

Minutes
Baltimore County Landmarks Preservation Commission
March 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:

<u>Present</u>	<u>Not Present</u>
Ms. Carol Allen, Chairman	Mr. C. Bruce Boswell
Mr. Robert P. Brennan, Vice Chairman	Mr. Ed Hord
Ms. Rose A. Benton	
Mr. David Bryan	
Mr. Louis S. Diggs	
Ms. Barbara Eckley	
Ms. Nancy W. Horst	
Ms. Wendy McIver	
Mr. Stephen P. Myer	
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 March 7, 2013.

2. Approval of the Minutes

Ms. Allen asked if anyone proposed changes to the February 14, 2013 Minutes. Hearing none, she called for a motion to approve the Minutes as drafted. Mr. Brennan moved to approve the Minutes. Mr. Syed 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, 134 Village Queen Drive, Owings Mills, MIHP # BA-41

Ms. Rising presented the history of the property and read staff’s recommendation to support the nomination.

Ms. Allen determined no one present wished to speak either in support or against the nomination. Additionally, Ms. Allen noted that neither the owner, nor a representative of the owner was present.

Mr. Bryan moved to vote to (a) place “Trentham Springhouse, Stone Wall” & setting on the Preliminary Landmarks List under criteria (1) - for its association with the “Trentham” estate, Final Landmark # 14; for its association with the settlement and development of Baltimore County; as a tangible reminder of the large estates that once dominated the Greenspring Valley; for its association with the historically significant Cradock family (2) - as an excellent example of a stone farm accessory structure; (3) - as the work of a master builder through the integrated stone wall which is distinctive for what was often a commonplace structure (b) to delineate part of the property, .16 acres total (map 67, parcel 557), as its historic environmental setting.

Mr. Diggs seconded the motion, which passed unanimously on a voice vote with Mr. Thaler abstaining from the vote.

Alterations to Landmarks structures or properties in County Historic Districts

5. “Trentham”, 135 Village Queen Drive, Owings Mills; in compliance with the settlement agreement between Baltimore County and the Trentham LLC, approval for the restoration of the springhouse and approval of the historic interpretive signage [County Council District #2]

Ms. Rising explained this item involved two separate aspects of the settlement agreement between Baltimore County and the Trentham LLC, which required the restoration of the springhouse and the creation of a wayside sign. She noted staff’s recommendation to vote to issue a Certificate of Appropriateness for both items.

She presented several before and after photos of the springhouse. Mr. Brennan commended Messrs. Kevin Welsh and Smitty Bradstock for the beautiful

restoration work, which will allow visitors to observe how the springhouse originally had functioned.

Ms. Rising presented a draft proposal for the historic interpretive signage, which intends to tell the story of the Craddock family and the property's evolution over time. She explained the design is based upon National Park Service standards, which advise not to duplicate information already addressed on other signs on site (there is one existing historic marker on the property). Ms. Rising explained that the base style selected is also compliant with National Park Service standards and will be ADA accessible.

Mr. Diggs felt the sign did not adequately discuss the history of Trentham and the structures that once existed on the site. Ms. Rising pointed out that the existing historic marker discussed the history. Ms. Horst commented that the text did not clearly indicate that the two structures shown on one of the photos had been demolished. Ms. Rising promised to revise the language in a manner that would clarify this issue. Mr. Bryan thought visitors would benefit if additional information would be offered, should the signs prompt them to learn more.

Ms. Brown suggested displaying a series of photos of the demolished structures complete with relevant historic information for display on the inside of the mansion. Mr. Bradstock agreed and additionally offered posting an invitation to visitors to view the interior display.

Mr. Diggs moved to vote to issue a Certificate of Appropriateness for the springhouse restoration and the proposal of the historic interpretive signage subject to the adjustment to the caption beneath the photo of the Tenant House and Springhouse.

Mr. Bryan seconded the motion, which passed unanimously on a voice vote with Mr. Thaler abstaining from the vote.

6. Trentham Bathhouse, 135 Village Queen Drive, Owings Mills; replacement of a non-historic vinyl door with a four panel wood door [County Council District #2]

Ms. Brown described the proposal and noted staff 's support for the project except that the original louvered transom should be installed in the door opening, rather than be attached to the door. She explained that the property owner proposes the louvered transom to be attached to the door to make the entrance compliant with modern building codes, which would allow for more headroom.

