

**Minutes**  
**Baltimore County Landmarks Preservation Commission**  
**February 14, 2013 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. David Bryan  
Mr. Louis S. Diggs  
Mr. Ed Hord  
Ms. Nancy W. Horst  
Ms. Wendy McIver  
Mr. Stephen P. Myer

Not Present

Ms. Barbara Eckley  
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 staff added two items to the Preliminary Agenda published on February 7, 2013.

2. Approval of the Minutes

Ms. Allen asked if anyone proposed changes to the January 10, 2013 Minutes. Mr. Boswell asked to amend the wording pertaining to his Franklinville Cotton Factory recommendation. Ms. Benton moved to approve the Minutes as amended. Ms. Horst seconded the motion, which passed unanimously on a voice vote.

## **Public Hearing on Nomination to the Preliminary Landmarks List**

4. “Trentham Springhouse, Stone Wall” and setting, 135 Village Queen Drive, Owings Mills, MIHP # BA-41

*Postponed until March 14, 2013*

## **Alterations to Landmarks structures or properties in County Historic Districts**

5. Gleeson property, 4943 Cedar Avenue, contributing structure in the Relay County Historic District; demolition of existing rear porch and construction of a 2 story rear addition [County Council District #1]

Ms. Brown described the proposal and noted the Technical Committee report’s recommendation to approve the request.

Ms. Allen determined no one present wished to speak on the matter.

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

6. Jones House I, 406 Virginia Ave., Final Landmarks List # 354, (MIHP # BA-1032); ex-post facto approval for a wall mounted sign on the front façade of the building [County Council District #5]

Ms. Brown explained the LPC’s purview only extends to the wall mounted sign on the front façade of the building.

Mr. Hord commented the existing sign was too big for the limited space between the two windows.

Mr. Boswell asked why, in light of the fact that the building is on the Final Landmarks List, wasn’t the LPC consulted when the recent request was made to change the zoning for the property. Ms. Brown explained present law does not require LPC review for zoning change requests.

Mr. Boswell explained that when the LPC considered the nomination of this property to the Final Landmarks List, some felt it was important to support the nomination in an effort to maintain a buffer for the community of East Towson. Mr. Boswell indicated he thought the current zoning flew in the face of that support.

Mr. Hord moved to vote not to approve the sign as it currently exists and instead vote to require the applicant to submit a proposal for another design for LPC consideration. Mr. Brennan seconded the motion. Mr. Boswell suggested amending the motion to include removing the light attached to the porch ceiling in front of the sign. Mr. Hord accepted Mr. Boswell's amendment. The motion passed unanimously on a voice vote with Mr. Diggs abstaining.

7. Whisenand property, 315 West Seminary Avenue, non-contributing structure in both the Lutherville County Historic District and the Lutherville National Register District; installation of a 4 foot high wood picket fence in the rear yard [County Council District #3]

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

8. Meeks property, 5008 Hazel Avenue, non-contributing structure in the Relay County Historic District; replacement of existing front door and expansion of opening to accommodate a side panel [County Council District #1]

Ms. Brown explained the LPC had approved a prior proposal for the addition of a portico, which the homeowners are in the process of completing. The current proposal involves replacing the existing front door.

The homeowner's contractor, Greg Senkus, was present to answer questions. Mr. Senkus explained the homeowners have chosen a door style with a side panel, requiring expansion of the existing door opening. He indicated that the design of the door opening is impacted by the existence of an interior closet and the location of a porch roof column.

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

9. Reininger property, 4945 Tulip Avenue, Relay; contributing structure in the Relay County Historic District; ex post facto request to approve the demolition of a non-historic third story porch and demolition of a second-story porch ceiling, due to safety hazard. Request to reconstruct the second-story porch; exchange a window for a door & vice versa; construct new stairway to second-story porch and replace a non-historic window [County Council District #1]

Ms. Brown reported the new homeowner had two non-historic porches demolished without prior approval because of safety issues. Ms. Brown also described additional work the homeowner proposes.

Ms. Reininger explained the house is currently divided into three apartments. Their plan is to return the house to a single-family dwelling. The proposal to move the current second story exterior door to the adjacent window and vice versa is being done in an effort to provide a better emergency exit if the need should arise. The homeowner also noted they wished to install tapered or squared columns on the porch rather than turned posts as originally proposed.

Mr. Bryan moved to vote to issue a certificate of appropriateness for the work as proposed including the use of tapered columns. Mr. Diggs seconded the motion, which passed unanimously on a voice vote.

### **Applications for Tax Credit**

11. Sievers/McVey property, 420 Hopkins Road, contributing structure in the Rodgers Forge National Register Historic District; in-kind replacement of the slate roof [County Council District #5]

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

### **Other Business**

Ms. Rising reported funding had been received to enable obtaining expert advice for how to proceed with the rehabilitation of the Battle Acre site.

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

VKN:vkn