

Minutes
Baltimore County Landmarks Preservation Commission
April 9, 2015 Meeting

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

Ms. Nancy Horst, Vice-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. Nancy W. Horst, Vice-Chair	Mr. Robert P. Brennan, Chairperson
Ms. Carol Allen	Mr. David J. Bryan
Ms. Rose A. Benton	Mr. Jonathan Herbst
Mr. C. Bruce Boswell	Mr. Mitch Kellman
Mr. Louis Diggs	Mr. Christopher S. Norman
Ms. Faith Nevins Hawks	Mr. Qutub U. K. Syed
Mr. Ed Hord	
Mr. Stephen P. Myer	
Mr. David S. Thaler	

Attending County staff, Andrea Van Arsdale (Director, Department of Planning), Teri Rising (Preservation Services staff), and Vicki Nevy (Secretary to the Commission).

1. **Review of the Agenda**

Ms. Rising noted there were no changes to the Preliminary Agenda published March 26, 2015.

2. **Approval of the Minutes**

Ms. Horst asked if anyone proposed changes to the March 12, 2015 Minutes. Hearing none, she called for a motion to approve the Minutes as drafted. Mr. Hord moved to approve the Minutes. Ms. Allen seconded the motion, which passed unanimously on a voice vote.

Alteration to properties in County Historic Districts or Landmark structures

4. “John Brown’s Store”, 13501 Falls Road, Cockeysville, Final Landmarks List #159, (MIHP #BA-2792); ex post facto approval for in kind replacement of 8 1st floor windows; in kind replacement of 4 entry pillars; in kind replacement of wood framing for bay windows [County Council District # 3]

Ms. Rising reported that the new owners of the property are in the process of rehabilitating the structure. In an effort to address some of the building’s immediate deficiencies present at the time of purchase in December, 2014, the new owners replaced 8 of the deteriorated 1st floor windows in-kind. They were not aware they needed permission to do so until they contacted staff this past winter to review a proposed addition. The windows had deteriorated due to moisture and mold infiltration and the windows that were installed are in-kind replacements. Ms. Rising also indicated the new owners are seeking in-kind replacement of the 4 entry pillars, 2 of which have already been replaced along with the wood framing of the two bay windows in the front façade, some of which have rotted. The glass in the two bay windows is to be reinstalled.

Ms. Rising read the staff recommendation.

Ms. Nevins commented that she had visited the site. She explained the windows and columns that existed prior to being replaced were still on site. She confirmed the windows and columns were in poor condition. She also confirmed the windows installed as replacements and the replacement columns were appropriate for the structure.

Mr. Boswell questioned the material specifications of the columns proposed for installation.

Mr. Myer moved to vote to issue an ex-post facto Certificate of Appropriateness for the 8 first floor windows already replaced and a Certificate of Appropriateness for the in kind replacement of the 4 entry pillars and the wood framing in the two bay windows. Mr. Diggs seconded the motion which passed unanimously on a voice vote.

5. “Gorsuch Tavern and setting”, 15911 York Road, Final Landmarks List #365, (MIHP #BA-0130); replacement of existing non-historic wood porch railings and decking with a composite material [County Council District #3]

Ms. Rising reported this matter is before the LPC via an anonymous complaint that work was being performed without a historic permit being issued. She indicated Code Enforcement had issued a Stop Work Order and the property owner promptly contacted staff with a request to replace the existing porch railings and decking with a composite material.

Ms. Rising provided historic photos reflecting the railings had been altered in style multiple time since at least 1965 but had remained wood. She also confirmed the first floor porch decking was composite material in 2010 when the structure was landmarked.

Ms. Alison Warfield, an owner of the property, was present and indicated she has owned the property for 15 years and that it consists of 5 rental units. In that time, they have not replaced the railings. She explained that as a rental property, the structure must comply with standards requiring there being no peeling, chipping or loose paint. Ms. Warfield explained the frequency with which they find themselves painting the railings lead them to explore alternate materials that would not require painting.

Mr. Hord confirmed the standards required of rental properties.

Mr. Boswell noted the Design Guidelines followed by the LPC state existing historic materials should be replaced in-kind. Mr. Boswell reviewed the historic photos Ms. Rising had provided which reflected the changes in the railings since at least 1965 and which supported the fact that the existing railings are not historic materials.

Mr. David Warfield, an owner of the property, offered a sample of the railings they propose installing. He expressed concerns with the tendency of standard wood railings becoming shaky over time and showed how the connections of the proposed railings are thought to be stronger as a result of the continuous aluminum channel running thru the railing sections.

