

**Minutes**  
**Baltimore County Landmarks Preservation Commission**  
**September 11, 2014 Meeting**

**Call to order; introduction of Commission members; pledge of allegiance to the Flag; statement of purposes and operating procedures**

Mr. Rob Brennan, 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

Mr. Robert P. Brennan, Chairperson  
Ms. Nancy W. Horst, Vice-Chair  
Ms. Carol Allen  
Ms. Rose A. Benton  
Mr. C. Bruce Boswell  
Mr. Louis Diggs  
Ms. Nancy Hafford  
Mr. Mitch Kellman  
Mr. Stephen P. Myer  
Mr. Qutub U. K. Syed  
Mr. David S. Thaler

Not Present

Mr. David J. Bryan  
Ms. Faith Nevins Hawks  
Mr. Ed Hord  
Mr. Christopher S. Norman

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

1. **Review of the Agenda**

Ms. Brown noted the only change made to the Preliminary Agenda was that one item was moved from a tax credit application category to an alteration review.

2. **Approval of the Minutes**

Mr. Brennan asked if anyone proposed changes to the July 10, 2014 Minutes. Hearing none, he called for a motion to approve the Minutes as drafted. Mr. Diggs moved to approve the Minutes. Mr. Syed seconded the motion, which passed unanimously on a voice vote.

3. **Consent Agenda**

Ms. Brown read the Action Recommendations for Consent Agenda Items 9, 11, 12, 14 and 16.

Mr. Brennan called for a motion to approve the Consent Agenda items. Mr. Diggs moved to approve the Consent Agenda. Mr. Myers seconded the motion, which passed unanimously on a voice vote.

**Public Hearing on Nomination to the Preliminary Landmarks List**

4. “Onion-Rawl House”, Stone Garden House, Wood Shed, Stone Well and setting, 11314 Reynolds Road, Kingsville vicinity [County Council District #3]

Ms. Rising presented the history of the property and read staff’s recommendation to support the nomination. She noted the nomination was submitted by the property owners who regretted not being able to attend the evening’s meeting.

Mr. Brennan commended Ms. Rising for the in-depth research completed in support of the nomination including the visual materials offered to help explain how the original parcel changed over time. Mr. Boswell questioned the proposed historic environmental setting delineation. Mr. Rising explained the delineation was suggested by the homeowner. Mr. Syed inquired about the current condition of the various out buildings. Ms. Rising responded that all of the out buildings were in excellent condition and showed photographs in support of her statement.

Ms. Allen moved to vote to (a) place the ““Onion-Rawl House”, Shed, Garden House, & Well” on the Preliminary Landmarks List under criteria (1) for its association with the Onion family of Baltimore County; for its association with the 18<sup>th</sup> and 19<sup>th</sup> century settlement of Baltimore County; for its association with the agricultural history of Baltimore County – (2) - as an excellent representation of 18<sup>th</sup> and 19<sup>th</sup> century domestic architecture in Baltimore County that has retained its historic integrity through workmanship and materials along with its collection of historic accessory structures (3) - as an excellent example of 19<sup>th</sup> century stone and frame construction in Baltimore County (b) to delineate part of the property 2.98 acres (map 64 , parcel 470) as its historic environmental setting. Mr. Thaler seconded the motion which passed unanimously on a voice vote.

## **Alteration to properties in County Historic Districts or Landmark structures**

5. Catonsville High School, 106 Bloomsbury Avenue, Catonsville; Final Landmarks List # 141 (1924-26 Portion), (MIHP # BA-2728); request to put in an addition [County Council District #1]

Ms. Rising provided background information about Catonsville High School and showed historic photographs of the building. Thereafter, Mr. Dave Recchia, representing the architectural firm of Rubeling & Associates, described how the new addition would connect the historic structure with the stand-alone gymnasium; the proposed layout of the interiors and the intent to use brick veneer to match the existing building. He noted that in his opinion the additions respect the historic features of the original structure while meeting the contemporary needs of an elementary school

Mr. Diggs indicated he felt the proposed front entrance ramps were too large for the historic structure. Mr. Recchia explained the size of the proposed ramps were necessary to accommodate the expected size of the student population and to meet ADA requirements.

