

Minutes
Baltimore County Landmarks Preservation Commission
September 12, 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. Louis Diggs
Ms. Barbara Eckley
Ms. Faith Nevins Hawks
Mr. Stephen P. Myer
Mr. Christopher Norman
Mr. Qutub U. K. Syed
Mr. David S. Thaler

Not Present

Ms. Rose A. Benton
Mr. David Bryan
Mr. Ed Hord
Ms. Nancy W. Horst

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 that staff removed one item from the Preliminary Agenda published on September 5, 2013.

Special Presentation

Ms. Rising introduced the nomination of Fort Carroll to the National Register of Historic Places. She provided justification for the nomination, reviewed the history of the property as described in the nomination and presented various photographs of the property.

Mr. Brennan asked who had submitted the nomination and whether Ms. Rising had prepared the research. Ms. Rising noted the nomination was submitted by the owner and that she, Ms. Rising, had not prepared the document.

Mr. Diggs asked what buildings remained on the site. Ms. Rising stated the site is comprised mostly of the remains of the fort structure walls, including a lighthouse.

Mr. Boswell moved to support the Fort Carroll nomination, under National Register criterion A and C. Mr. Diggs seconded the motion, which passed unanimously on a voice vote.

2. Approval of the Minutes

Ms. Allen asked if anyone proposed changes to the July 11, 2013 Minutes. Hearing none, she called for a motion to approve the Minutes as drafted. Mr. Diggs 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. Franshaw House, Kennedy property, 204 Central Avenue, contributing structure in both the Glyndon County Historic District and Glyndon National Register Historic District (MIHP #BA 790); installation of a rear yard fence [County Council District #3]

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

5. Tunney property, 303 West Seminary Avenue, non-contributing structure in the Lutherville County Historic District; installation of a fence and shed [County Council District #3]

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

6. Welch property, 11930 Jericho Road, non-contributing structure in the Franklinville County Historic District; installation of solar panels [County Council District #3]

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

7. Hoffmeister-Barrow House and Outbuildings, 9304 Philadelphia Road, Final Landmarks List #379, MIHP #BA-2436; addition of a side porch, a portion of which will be enclosed and removal of an existing non-original awing [County Council District #6]

Ms. Brown described the proposal and stated staff's recommendation to vote to issue a Certificate of Appropriateness. She noted that the owners are doing a wonderful job in rehabilitating this former farmstead which was in a state of great disrepair at the time of purchase. To corroborate her statement, Ms. Brown showed two photographs of the house. One was taken at the time the house was nominated to the Preliminary Landmark's List and one was taken recently, illustrating the extent of improvements made by the owners in a relatively short period of time.

The property owner, Jacob Noel, was present and answered questions posed by several of the commission members regarding the existing foundation and the materials proposed for this project.

Mr. Brennan suggested Mr. Noel should not exactly replicate the design of the existing front porch on the proposed side porch. Doing so would create a false sense of history which may confuse later students of the building regarding the construction sequence of the porches.

Mr. Diggs moved to vote to issue a Certificate of Appropriateness. Mr. Myers seconded the motion which passed unanimously on a voice vote.

8. Snyder property, 1601 S. Rolling Road; non-contributing structure in the Relay County historic District; placement of a free standing 10 x 12 shed to the side of the house farthest from the street [County Council District #1].

Ms. Brown described the proposal, which had been listed as a Consent Agenda item with a recommendation to issue a Notice to Proceed.

Mr. Boswell, who had requested that the project be removed from the Consent Agenda, questioned the proposed location of the shed.

Mr. Boswell moved to vote to issue a Notice to Proceed subject to the shed not be any closer than 2 feet to the front plane of the garage. Mr. Diggs seconded the motion which passed unanimously on a voice vote.

New Construction within the Historic Environmental Setting

9. Pine Grove School, 9423 Old Harford Road, Cub Hill, Final Landmarks List #342, MIHP #BA-284; construction of a single family dwelling within the Historic Environmental Setting. [County Council District # 6]

Ms. Brown introduced the proposal explaining a lot line adjustment had created a buildable lot within the boundaries of the Historic Environmental Setting for a

Final Landmarks List structure. She noted staff's recommendation to vote to issue a Notice to Proceed. A representative of the LLC proposing the construction of the single family dwelling, Dale Luht, was present.

Mr. Boswell questioned the proximity of the new dwelling to the school house and suggested flipping the garage to the other side of the proposed dwelling. Mr. Luht explained the grade of the lot prevented changing the location of the garage and that the garage, as proposed, would be approximately 40 to 50 feet away from the school house.

Ms. Nevins suggested the property owners consider landscaping the area between the two structure to create a visual buffer between the buildings.

Mr. Brennan asked what determined the height of the roof for the proposed dwelling. Mr. Luht stated the roof of the new dwelling would be similar in pitch to the school house , which is somewhat steep.

Mr. Thaler moved to vote to issue a Notice to Proceed. Mr. Boswell seconded the motion which passed with Mr. Brennan voting against the motion.

