

Minutes
Baltimore County Landmarks Preservation Commission
July 11, 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, Chairperson
Mr. Robert P. Brennan, Vice-Chair
Mr. C. Bruce Boswell
Mr. David Bryan
Mr. Louis Diggs
Ms. Barbara Eckley
Mr. Ed Hord
Mr. Stephen P. Myer
Mr. Christopher Norman
Mr. David S. Thaler

Not Present

Ms. Rose A. Benton
Ms. Faith Nevins Hawks
Ms. Nancy W. Horst
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).

1. Review of the Agenda

Ms. Brown noted that staff 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 June 13, 2013 Minutes. Hearing none, she called for a motion to approve the Minutes as drafted. Mr. Boswell moved to approve the Minutes. Mr. Brennan seconded the motion, which passed unanimously on a voice vote.

Alterations to Landmarks structures or properties in County Historic Districts

- 4.. “Thompson House”, Frederick property, 223 Morris Avenue, MIHP #BA-318, contributing structure in both the Lutherville County Historic District and Lutherville National Register District; replacement and enlargement of an existing screened rear porch [County Council District #3]

Ms. Brown introduced the proposal, noting that apart from staff’s recommendation to approve the applicant’s request, the Lutherville Advisory Committee (LAC) had sent a letter of support.

Ms. Allen noted the homeowner was present and available to answer questions if there were any. Hearing none, she called for a motion. Mr. Thaler moved to vote to issue a Certificate of Appropriateness. Mr. Diggs seconded the motion which passed unanimously on a voice vote.

5. MacGill property, 1528 S. Rolling Road, non-contributing structure in the Relay County Historic District; replacement of 4 metal windows with vinyl casement windows to match others currently existing [County Council District #1]

Ms. Brown explained the building is considered a non-contributing structure and two of the same type of windows as proposed in the current request, had been previously installed at the front façade. She stated staff’s recommendation was to issue a Notice to Proceed.

Mr. Boswell inquired about the details involving the previously replaced windows, which he felt changed the character of the building.

Ms. Brown explained the property owners had replaced the second floor windows in 2006 after consulting a local advisory committee member regarding an appropriate style for the windows. Ms. Brown reminded the commissioners, that at that time, the Relay community was dealing with some very contentious issues involving the County Historic District designation which may account for why replacing windows on a non-contributing structure did not come before the Commission.

Mr. Thaler moved to vote to issue a Notice to Proceed. Mr. Diggs seconded the motion which passed unanimously on a voice vote.

Ms. Allen asked staff to convey the Commission’s preference for maintaining the original metal windows and the benefit of doing so to the property owners.

- **6. “Talbert House”, Hecht property, 4707 Butler Road, MIHP # BA-718, contributing structure in both the Glyndon County Historic District and Glyndon National Register District; in-kind replacement of standing seam metal roof over a kitchen addition [County Council District #3].

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

7. “Pot Spring Farm House Slave Quarters”, Byrd property, 2201 Pot Spring Road, Final Landmarks List #271, MIHP #BA-434; installation of a fence [County Council District #3]

Ms. Brown introduced the proposal and explained staff supported approval for a picket style fence, which differs from the style proposed by the owners.

The homeowners explained the property is situated on the corner of a busy intersection. They have a young child and feel the installation of a fence is a matter of safety for them. They asked the Commission to consider approving the style of fence they originally proposed.

Mr. Thaler found the originally proposed straight board style to be acceptable.

The homeowners mentioned they intend to bring the proposal before their community association and asked whether a LPC decision would supersede a community association decision. Staff advised them it would.

Mr. Bryan moved to vote to issue a Certificate of Appropriateness for both the seven board style and the picket style. Mr. Hoard suggested amending the motion to permit a strictly straight board style without the cross board section at the top as well as the picket style. Mr. Bryan accepted the amendment. Mr. Thaler seconded the amended motion, which passed unanimously on a voice vote.

Applications for Tax Credit

8. Sweet property, 1723 Magnolia Avenue, contributing structure in the Relay County Historic District; construction of a 2 story addition (not tax credit eligible), replacement of existing aluminum windows with 2 over 2 Anderson 400 series windows and replacement of 2 existing non-contributing sheds with 1 new shed (not tax credit eligible) [County Council District #1]

Ms. Brown described the proposal and noted a technical committee consisting of Messrs. Brennan, Hord, Diggs and Myer had visited the site previously. The original proposal was changed to include some of the suggestions made by the Technical Committee and to provide more specific drawing.

