

Minutes
Baltimore County Landmarks Preservation Commission
June 13, 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, Chairperson	Mr. David S. Thaler
Mr. Robert P. Brennan, Vice-Chair	Ms. Faith Nevins Hawks
Ms. Rose A. Benton	
Mr. C. Bruce Boswell	
Mr. David Bryan	
Mr. Louis Diggs	
Ms. Barbara Eckley	
Mr. Ed Hord	
Ms. Nancy W. Horst	
Ms. Wendy McIver	
Mr. Stephen P. Myer	
Mr. Christopher Norman	
Mr. Qutub U. K. Syed	

Attending County staff, Jeff Mayhew (Deputy Director, Department of Planning), Jennifer Frankovich (Law Office), Karin Brown (Chief, Preservation Services), Teri Rising (Preservation Services staff), and Vicki Nevy (Secretary to the Commission).

Before the start of the meeting, Ms. Allen introduced and welcomed Mr. Christopher Norman who has been appointed the Sixth District representative to the LPC. Ms. Allen also mentioned that this would be the last meeting Ms. Wendy McIver would be serving on the LPC. Ms. McIver was presented a framed picture in honor of her many years of service to the County.

1. Review of the Agenda

Ms. Brown noted that staff removed three items and added three items to the Preliminary Agenda published on June 6, 2013.

2. Approval of the Minutes

Ms. Allen asked if anyone proposed changes to the May 9, 2013 Minutes. Mr. Boswell noted two changes needing to be made with regard to comments attributed to him. Mr. Brennan moved to approve the Minutes subject to the changes noted by Mr. Boswell. Mr. Diggs seconded the motion, which passed unanimously on a voice vote.

Alterations to Landmarks structures or properties in County Historic Districts

4. Catholic Church & Catholic Center, 5025 Cedar Avenue, MIHP # BA-2385, contributing structure in the Relay County Historic District; replacement of a window on the front façade of the church with a door (alterations to satisfy a

Baltimore County Code requirement for a second basement exit) [County Council District #1]

Ms. Brown explained a quasi technical committee had visited the property prior to the meeting. While the group was able to see the actual door purchased for the new exit, they left the site with many questions unanswered.

Mr. Hord reported being at the site and found the drawings offered for review inadequate and incomplete. Mr. Hord suggested moving the door all the way to the side of the existing window opening and adding a side light to one side rather than closing in the entire existing opening to accommodate a single door.

Mr. Lou Ruzzi, representing the owners of the property, explained the circumstances leading to the need for an emergency exit and noted they are trying to make the new exit as inconspicuous as possible because it is intended for emergency use only rather than a routinely accessible exit.

Mr. Boswell indicated the door already purchased for the exit appeared to be adequate for the project. He also suggested storing the existing window upon it being removed from the opening.

Mr. Syed moved to vote to issue a Notice to Proceed with installation of an emergency exit with the option of adding side light(s) to the door or filling in the space with a solid wood product (perhaps wood paneling) on the side(s) of the new door. Mr. Diggs seconded the motion, which passed unanimously on a voice vote.

5. Atwater property, 1712 S. Rolling Road, Relay County Historic District; in-kind roof replacement [County Council District #1]

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

6. Johns property, 8933 Church Lane, non-contributing structure in the Fieldstone County Historic District; installation of a one storey 14 x 14 rear sunroom [County Council District #4]

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

7. Shehan property, 5007 Hazel Avenue, contributing structure in the Relay County Historic District; installation of a picket fence in the rear yard [County Council District #1]

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

8. Pine Grove School, 9423 Old Harford Road, Cub Hill, Final Landmarks List #342, MIHP #BA-284; lower and replace first floor windows and replace existing side-by-side doors with one double width door [County Council District #3]

Ms. Brown reminded the commission that a technical committee had visited the site nearly one year ago when a previous owner proposed converting the existing duplex to a single family dwelling. A new owner has now purchased the property with the intention of converting the space to a single family dwelling as well.

Another technical committee consisting of Ms. Hawks and Mr. Myers had

recently visited the site, considered the new owner's plans and found the plans to be acceptable.

