

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

Not Present

Mr. David Bryan
Mr. Christopher Norman

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 added five items to the Preliminary Agenda published on November 7, 2013.

2. Approval of the Minutes

Ms. Allen asked if anyone proposed changes to the September 12, 2013 Minutes.

Hearing none, she called for a motion to approve the Minutes as drafted. Mr. Brennan moved to approve the Minutes. Mr. Boswell seconded the motion, which passed unanimously on a voice vote.

Alterations to Landmarks structures or properties in County Historic Districts

4. Blottenberger property, 1615 Kurtz Avenue, non-contributing structure in the Lutherville County Historic District and Lutherville National Register Historic District; ex post facto approval of the replacement of an existing 33" x 48" window situated off-center in an addition with an 84" x 48" (56" deep) bay window situated more to the center of the addition [County Council District #3]

Ms. Brown explained an existing window had been replaced with a bay window without prior LPC approval. This constitutes a code violation under Section 32-7-403. In response, a citation was issued by Code Enforcement and a hearing before the Administrative Law judge was scheduled for October 22nd, 2013. The Hearing Office remanded the matter to the LPC for final determination.

Ms. Brown noted staff's recommendation to issue a Notice to Proceed. She observed that the Lutherville Advisory Committee (LAC) submitted a letter which points out that LAC distributes regular notices reminding property owners within the Lutherville County Historic District that all exterior alterations need prior LPC approval. The LAC letter does not request that the bay window be removed.

The homeowners explained they did not think the project needed prior approval from the LPC because the house is not a Victorian structure.

Mr. Boswell inquired whether the plane of the window extended beyond the fascia, noting that in the photo submitted that appears to be the case. Mr. Boswell also commented that the bay window style does not fit the design of the house and that the LPC most likely would have suggested using a more complimentary style had the project been submitted for review first.

Ms. Nevins-Hawks asked what the standards are for review of a non-contributing structure. Ms. Brown answered that in a Baltimore County Historic District alterations of both contributing and non-contributing structures are subject to LPC review. Adding, that the review of contributing structures is more stringent than that of non-contributing structures.

Mr. Diggs moved to vote to issue a Notice to Proceed. Mr. Thaler seconded the motion which passed with all except for Mr. Boswell voting in favor. Mr. Boswell voted against it.

5. Seipp property, 217 Melancthon Avenue, contributing structure in the Lutherville County Historic District and Lutherville National Register Historic District; addition of a side porch [County Council District #3]

Ms. Brown explained a technical committee consisting of Messrs. Diggs, Hord and Myer had visited the site and were in support of the proposal. She also noted that LAC had written a letter of support for the project.

Mr. Hord stated he thought the proposal was a quality project. He moved to vote to issue a Certificate of Appropriateness. Mr. Diggs second the motion which passed unanimously on a voice vote.

6. "Parker House", 423 Jefferson Avenue, Final Landmarks List #237, MIHP #BA-1042; request to move the entire structure to 410 Fairmount Avenue [County Council District #5]

Ms. Brown explained the project involves moving a landmarks structure to another location within the same community. She reported a technical committee consisting of Ms. Allen and Messrs. Hord, Myer and Diggs supported the request. She also reported the proposed move had the support of the community.

Mr. Diggs complimented the owners of the structure for having completed such a beautiful renovation.

Mr. Hord commented that the proposed site returns the house to a residential site rather than the current site which is surrounded by parking lots.

Mr. Diggs moved to vote to issue a Notice to Proceed with the requirement that all technical documentation related to the move be submitted to the Department of Planning along with a complete photographic record of the process. Mr. Syed seconded the motion.

Mr. Brennan stated that moving the house would be a good opportunity to conduct an archeological study of the site. Mr. Rephser, stated that he did not believe that much would be found there. When the house was renovated, they found an old well under the 1950's era kitchen portion. That portion of the structure was subsequently removed due to extensive termite damages. Otherwise he only found a lot of empty bottles. Mr. Rephser noted that he is not interested in conducting an archeological study, but the members of the Commission would be welcome to dig on the site once the house has been moved.