The homeowners and the builder were present to answer questions.

Mr. Sweet, the owner, explained the existing house is rather small and he and his wife would like approval for an addition to accommodate a growing family. He also described that the existing windows are non-original aluminum windows and that the proposed windows would be historically more appropriate.

Mr. Hord cautioned that it would be extremely difficult to match the existing siding to that of the proposed addition. He suggested that the plain of the addition be either stepped in or out from the existing dwelling.

The builder responded that he planned to separate the two plains by way of installing a batten strip.

Mr. Brennan suggested matching the trim, overhangs and window sizes on the addition to that of the original house. He also noted the lack of windows on the second floor rear façade.

Mr. Hord suggested adding 2 windows on the second floor rear façade aligning them with the windows on the first floor of the proposed rear façade.

Mr. Brennan expressed concern that the door on the side façade of the addition resembles a front door. Mr. Sweet explained that they considered several options before coming to the conclusion that the proposed door with sidelights would best accommodate the location of an interior stairway and provide additional light to the area. He noted that the door in question would be the primary means of access.

Mr. Hord moved to vote to issue a Certificate of Appropriateness for the construction of the addition subject to the new siding matching the existing siding as to width and profile, the new addition being separated from the original house with a batten strip and the installation of 2 windows (Anderson 400 series) on the second floor in the rear being aligned with the windows on the first; the replacement of 2 existing non-contributing sheds with 1 new shed and Part II approval for replacement of existing aluminum windows with 2 over 2 Anderson 400 series windows as a tax credit project. Mr. Bryan seconded the motion, which passed unanimously on a voice vote.

- **9. Barnett property, 903 Adana Road, contributing structure in the Sudbrook Park County Historic District; chimney repairs [County Council District #2]

Approved via the consent agenda to issue a Certificate of Appropriateness, with the exception that the use of a water-repellant coating or sealant is not permitted.

10. George property, 5118 S. Rolling Road, MIHP # BA2537, contributing structure in the Relay County Historic District; in-kind gutter replacement and in-kind replacement of existing slate and metal rear roof [County Council District #1]

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

- **11. DeCaroli property, 164 Dumbarton Road, contributing structure in the Rodgers Forge National Register District; chimney, flashing and plaster repairs [County Council District #5]

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

12. Poultney House, Gohlinghorst property, 508 Sudbrook Lane, MIHP # BA-3027, contributing structure in both the Sudbrook Park County Historic District and the Sudbrook Park National Register District; repair windows, in-kind replacement of broken cedar shingles, in-kind replacement of roof shingles; remove old exterior wiring, repair kitchen exhaust pipe, in-kind replacement of basement doors, repair/replace 3rd floor porch and railing, replace gutters, repair deck off master bedroom, remove exterior stairs leading to second story deck, install split rail fencing with green wire mesh in rear yard, excavate and pour basement floor, remove existing boiler system and relocate appliances to one basement location, install HVAC, replace floors in 3rd floor hall and 2nd floor bathroom, update electrical system [County Council District #2]

Ms. Brown explained the proposals are being made by contract purchasers who expect to go to settlement in the not too distant future and noted the local advisory committee considered and approved of the proposals.

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

Mr. Hord moved to vote to issue a Certificate of Appropriateness for all of the proposals noting that tree trimming, the replacement/repair of the exterior concrete walkway, the split rail fence and the coaxial/ Ethernet wiring of rooms will not be tax credit eligible. Mr. Thaler seconded the motion, which passed unanimously on a voice vote.

13. “Homewood”, Vanek property, 717 Edmondson Avenue, Final Landmarks List #56, MIHP #BA-925; request to:
- 1) Delineate a Historic Environmental Setting (HES)
 - 2) In-kind repair/replacement of exterior columns, shutters, siding, banisters, balusters, railings, decking and porch ceilings, exterior painting and in-kind repair/replacement of existing asphalt roofs

3) Approval for an item that will not be tax credit eligible: conversion of a side porch to a sunroom [County Council District #1]

Ms. Brown summarized the various proposals, noting that all of the proposed repair and in-kind replacement work was tax credit eligible. The challenging issue was whether the proposed enclosure of the side porch was consistent with the Secretary of the Interior's Standards.