The new property owner, Mr. Dale Luht explained he currently lives near the property and in fact has driven past the site virtually his entire life. After describing his proposal, Mr. Diggs moved to vote to issue a notice to proceed. Mr. Hord seconded the motion. Mr. Bryan suggested adding the staff recommendation wording regarding replacement windows to the motion. Mr. Diggs accepted the recommendation.

Mr. Boswell expressed concern about possible short cuts of siding which would result from lowering windows. He noted lowering the windows would result in complicating the project more than if Mr. Luht simply dealt with whatever issues arose by leaving the windows situated as they currently are. Mr. Boswell asked Mr. Luht which siding product he intended to use given the presence of original wood siding under the existing vinyl siding.

Mr. Luht stated he prefers to use the original siding and is hopeful the wood siding he may uncover is in good enough condition to warrant keeping it.

Mr. Diggs retracted his motion.

Mr. Boswell moved to issue a notice to proceed with the in-kind repair/replacement of existing windows subject to replacement windows being wood, true divided light with an identical muntin profile and design as the existing windows, the existing windows not being lowered, and the replacement of the existing side-by-side doors with one double width door. Mr. Brennan seconded the motion. The motion passed with Mr. Diggs abstaining from the vote.

9. “Geo. T. Gilmore House”, Thompson property, 207 W. Seminary Avenue, contributing structure in both the Lutherville County Historic District and Lutherville National Register Historic District; installation of 4 foot tall wire fence with solid panel gate in rear yard [County Council District #3]

Ms. Brown introduced the proposal and noted approval for the fence by the local advisory committee.

The homeowner was present.

Mr. Hord moved to vote to issue a notice to proceed with installation of the fence as presented. Mr. Diggs seconded the motion, which passed unanimously on a voice vote.

Applications for Tax Credit

10. McFadden property, 903 Pemberton Road, Stoneleigh National Register Historic District; basement waterproofing and installation of a drain tile system [County Council District #5]

Ms. Brown reminded the Commission that this matter had been considered at the May meeting and tabled to allow time for a technical committee to visit the site. The technical committee was asked to consider what possible issues could be contributing to the problem of water in the basement.

Ms. Allen noted that a member of the technical committee, Mr. Boswell, had provided an article entitled Solving Basement Water Problems by John Merrill (University of Wisconsin-Extension Housing Specialist) in July 2004. Ms. Allen strongly recommended commissioners read the article.

Mr. Boswell reported on the findings of the technical committee.

The homeowners were both present and provided a video shot recently which shows the problems they are currently dealing with. They described the conditions they found when they purchased the property and actions they have taken to address the issue. Those actions included re-grading areas surrounding the house, properly maintaining gutters and extending downspouts away from the house. They feel waterproofing the basement and installing a drain tile system is the most cost effective solution to the continuing problem.

Mr. Boswell questioned whether it's appropriate to allow tax credits for something that doesn't resolve the problem directly.

Mr. Bryan moved to vote not to issue a Certificate of Appropriateness or a Notice to Proceed for a tax credit for basement waterproofing and installation of a drain tile system. Ms. Benton seconded the motion, which passed with Mr. Syed abstaining from the vote.

11. Cramer property, 638 Regester Avenue, contributing structure in the Stoneleigh National Register Historic District; roof/gutter repairs, exterior painting, bathroom fixture replacements/repairs, plumbing repairs, ceiling repairs/insulation, porch beam repair, electrical system upgrade [County Council District #5]

Ms. Brown described the proposal which staff had recommended be approved as submitted.

Mr. Boswell had requested the project be pulled from the Consent Agenda because he felt the homeowner had not adequately described how the porch beam/column was to be repaired.

Mr. Bryan moved to vote to issue a Certificate of Appropriateness with the entire proposal except for the porch beam/column repairs which the commission will consider once the homeowner provides adequate details for the project. Mr. Boswell seconded the motion, which passed unanimously on a voice vote.