Mr. Boswell asked what portion of the existing foundation would be moved to the new site. Mr. Rephser responded that since the rehabilitation a few years ago, the foundation has the appearance of a hand-laid, dry stacked stone. He noted the basement was hand dug to a depth of about 6 feet most likely sometime during the

1920s or 1930s. At that time, a step footing of poured concrete was installed at the interior side of the existing stone. The rear of the house was positioned on a pier stone system rather than a proper foundation. The front of the house currently sits nearly flush with the ground.

Ms. Horst inquired about what was being proposed for the current site should it become vacant. Mr. Rephser responded that the adjoining lots are currently for sale. There is a possibility apartments will be built there; other options are parking or a storm water management system. Mr. Rephser indicated the move, if approved, would most likely take place in April or May of 2014 and according to the house moving contractor, would be an easy project.

Ms. Nevins-Hawks suggested asking the new owner of the existing site to do an archeological study.

Ms. Rising indicated there are various degrees of archeological studies beginning with a baseline study and then progressing to a Phase I study and Phase II study if warranted. She noted no archeological studies have previously been conducted in an African American community in Baltimore County.

Mr. Rephser commented he would support a school program completing a study, however, he doubts they would find anything significant.

After determining there were no further questions, Ms. Allen called for a vote on the motion made by Mr. Diggs and seconded by Mr. Syed. The motion to vote to issue a Notice to Proceed with the requirement that all technical documentation related to the move be submitted to the Department of Planning along with a complete photographic record of the process passed unanimously on a voice vote.

7. Plitt property, 1709 Arlington Avenue, contributing structure in the Relay County Historic District; replace existing cedar shakes with vinyl siding to match vinyl siding on non-historic addition and one side of the original house [County Council District #1]

Ms. Brown described the proposal and noted staff's recommendation to vote not to issue a Certificate of Appropriateness or a Notice to Proceed.

Mr. Hord suggested that the existing cedar shakes be repaired or replaced in-kind via a tax credit application which the LPC would support.

The homeowners, Mr. and Mrs. Plitt, explained most of the structure is currently covered with vinyl siding and they prefer replacing the cedar shakes with vinyl.

Mr. Brennan stated the cedar shakes are historically accurate and help delineate the original portion of the house from the more recent addition.

Mr. Plitt asked if they could perhaps propose using a vinyl shake product similar to a material discussed in another project considered by the LPC. Mr. Boswell explained each house is considered on its own merit and replacing cedar shakes with vinyl shakes would not be appropriate in this case.

Ms. Horst asked when the vinyl windows were installed and Mr. Plitt explained that they were put in before the historic district was created.

Mr. Hord moved to vote to not issue a Certificate of Appropriateness or a Notice to Proceed. Mr. Brennan seconded the motion which passed unanimously on a voice vote.

8. McWatters property, 1715 Magnolia Avenue, non-contributing accessory structure in the Relay County Historic District; raise existing pitch of a portion of the roof, add additional siding to match existing upper portion and add stack stone veneer to the base of existing porch [County Council District #1]

Ms. Brown stated that the request concerned a former garage that had been converted to an apartment by a previous owner. She described the proposal and noted the structure may be a non-conforming use, but that a determination regarding this issue is not within the LPC's purview.

Ms. Allen determined no one present wished to speak about the proposal.

Mr. Diggs moved to vote to issue a Notice to Proceed with the proviso that approval of the repair work does not constitute a zoning relief for the non-conforming use of the structure. Ms. Nevins-Hawks seconded the motion which passed unanimously on a voice vote.

9. Combs property, 1729 Arlington Avenue, MIHP #BA-2529, contributing structure in the Relay County Historic District; installation of a 42" picket fence along one side and across the rear yard to resemble existing picket fence across the front yard [County Council District #1]

Ms. Brown explained the homeowners had initially proposed a privacy fence across the rear yard, along one side and across to the front corner of the home in an effort to keep their dog from jumping the existing fence. Staff informed the homeowners that they would not support installation of a privacy fence and rather suggested the installation of a 42' picket fence resembling the existing front yard fence, along the one side and across the rear yard. The homeowners agreed to install the type of fence suggested by staff and requested that this option be considered by the LPC instead of the original request.