Ms. Allen noted that she, Ms. Nevy, Mr. Myer and Mr. Diggs had visited the property after completing another site visit in the same vicinity. At the time, they were without the benefit of a plan to consider.

Mr. Brennan explained the subject property is a significant property in Catonsville. He recalled having visited the house about 15 years ago and found the house to be quite beautiful and in excellent condition. He stated it has suffered from neglect in the meantime.

The current homeowner, Mr. Vanek, described the condition of the property when they moved in.

Mr. Diggs pointed out the homeowner has already begun to work on the side porch conversion being proposed. He asked Mr. Vanek whether any shutters were being stored in the basement or elsewhere on the property. Mr. Vanek said no, most of the shutters were currently on the house.

Mr. Brennan stated he did not feel the plans presented for consideration were sufficiently detailed. He asked Mr. Vanek whether the proposed framing for the floor to ceiling windows for the sunroom would result in the original columns appearing to be triple the width of one column. Mr. Vanek said it would. Mr. Brennan stated he did not think that would be an appropriate way to achieve the desired result.

Mr. Hord also found the elevation drawing of the proposed porch enclosure insufficient. He stated the homeowner would need to provide more detailed drawings as well as information about the proposed materials. He suggested the homeowner keep the original railings. He indicated he would be receptive to enclosing the porch. He suggested minimizing the frame around the floor to ceiling windows so that the design would not appear as having triple columns.

Mr. Thaler stated he too was generally receptive to the plans described by Mr. Vanek as long as he maintained the existing character of the house.

Mr. Bryan indicated he felt it was important to maintain the second floor railings as depicted in the historical photos offered.

Mr. Diggs commented that he was worried enclosing the porch would change the original open and airy feel of the house.

Mr. Hord moved to vote to (1) delineate the historic environmental setting as the entire tax parcel, .63 acres total, (Map 101, Parcel 1166), (2) to issue a Certificate of Appropriateness for the repairs proposed in the Part II tax credit application and (3) to reserve consideration of a proposal to convert the side porch to a sunroom until a time when the homeowner can provide adequate drawings. Mr. Diggs seconded the motion, which passed unanimously on a voice vote.

- **14. Reeves property, 5011 Tulip Avenue, contributing structure in the Relay County; In-kind replacement of the roof/gutters/ porch screening/porch floorboards, painting of porch floor and replacement of existing storm door with a full view storm door [County Council District #1]

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

15. Biser property, 705 Stoneleigh Road, contributing structure in the Stoneleigh National Register Historic District; in-kind replacement of back door and replacement of a wooden garage door with a textured metal raised panel garage door [County Council District # 5]

Ms. Brown described the proposals noting that while the in-kind replacement of the back door would be tax credit eligible, the replacement of the existing wooden garage door with a metal door, would not be eligible for the tax credit.

The homeowner, Ms. Biser, was present and reported a neighbor had received a tax credit for replacing an existing wooden garage door with a metal door. Mr. Boswell pointed out previous decisions are not precedent setting. He suggested repairing the existing garage door and obtaining an opening system appropriate for the door's weight.

Mr. Bryan moved to vote to issue a Certificate of Appropriateness for replacement of the rear door, but to grant tax credits for the garage door only if it is an identical wooden door or if the existing garage door would be repaired. Mr. Thaler seconded the motion, which passed unanimously on a voice vote with Ms. Allen abstaining from the vote.

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:

Bryan property, 3600 Briarstone Road, contributing structure in the Fieldstone County Historic District; in-kind repairs of basement steps, retaining wall, and railing [County Council District #4]

Hansen property, 702 Chumleigh Road, contributing structure in the Stoneleigh National Register Historic District; exterior painting, plumbing/shower door/plaster repairs in bathrooms [County Council District #5]

Other Business

Ms. Brown reminded the Commission that there is no August, 2013 meeting. The next meeting of the Landmarks Preservation Commission will be Thursday, September 12, 2013 at 6:00 p.m..

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