12. “Rose House”, Kaplan property, 107 Central Avenue, MIHP #BA783, contributing structure in both the Glyndon National Register Historic District and Glyndon County Register Historic District; repair porch roof leak, paint fascia, soffits and gable decoration, clean/paint standing seam metal roof [County Council District #3]

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

13. Heath property, 7104 Bristol Road, contributing structure in the Stoneleigh National Register Historic District; in-kind replacement/repairs of slate garage roof and in-kind replacement of steel house railings [County Council District #5]

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

14. “Springfield”, Obrecht property, 12605 Dulaney Valley Road, Final Landmarks List #279, MIHP #BA-412; request to:

- 1) Delineate a Historic Environmental Setting (HES)
- 2) Complete extensive rehabilitation/restoration work, including, but not limited to painting, lead paint removal, electrical & plumbing system upgrade; except that sound or security system installation are not tax credit eligible
- 3) Approval for an item that will not be tax credit eligible: replacement of a non-original existing bow window with a full-length bay window, which will include an exterior door [County Council District # 3]

Ms. Brown explained there are three aspects to this agenda item. She reported a technical committee had visited the site and determined work already completed by the current homeowner had been appropriate, adhered to the Secretary of Interior Standards and did not compromise the original integrity of the house. Based upon the technical committee's report, staff recommended approval for the tax credit proposals noting a few items which would not be eligible and recommending approval for replacing the existing bow window.

Mr. Boswell asked Ms. Brown to re-state which proposed work items would not be eligible for the tax credit. She noted a concrete pad, fence, brick oven, exterior lighting, the speaker system and sound system.

Mr. Boswell asked the home owner, Mr. Obrecht, to describe the commercial grade range hood since it appeared not to be a typical range hood. Mr. Obrecht explained it's a commercial grade hood with a fire-suppression system needed to accommodate the 10 burner gas range intended for the kitchen.

Mr. Brennan asked for clarification on the delineation of the Historic Environment Setting. Ms. Rising advised the property consists of several different parcels with the proposed setting compromising the entire parcel the house actually occupies.

Mr. Bryan asked for a specific list of projects not eligible for the tax credit. Ms. Rising explained the staff recommendation was specifically worded to allow staff flexibility in specifying items not eligible.

Mr. Hord questioned whether it's even the responsibility of the commission to say what's specifically eligible or not. He explained it was his understanding that it's the job of staff to review applications for ineligible items. Mr. Boswell noted he felt a responsibility to approve work in a consistent fashion in order to make decisions in a defensible manner.

Mr. Bryan moved to vote to delineate the entire tax parcel, 5.26 acres total (Map 53, Parcel 117) as the historic environmental setting; vote to issue a Certificate of Appropriateness for the Part II tax credit application for the complete extensive rehabilitation/restoration work, including painting, lead paint removal, electrical & plumbing system upgrade, excluding the sound or security system installation and all features not pertaining to the rehabilitation of the dwelling; and vote to issue a Certificate of Appropriateness for the non-tax credit eligible project of replacing a non-original existing bow window with a full-length bay window which will include an exterior door. Mr. Boswell seconded the motion which passed unanimously on a voice vote.

15. “Tullis House”, Easter property, 302 Central Avenue, MIHP #BA753, contributing structure in the Glyndon County Historic District; installation of a new gable vent, attic fan with hallway switch and update electrical system [County Council District #3]

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

16. “Landis House”, 18909 Hillcrest Avenue, Parkton, Final Landmarks List #173, MIHP #BA1998; in-kind replacement of asphalt shingle roof [County Council District #3]

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

- **17. McDonell property, 44 Melvin Avenue; contributing structure in the Old Catonsville National Register District; chimney repair and repair of interior main water valve [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 application was approved by staff as an emergency repair or due to the receipt of Part II approval for work reviewed by MHT:

Parker property, 906 Adana Road, Sudbrook Park County Historic District; in-kind replacement of slate roof shingles [County Council District #2]

Agre property, 7033 Kenleigh Road, Stoneleigh National Register Historic District; exterior painting, in-kind roof and gutter replacement [County Council District #5]

Other Business

Ms. Brown reported the National Association of Counties (NACO) granted Baltimore County the 2013 Achievement Award for the Historic Preservation Design Guidelines in the category Arts and Historic Preservation.

Ms. Horst moved to adjourn the meeting. Mr. Bryan seconded the motion, which was approved unanimously on a voice vote. The meeting adjourned at 7:50 p.m.

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