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

Applications for Tax Credit

- **10. Wales property, 7036 Heathfield Road, contributing structure in the Rodgers Forge National Register Historic District; in-kind repair/replacement of existing slate roof [County Council District #5]

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

- **11. Todd property, 7113 Bristol Road, contributing structure in the Stoneleigh National Register Historic District; replacement of existing furnace and cooling systems [County Council District #5]

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

- **12. Klein/Green property, 43 Murdock Road, contributing structure in the Rodgers Forge National Register Historic District; repairs to chimney and installation of furnace line with cap [County Council District #5]

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

- **13. Williams property, 230 Murdock Road, contributing structure in the Rodgers Forge National Register Historic District; removal of oil furnace and installation of gas furnace [County Council District #5]

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

- **14. Beaupin property, 2 North Beechwood Ave., Catonsville, contributing structure in the Old Catonsville National Register District; power-washing of vinyl siding [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 applications were approved by staff as an emergency repair or because of a Part II approval for work reviewed by MHT:

Hager property, 216 Melancthon Avenue, Lutherville County Historic District and Lutherville National Register Historic District; exterior painting and repair of two interior pocket doors [County Council District #3]

Somerville property, 915 Wellington Road, Stoneleigh National Register Historic District; in-kind replacement of slate roof [County Council District #5]

Towsley property, 215 Dunkirk Road, Rodgers Forge National Register Historic District; in-kind repairs of house/garage roofs and house/garage gutters [County Council District #5]

Seipp property, 217 Melancthon Avenue, contributing structure in both the Lutherville County Historic District and the Lutherville National Register Historic District; replacement of existing furnace [County Council District #3]

Lin/Lee property, 7422 Stanmore Court, contributing structure in the Rodgers Forge National Register Historic District; in-kind repair/replacement of existing slate roof and in-kind replacement of gutters [County Council District #5]

Van Lierop property, 600 Overbrook Road, contributing structure in the Anneslie National Register District; electrical upgrade, wall/attic insulation, basement utility tub replacement, door lock replacements, window repairs, storm window replacement/repair, window well improvements, fireplace repairs, slate roof repairs, asphalt shingle roof repairs, in-kind replacement of storm doors, bathroom floor and plumbing repairs, replacement of existing aluminum gutters/downspouts, installation of HVAC [County Council District #5]

“Shriver House” (Majestic property), 607 Sudbrook Road, Pikesville, contributing structure in the Sudbrook Park County Historic District, MIHP # BA-3041; in-kind replacement of existing cedar shakes and replacement of existing aluminum siding with cedar shakes [County Council District # 2]

“vandenBeemt House” (vandenBeemt property), 16616 Remare Road, Monkton, Final Landmarks List #90, MIHP #BA-2395, contributing structure in both the Monkton County Historic District and the My Lady’s Manor National Register Historic District; installation of a whole house air conditioning system [County Council District #3]

Barnett property, 903 Adana Road, contributing structure in the Sudbrook Park County Historic District; in-kind replacement of storm damaged slate roof [County Council District #2]

Skillman property, 905 Adana Road, contributing structure in the Sudbrook Park County Historic District; in-kind window and roof repair resulting from storm damage [County Council District #2]

Other Business

Ms. Allen indicated the Annual Conference of the National Alliance of Preservation Commissions would be meeting in Philadelphia in July, 2014. She reported finding previous conferences to be well worth attending.

Mr. Hord noted the 150th anniversary of the Gettysburg Address will be November 19, 2013.

Mr. Thaler shared news of upcoming celebrations associated with the War of 1812.

Mr. Diggs moved to adjourn the meeting. Mr. Syed seconded the motion, which was approved unanimously on a voice vote. The meeting adjourned at 7:03 p.m.

VKN:vkn