Ms. Nevins asked if the owners intended to replace the existing columns. The owners indicated the existing wood columns are to remain in place. She also cautioned the owners about the possibility of the proposed railings becoming moldy. The owners indicated the involved side of the structure is south facing and they do not anticipate there being a mold problem.

Ms. Horst was able to confirm the height of the railings would not change.

Mr. Thaler moved to vote to issue a Notice to Proceed for the replacement of the wood porch railings with composite materials as proposed and a Notice to Proceed for the in-kind replacement of the composite/wood decking with composite decking that matches the existing width and tongue and groove profile. Mr. Hord seconded the motion. The motion failed with Ms. Benton and Ms. Nevins voting against it and Ms. Horst not participating in the vote.

Upon a second vote, the motion(s) posed by Mr. Thaler passed with Ms. Allen, Mr. Boswell, Mr. Diggs, Mr. Hord, Mr. Myer, Mr. Thaler and Ms. Horst voting aye and with Ms. Benton and Ms. Nevins voting nay.

6. Lee property, 3613 Stoneybrook Road, contributing structure in the Fieldstone County Historic District; request for another extension of time for the removal of a portion of a wood front deck/porch constructed without the prior approval of the LPC per the April 10, 2014 decision of the LPC [County Council District #4]

Ms. Rising offered an explanation of the history of this issue and noted the property owner has not been able to complete the work as approved due to personal issues. Ms. Rising noted the property owner is hopeful they will be able to begin work in the not too distant future and therefore staff was recommending another 6 month extension be considered.

Mr. Boswell moved to vote to grant another 6 month extension which would expire on October 9, 2015. Mr. Diggs seconded the motion which passed unanimously on a voice vote.

- **7. “Noppenberger House”, Jackson property, 1610 S. Rolling Road, (MIHP #BA-2379), contributing structure in the Relay County Historic District; replacement of asphalt with brick pavers along an existing driveway [County Council District #1]

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

Applications for Tax Credit

8. Degenhard/Sarmiento property, 178 Dumbarton Road, contributing structure in the Rodgers Forge National Register Historic District; replacement of existing basement water pipes due to issues with low water pressure [County Council District #5]

Ms. Rising described the proposal and noted staff’s recommendation to vote to issue a Certificate of Appropriateness.

Mr. Thaler noted issues with regard to the contract proposed for the work, most notably, the lack of the contractor’s license number. He also questioned why tax credits are offered for repairs to galvanized pipes.

Ms. Rising explained the LPC has routinely approved such projects pursuant to Section 11-2-201 (7) (i) “Eligible rehabilitation work” means the rehabilitation of a historic resource which returns the structure to a state of utility through repair or alteration that allows for the efficient use of the structure”.

Staff noted the work may be approved subject to the contractor being licensed.

Mr. Thaler moved to vote to issue a Certificate of Appropriateness subject to the contractor being licensed. Mr. Boswell seconded the motion which passed unanimously on a voice vote.

- **9. “Miller House”, Cimino/Lehson property, 215 Melancthon Avenue, contributing structure in the Lutherville County Historic District and the Lutherville National Register Historic District, (MIHP #BA-0312); floor refinishing and lead paint removal, repair and re-paint radiators/moldings/transoms/windows/doors/front porch [County Council District #3]

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

- **10. Bonavuglia property, 323 Dunkirk Road, contributing structure in the Rodgers Forge National Register Historic District; floor and banister refinishing [County Council #5]

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

Other Business

Ms. Rising noted this year’s Spring Retreat is expected to take place June25, 2015. The subject matter is to be the quad-annual Comprehensive Zoning Map Process and will include members of both the Planning Board and LPC.

Mr. Thaler mentioned an event celebrating Mason Dixon accomplishments will be taking place in October, 2015.

Ms. Allen asked about the current status of the fire investigation at 5008 Cedar Avenue in Relay. Ms. Rising reported staff has not received a report as of yet.

Mr. Thaler inquired as to the status of work considered by the LPC involving the Shaw-Bauer House. Ms. Rising explained the subdivision of a lot to separate the Shaw-Bauer House from the larger parcel has yet to be approved.

Ms. Allen moved to adjourn the meeting. Mr. Diggs seconded the motion, which was approved unanimously on a voice vote. The meeting adjourned at 6:58 p.m.

VKN:vkn

