

Minutes
Baltimore County Landmarks Preservation Commission
October 13, 2016 Meeting

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

Mr. Rob Brennan, Chairperson, opened the regular monthly meeting of the Baltimore County Landmarks Preservation Commission (LPC) at 6:01 p.m. The following Commission members were:

Present

Mr. Robert P. Brennan, Chair
Ms. Carol Allen
Mr. C. Bruce Boswell
Mr. Louis Diggs
Ms. Faith Nevins Hawks
Mr. Ed Hord
Ms. Nancy W. Horst, Vice Chair
Mr. Mitch Kellman
Ms. Wendy McIver
Mr. Stephen P. Myer
Mr. David S. Thaler

Not Present

Ms. Rose A. Benton
Mr. Qutub U. K. Syed
Mr. Richard Yaffe

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

1. **Review of the Agenda**

Ms. Rising reported there were no changes to the Preliminary Agenda published October 6, 2016.

2. **Approval of the Minutes**

Mr. Brennan asked if anyone proposed changes to the September 8, 2016 Minutes. Hearing none, Mr. Brennan called for a motion to approve the Minutes as drafted.

Mr. Hord moved to approve the Minutes as drafted. Mr. Diggs seconded the motion, which passed with affirmative votes being cast by Ms. Allen, Mr. Boswell, Mr. Brennan,

Mr. Diggs, Ms. Hawks, Mr. Hord, Ms. Horst, Mr. Kellman, Ms. McIver, Mr. Myer and Mr. Thaler. There were no dissenting votes.

3. **Consent Agenda**

Ms. Rising read the Action Recommendation for Consent Agenda Items 5, 7, 11 and 12.

Mr. Myers commented that there appeared to be a reference to the installation of a chain link fence on the application for Item #12. Ms. Rising explained the homeowner had confirmed that was a mistake made because he salvaged portions of a previously submitted application when re-submitting the current application for installation of the split rail fence.

Mr. Brennan called for a motion. Mr. Thaler moved to approve the consent agenda items as presented. Ms. Horst seconded the motion with affirmative votes being cast by Ms. Allen, Mr. Boswell, Mr. Brennan, Mr. Diggs, Ms. Hawks, Mr. Hord, Ms. Horst, Mr. Kellman, Ms. McIver, Mr. Myer, and Mr. Thaler. There were no dissenting votes.

Items for Discussion and Vote

4. Presbyterian Home of Maryland, (house, accessory structure & setting), 400 Georgia Court; Public Hearing on Nomination to the Preliminary Landmarks List [County Council District #5]

Postponed to November 10, 2016

- **5. “Prospect Hill Cemetery”, Campbell property 701 York Road, Final Landmarks List #101, MIHP #BA-2478; installation of backfill and stone retaining walls [Council District #5]

Approved via the Consent Agenda to issue a Certificate of Appropriateness.

Citing Baltimore County Code, Section 32-7-403 and County Historic Design Guidelines: Fences & Landscape, p. 5.

6. Merson property, 1509 Bellona Avenue, non-contributing structure in the Lutherville County Historic District and Lutherville National Register Historic District; construction of a detached garage in the rear yard where a garage previously existed; in-kind replacement of the existing house roof; replacement of the existing form stone house material with cedar plank siding; construction of a rear patio with pergola and paving an existing gravel driveway with asphalt [Council District #3]

Ms. Rising indicated the project involves exterior alterations to a non-contributing structure in the Lutherville County Historic District and included replacement of formstone on the house with wood cedar plank siding, construction of a free standing garage in the rear yard, paving of a gravel driveway, and construction of a rear patio and pergola. She noted the alterations and new construction being proposed would not adversely effect the overall character of the County Historic District and was consistent with the streetscape which features more non-contributing structures than contributing. Staff found the materials and treatments to be consistent with the design guidelines used for reviewing infill and new additions and compatible with the various types and ages of homes along this stretch of Bellona Avenue.

The homeowner, Mr. Garth Merson, was present and offered a few details of the various proposals.

Mr. Hord suggested the Commission might start thinking about formstone as a historically significant material.

Ms. Allen commented that formstone is most commonly found in Baltimore City and not Baltimore County.

Mr. Brennan complimented Mr. Merson on his product selection.

