia, soffit and roof deck.
2. Install a new roof surface [note: before the roof deck is sealed-in the owner may wish to install screening on top of the historic slatted ceiling to prevent insects from entering this space]
3. Install new gutter and downspout system, which should include scuppers and substantially larger downspouts at the porch; Columns can be replaced in kind, or, if historic documentation shows a different type of columns, may replicate the original posts.

replacement of air conditioners with installation of heat pump [County Council District #2]

Ms. Brown described the proposals and read the Action Summary for this item.

Ms. McIver moved to vote to issue a Certificate of Appropriateness subject to the following conditions: The floor material for the rear deck must be constructed of wooden tongue-and-groove boards and the proposed front yard lamp is not eligible. Mr. Diggs 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 applications were approved by staff due to the receipt of Part II approvals for work reviewed by MHT, or the need to perform emergency work:

Williams property, 703 Stoneleigh Road; contributing structure in the Stoneleigh National Register Historic District; exterior painting, repair of side porch and repair of steam pipes for radiator heat [County Council District #2]

Zarch property, 1017 Windsor Road; contributing structure in the Sudbrook Park National Register Historic District and the Sudbrook Park County Historic District, MIHP #BA-3038; replacement of existing water heater [County Council District #2]

Seipp property, 217 Melancthon Avenue, contributing structure in both the Lutherville County Historic District and the Lutherville National Register Historic District; in kind replacement of existing roof and installation of gutter hangers [County Council District #3]

Althaus property, 212 W. Seminary Avenue, contributing structure in both the Lutherville County Historic District and the Lutherville National Register Historic District; in kind repair/replacement of gutters and roof of alcoves [County Council District #3]

Other Business

Prior to adjourning the meeting, Ms. Allen and Mr. Brennan expressed their gratitude for the vote of confidence and support for their reelection as Chairwoman and Vice-Chairman. Ms. Allen thanked all of the commissioners for their continuing dedication to serving the historic preservation needs of Baltimore County. She pointed out the importance of participating in site visits by all Commission members, the benefits of doing so and encouraged everyone to volunteer for site visits when possible.

Mr. Thaler asked staff to inquire about the availability of workmen's compensation or other available insurance coverage in the event a Commission member were to be injured

while on a site visit. He cited his recent experience at the Franklinville Cotton Factory, as the type of construction site where an injury was possible. Ms. Brown indicated she would investigate the subject and report her findings.

Ms. Horst moved to adjourn the meeting. Mr. Diggs seconded the motion, which was approved unanimously on a voice vote. The meeting adjourned at 7:05 p.m.

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