Mr. Boswell complimented Rubeling & Associates for the overall design of the proposal. However, he had reservations about how the new addition met the existing community building as shown on the front East Elevation. He felt the symmetry of the front elevation would be improved if the transition between the proposed addition and the community building would be interrupted. He suggested creating a reveal or notch by setting the new addition back by 6 to 12 inches. Mr. Brennan agreed.

Mr. Diggs moved to vote to issue a Certificate of Appropriateness for the addition as presented. Mr. Thaler seconded the motion. Mr. Boswell suggested amending the motion to approve the addition subject to consideration being given to adjusting the connection between the existing community building and the new addition. Mr. Diggs accepted the amendment. Mr. Myer recused himself from the vote. The amended motion passed on a voice vote with all Commission, except for Mr. Myer voting in favor.

6. “Randallstown Community Center” (Rehoboth International Covenant Church), 9000 Liberty Rd., Randallstown; contributing structure in the Fieldstone County Historic District, Final Landmarks List # 191 (MIHP # BA-2903); in-kind replacement of existing front doors and request to change style of replacement windows previously approved for use on the rear facade [County Council District # 4]

Ms. Brown informed the Commission that this applicant had come before the LPC twice before. On July 10, 2014, they sought approval for the in-kind replacement of non-historic storefront windows, which was granted. On November 10, 2011, they requested the replacement of historic wood windows at the lower level of the rear building facade. At that time, the LPC approved the replacement of the windows with wooden, aluminum clad, simulated divided lights, with a muntin pattern and profile matching the historic windows.

She noted the applicant requests the in-kind replacement of non-historic front doors and the reconsideration of the November 10, 2011 LPC decision by requesting the LPC approve all aluminum, double hung, 6 over 6 windows. A Technical Committee consisting of Dave Bryan and Steve Myer visited the site and recommend approval of both requests.

Mr. Laurence Means, representing the current owner, explained the reconsideration request was due to costs. Currently, the rear windows involved are boarded up and the organization has found the expense of replacing the windows as previously approved by the LPC to be cost prohibitive.

Mr. Brennan remarked that the existing upper level windows are character defining features and stated he thought it important that they be properly maintained. Mr. Means responded that the windows had recently been scraped and repainted.

Mr. Myer moved to vote to issue a Notice to Proceed for the in-kind replacement of the existing front doors and the installation of aluminum frame, double hung, 6 over 6 windows on the rear lower level of the building. Mr. Diggs seconded the motion which passed unanimously on a voice vote.

7. “Gay’s Good Fellowship” Emerson/Pratt property, 2000 Cromwell Bridge Road, Final Landmarks #357 (MIHP #BA-1754); installation of an in-ground pool with 54” high aluminum fence surround [County Council District #3]

Ms. Brown stated the proposal concerns the installation of an in-ground pool with a surrounding fence. She noted minor changes had been made to the plan originally submitted; staff’s recommendation was to vote to issue a Notice to Proceed.

The homeowner, Mr. Earle Pratt, explained the changes made reduced the hard surface areas and re-oriented the pool.

No questions were asked of Mr. Pratt and Mr. Thaler moved to vote to issue a Notice to Proceed with the project as presented. Mr. Boswell seconded the motion which passed unanimously on a voice vote.

8. McQueen property, 5000 Hazel Avenue, contributing structure in the Relay County Historic District; ex post facto approval for the replacement of aluminum siding with vinyl siding. Approval for in-kind gutter replacement, in-kind repair/replacement of wood soffits/fascia/door and window trim/front porch decking boards/front porch stairs and in-kind replacement of existing asphalt shingle roof [County Council District #1]

Ms. Brown reported that this matter concerned the ex-post facto approval for replacement of non-historic aluminum siding with vinyl siding and the applicant requested approval for additional work not yet commenced.