Mr. Brennan stated that the louver should be installed as it was originally positioned in the doorway. Ms. McIver agreed and expressed concern over how well a louvered transom attached to a door would hold up under use.

Mr. Bryan expressed gratitude to the property owners for going to the trouble of trying to do improve the structure by returning the entrance to its original condition. He moved to issue a Certificate of Appropriateness based on restoring the historic side panels to their original location, installing the louvered transom in a fixed position and replacing the existing vinyl door with a newly milled, 4 panel wood door.

Mr. Myer seconded the motion, which passed unanimously on a voice vote with Mr. Thaler abstaining from the vote.

- **7. Bryan property, 3600 Briarstone Road, contributing structure in the Fieldstone County Historic District; shed demolition [County Council District #4]

Approved via the consent agenda to issue a Notice to Proceed.

8. Thompson property, 5006 Tulip Avenue, contributing structure in the Relay County Historic District; construction of an enclosed rear porch [County Council District #1]

The homeowners were present to describe the proposal and answer questions.

Mr. Brennan suggested matching the gutter boards of the rear porch to those of the house, leaving the area exposed under the new porch and closing it in a fashion similar to the front porch (currently using lattice) and creating a landing at the steps leading into the porch rather than taking the steps directly up to the door. The homeowners indicated they would willingly accept the suggestions.

Mr. Diggs moved to vote to issue a Notice to Proceed with the proposal. Mr. Brennan seconded the motion, which passed unanimously on a voice vote.

- **9. Savchenko property, 5104 Chestnut Avenue, non-contributing structure in the Relay County Historic District; construction of 16' x 14' foot rear deck with steps to grade [County Council District #1]

Approved via the consent agenda to issue a Notice to Proceed.

Applications for Tax Credit

The following historic property tax credit applications were reported as approved by staff as emergency repairs:

“Relay Tavern/Hotel”, (MIHP # BA-2411) Chism property, 5174 Viaduct Avenue; contributing structure in the Relay County Historic District; emergency furnace replacement [County Council District #1]

Jacobs/Stump-Coale property, 303 Hopkins Road; contributing structure in the Rodgers Forge National Register Historic District; in-kind roof replacement [County Council District #2]

Other Business

“Boxwood” (Belle Grove Gardener’s House), 11 S. Belle Grove Road, Catonsville, Final Landmarks List #387, MIHP #BA-3274. Development Involving a Landmarks Structure - proposed construction of four new homes on a site improved with a Landmarks structure [County Council District #1]

Ms. Brown reported the property owners propose the construction of four new homes on a site that is improved with a Final Landmarks List structure. She explained the LPC’s role is to make a recommendation to the Planning Board who in turn will consider the LPC’s comments in their determination. The LPC may vote to support the proposal, oppose the proposal or support it with changes. Ms. Brown explained that the boundaries of the Historic Environmental Setting established by the County Council correspond to the setback requirements of a dwelling in a DR. 3.5 zone and not the entire site, which limits the LPC purview over the proposal. Ms. Brown stated that a Technical Committee, consisting of Ms. Allen and Messrs. Brennan and Diggs visited to the site and recommended several changes, which were addressed by the developer. The concept plan was subsequently forwarded to the Development Review staff in the Department of Planning, who suggested additional changes. The plan before the LPC incorporated the recommendations from Development Review staff.

Mr. Brennan indicated that he was satisfied with the layout of the proposed lots as they related to the historic structure. Mr. Thaler pointed out the site plan did not show the delineation of the Historic Environmental Setting.

Mr. Thaler moved to report to the Planning Board the LPC’s recommendation of support for the current proposal, provided the plans accurately reflect the Historic Environmental Setting. Mr. Brennan seconded the motion, which passed unanimously on a voice vote.

Spring Retreat – options for the location and time to hold the annual LPC Spring Retreat were considered and agreed upon. The retreat was scheduled for May 22, 2013 from 3:00 p.m. to 5:00 p.m.

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.

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