Applications for Tax Credit

10. McDonell property, 44 Melvin Avenue; contributing structure in the Old Catonsville National Register District; removal of side exterior stairs, replacement of an existing side entrance door with a window, replacement of deteriorated interior stair treads and risers, replacement of existing non-original paneling with sheetrock, and replacement interior stairway trim [County Council District #1]

Ms. Brown described the proposal and noted a Technical Committee consisting of Ms. Allen and Mr. Myer had visited the site. The Technical Committee report included in the materials provided to the Commission, expressed support for the proposal.

Mr. Diggs moved to vote to issue a Certificate of Appropriateness. Mr. Brennan seconded the motion which passed unanimously on a voice vote.

11. Fogelson property, 401 Murdock Road, contributing structure in the Rodgers Forge National Register Historic District; garage slate roof repairs [County Council #5]

Ms. Brown described the proposal, stating that staff recommended the Commission vote issuing a Certificate of Appropriateness.

Mr. Boswell had requested the project be pulled from the Consent Agenda because the proposal lacked a contractor's license number. Ms. Brown stated that the Commission could process this request similarly to another tax credit that had been submitted earlier this year. In that case the Commission approved the proposal pending on the work be performed by a licensed contractor. She stated furthermore that the revised tax credit application forms, which are in the process of being completed, would specify that all rehabilitation work needed to be performed by licensed contractors.

Mr. Thaler stated staff should be reviewing proposals in advance to be sure they are being prepared by valid contractors.

Mr. Thaler moved to vote to issue a Certificate of Appropriateness. Mr. Syed seconded the motion which passed unanimously on a voice vote.

12. Keagle property, 105 S. Rolling Road, contributing structure in the Central Catonsville and Summit Park National Register Historic District; in-kind repair of existing slate roof, in-kind replacement of chimney flashing and roof vent flashing, in-kind replacement of gutters and downspouts, in-kind installation and replacement of storm windows and in-kind repair and painting of exterior trim [County Council District #1]

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

13. Hoffmeister-Barrow House and Outbuildings, Noel property; 9304 Philadelphia Road, Final Landmarks List #379, MIHP #BA-2436; in-kind replacement of existing roof of outbuilding [County Council District #6]

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

14. Stoddard Manor House, Eve property; 6 Stoddard Court, Final Landmarks List #223, MIHP #BA-377; delineation of a Historic Environmental Setting and in-kind roof replacement [County Council District #3]

Approved via the consent agenda to delineate the entire tax parcel, 5.23 acres total (Map 34, Parcel 88) as the historic environmental setting and to issue a Certificate of Appropriateness for the in-kind roof replacement.

15. Stallard property, 410 Register Avenue, contributing structure in the Rodgers Forge National Register Historic District; replacement of existing boiler [County Council District #5]

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

16. Nigro/Valenti property, 126 Overbrook Road, contributing structure in the Rodgers Forge National Register Historic District; replacement of existing furnace and HVAC systems [County Council District #5]

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 applications were approved by staff as an emergency repair or because of a Part II approval for work reviewed by MHT:

Shellhorn/Rynasiewicz property, 329 Hopkins Road, contributing structure in the Rodgers Forge National Register Historic District; replacement of original bathroom pipes and electrical wiring, repairs as needed in order to access pipes/wiring and repairs of kitchen ceiling damaged resulting from plumbing leaks [County Council District #5]

Spence property, 7107 Bristol Road, contributing structure in the Stoneleigh National Register Historic District; slate roof replacement, re-point chimney, opening created by removing window ac unit to be filled in with matching brick, reconfiguration of the existing French drain, removal of flaking paint/paint exterior rear stairwell/door/porch columns/dining room door, repair of 1st floor windows, plaster ceiling repairs on 2nd floor [County Council District #5]

Dubeau property, 412 Regester Avenue, contributing structure in the Rodgers Forge National Register Historic District; installation of a high velocity central air conditioning system [County Council District #5]

Rendine property, 411 Stevenson Lane, contributing structure in the Rodgers Forge National Register Historic District; front door repair, refinish hardwood floors, slate roof repair and HVAC system upgrade [County Council District #5]

Paltell property, 502 Stoneleigh Road, contributing structure in the Stoneleigh National Register Historic District; installation of a high velocity central air conditioning system [County Council District #5]

Thompson property, 5006 Tulip Avenue, contributing structure in the Relay County Historic District; installation of a high velocity central air conditioning system and upgrade of boiler system [County Council District #1]

Boice property, 508 Overbrook Road, contributing structure in the Anneslie National Register District; replacement of existing furnace, water heater and installation of small HVAC unit in basement [County Council District #5]

Van Lierop property, 600 Overbrook Road, contributing structure in the Anneslie National Register District; replacement of existing boiler and water heater [County Council District #5]

Other Business

Ms. Brown noted the Fall Retreat is scheduled for Monday, October 28, 2013 and will take place at the Heritage Society of Essex and Middle River.

Mr. Diggs moved to adjourn the meeting. Mr. Syed seconded the motion, which was approved unanimously on a voice vote. The meeting adjourned at 7:07 p.m.

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