Mr. Kristopher McQueen, the homeowner, was present to answer questions. Mr. Brennan commented on the beautiful wood siding that was exposed when the asphalt shingles were removed and inquired whether the owner had considered restoring the siding. Mr. McQueen responded they had investigated the possibility of having the original wood siding repaired and replaced in-kind, but it was substantially more expensive than installing vinyl. He believed the initial application of aluminum siding had been poorly done and suspected the poor installation contributed to the problems with water getting into the house causing the wood siding to rot.

Mr. Brennan questioned the owner's plan to add imbrications and dentals to the siding. Mr. McQueen responded that he believed the house was originally constructed as a Victorian home and thought the motif would reinforce that style.

Mr. Brennan indicated he doubted the house was originally Victorian and rather thought it to be a simple farmhouse style. He encouraged the homeowner not to try to emulate a Victorian style. Mr. Boswell also thought the narrow horizontal siding to be indicative of farmhouse style construction.

Mr. Boswell moved to vote to issue an ex-post facto Notice to Proceed for the replacement of non-historic aluminum siding with vinyl siding in a horizontal pattern without imbrications or dentals. Mr. Boswell also moved to vote to issue a Certificate of Appropriateness for the in-kind replacement of gutters, in-kind repair/replacement of wood soffits/fascia/door/ window trim/front porch decking boards/front porch stairs and asphalt shingle roof; and to vote to issue a Notice to Proceed for the in-kind replacement of vinyl windows. Mr. Thaler seconded the motions which passed unanimously on a voice vote.

- \*\*9. "First National Bank, Parkton", Mold/Zern property, 18858 York Road, Final Landmarks #179 (MIHP #BA-0210); request to delineate a Historic Environmental Setting (HES) [County Council District #1]

Approved via the consent agenda to delineate the entire parcel of .44 acres as the historic environmental setting (Map 17, Parcel 227).

(Mr. Syed left at 7:07)

10. “Bacon-Crosby House”, Hawks property, 2939 Monkton Road, Final Landmarks List #62, contributing structure in the My Lady’s Manor National Register Historic District (MIHP #BA-0119); ex post facto approval for the in-kind replacement of existing shingle roof on an accessory structure [County Council District #3]

Ms. Brown indicated the project originally was presented as a tax credit application on the Preliminary Agenda, however, the work was completed prior to having been approved and therefore no longer eligible for the tax credit program.

Mr. Myer voted to issue an ex post facto Certificate of Appropriateness. Mr. Diggs seconded the motion, which was passed unanimously on a voice vote.

### **Applications for Tax Credit**

- \*\*11. Barnett property, 903 Adana Road, contributing structure in the Sudbrook Park County Historic District; bathtub refinishing, painting and replacement of existing bath fan [County Council District #2]

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

- \*\*12. Seidel property, 124 Regester Avenue, contributing structure in the Rodgers Forge National Register Historic District; floor/stair hardwood refinishing and installation of shoe molding [County Council District #5]

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

13. Wilcox property, 718 Regester Avenue, contributing structure in the Stoneleigh National Register Historic District; replacement of existing sump pump and basement waterproofing [County Council District #5]

Ms. Brown explained this matter concerns a request for various repairs, the extension of air-conditioning to the second floor and the replacement of an existing sump pump and basement waterproofing. The applicant submitted an approved Part II application from the State, with all requests approved. Ordinarily, an application that was approved by the State would automatically

receive staff approval and would not be presented to the LPC. However, the LPC customarily does not automatically accept State approval for basement waterproofing projects and prefers to conduct their own evaluation.

Both the homeowner, Ms. Patti Wilcox, and a representative of Mid Atlantic Waterproofing, Mr. Rob Fields, were present. Mr. Fields reported the water is coming from a back filled area of an existing French drain.

Mr. Boswell stated a Technical Committee had visited the site and determined that the property has grading issues and that the gutters are clogged. It was the opinion of the Technical Committee that a basement waterproofing system would collect water that has penetrated the foundation and then pump it back outside. The Technical Committee believed such an arrangement would not serve the long term structural integrity of the foundation and therefore the technical committee recommended against the granting of tax credits for a new pump and basement waterproofing system.

Mr. Boswell moved to vote to issue a Certificate of Appropriateness for chimney and roof repair and HVA installation except that the sump pump and basement waterproofing are not tax credit eligible. Mr. Myer seconded the motion which passed unanimously on a voice vote.

- \*\*14. “Tyrconnell”, Winicki property, 120 Woodbrook Lane, National Register of Historic Places ; repair/maintenance of existing fireplaces [County Council District #5]

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

15. Merritt property, 6919 Kenleigh Road, contributing structure in the Stoneleigh National Register Historic District; installation of a French drain and replacement of the hot water heater [County Council District #5]

Ms. Brown informed the Commission that this matter concerns a request for a water heater and the installation of a basement waterproofing system. A Technical Committee consisting of Ms. Allen, Ms. Horst and Messrs. Boswell and Myer had visited the site to evaluate whether the proposed waterproofing measures are appropriate for the site.

Mr. Boswell explained the Committee determined that the property has grading issues and recommends against granting tax credits for a basement waterproofing system. The Committee also noted that the only reason the water heater was being replaced at this point in time is because it's in the way of the waterproofing project.

Mr. Diggs moved to vote not to issue a Certificate of Appropriateness or Notice to Proceed for the hot water heater replacement and French drain installation.

- \*\*16. Trabant property, 505 ½ Sudbrook Lane, contributing structure in the Sudbrook Park County Historic District and Sudbrook Park National Register Historic District; in-kind replacement of existing house asphalt shingle roof [County Council District #2]

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:

Constable property, 2300 Shepperd Road, contributing structure in the My Lady's Manor National Register Historic District (MIHP #BA-0115); in-kind roof replacement, re-pointing and repair of chimneys, in-kind repair/replacement of gutters and down spouts [County Council District #3]

Barker property, 314 Register Avenue, contributing structure in the Rodgers Forge National Register Historic District; installation of central air conditioning [County Council District #5]

Jericho Farm, McBride property, 12230 Jericho Road, National Register of Historic Places (MIHP #BA-0135); in-kind repair of retaining wall, installation of a central air conditioning system, hardwood floor restoration and spring house repairs [County Council District #3]

"Gay's Good Fellowship" Emerson/Pratt property, 2000 Cromwell Bridge Road, Final Landmarks #357 (MIHP #BA-1754); in-kind main house roof repairs and main house mortar re-pointing [County Council District #3]

Persons property, 6915 Kenleigh Road, contributing structure in the Stoneleigh National Register Historic District; in-kind rear slate roof replacement and installation of copper chimney flashing [County Council District #5]

"First National Bank, Parkton", Mold/Zern property, 18858 York Road, Final Landmarks #179 (MIHP #BA-0210); in-kind repair/replacement of a chimney [County Council District #3]

King property, 711 Cliveden Road, contributing structure in both the Sudbrook Park County Historic District and the Sudbrook Park National Register Historic District; in-kind replacement of a steam boiler [County Council District # 2]



Wilcox property, 718 Regester Avenue, contributing structure in the Stoneleigh Forge National Register Historic District; in-kind replacement of chimney crown, chimney re-pointing, in-kind repair/replacement of broken roof slates, installation of air conditioning system and hot water system [County Council District #5]

Ahearn-Braid property, 11 Montrose Avenue, Baltimore County Single Property Historic District; in-kind replacement of the existing front porch roof, in-kind repair/replacement of front porch decking; exterior painting, in-kind repair/replacement and painting of front porch and front entrance [County Council District #1]

### **Other Business**

Ms. Brown confirmed the scheduling of the Fall Retreat to be Thursday, October 23, 2014 and indicated details would be forthcoming as to time and location. Additionally, she asked for and received approval for commendations to be offered to three outstanding rehabilitation projects completed in the past year.

Mr. Thaler moved to adjourn the meeting. Ms. Allen seconded the motion, which was approved unanimously on a voice vote. The meeting adjourned at 7:51 p.m.

VKN:vkn