Mr. Hord moved to vote to issue a Certificate of Appropriateness for the various proposals. Mr. Thaler seconded the motion with affirmative votes being cast by Ms. Allen, Mr. Boswell, Mr. Brennan, Mr. Diggs, Ms. Hawks, Mr. Hord, Ms. Horst, Mr. Kellman, Ms. McIver, Mr. Myer, and Mr. Thaler. There were no dissenting votes.

Citing Baltimore County Code, Section 32-7-403 and Baltimore County Historic Design Guidelines: Additions & Infill, pp. 4-5 and p.7 and Fences & Landscape, pp. 4-5.

- **7. “Toennies House”, Easter property, 302 Central Avenue, contributing structure in the Glyndon County Historic District, MIHP #BA-0753; Part II approval for the in-kind replacement of the existing roof and replacement of existing gutters/downspouts [Council District #3]

Approved via the Consent Agenda to issue a Certificate of Appropriateness.

Citing Baltimore County Code, Section 32-7-403; Section 11-2-201 and Baltimore County Historic Design Guidelines: Roofs, pp. 10-11.

8. Gaeng property, 1024 Windsor Road, non-contributing structure in the Sudbrook Park County Historic District and Sudbrook Park National Register Historic District;

construction of a car port/shed in the rear yard and installation of a 3' wide front yard pathway [Council District #2]

Ms. Rising introduced the agenda item and pointed out that the homeowner had consulted with the local advisory group who offered their recommendations and overall support for the proposals.

Ms. Rising explained that most homeowners along that stretch of the community have front yard pathways and/or driveways. Some are gravel, others asphalt and a few have used flagstone or bluestone. She suggested it would be inappropriate to introduce an entirely new path material as the streetscape and how it blends with the house frontages is a character defining feature in Sudbrook Park. Consequently, Ms. Rising noted staff recommended approval of the proposed path provided the materials used be flagstone, bluestone or another dark gravel stone which is one of the alternatives offered by the homeowner and acceptable to the local advisory group.

Ms. Nevy reported the homeowner had indicated he would not be able to attend the evening's meeting.

Mr. Thaler questioned staff's recommendation for use of another dark gravel stone and asked what type of stone that might be. Ms. Rising rephrased the recommendation to be for the use of flagstone, bluestone or dark color gravel.

Mr. Boswell moved to vote to issue a Certificate of Appropriateness for the construction of a free standing car port/shed combination to be situated in the rear yard for the installation of a 3' wide front yard pathway subject to the material used for the path being a dark color gravel. Mr. Thaler seconded the motion with affirmative votes being cast by Ms. Allen, Mr. Boswell, Mr. Brennan, Mr. Diggs, Ms. Hawks, Mr. Hord, Ms. Horst, Mr. Kellman, Ms. McIver, Mr. Myer, and Mr. Thaler. There were no dissenting votes.

Citing Baltimore County Code, Section 32-7-403 and Baltimore County Historic Design Guidelines: Fences & Landscape, p. 5.

9. "Jericho Farm", McBride property, 12230 Jericho Road, National Register of Historic Places, MIHP #BA-0135; Part II approval for the repair/replacement of existing support beams and joists and addition of added support under original floor boards [Council District #5]

Ms. Rising explained this tax credit application involved stabilization work recommended by a structural engineer in order to address deficiencies identified in a report included with the application.

Mr. Brennan expressed concerns about the removal of original materials. Ms. Rising noted the Secretary of the Interior's Standards for Rehabilitation offer support for the proposals recommended by the structural engineer given the existing circumstances.

Mr. Thaler moved to vote to issue a Certificate of Appropriateness for the repair/replacement of existing support beams and joists and the addition of added support under original floor boards as proposed. Mr. Myer seconded the motion with affirmative votes being cast by Ms. Allen, Mr. Boswell, Mr. Brennan, Mr. Diggs, Ms. Hawks, Mr. Hord, Ms. Horst, Mr. Kellman, Ms. McIver, Mr. Myer, and Mr. Thaler. There were no dissenting votes.

Citing Baltimore County Code, Section 11-2-201 and Secretary of the Interior's Standards for the Treatment of Historic Properties: Rehabilitation – Building Interior Structural Systems, pp. 91-92.

10. “Price House”, 501 Bond Avenue, Final Landmarks List #105, contributing structure in the Glyndon National Register Historic District, MIHP #BA-0762; request for an extension of time allowed to address condition issues. [County Council District #3]

Ms. Rising reported this matter stems from a Code Enforcement Correction Notice issued March 2, 2016 in response to community complaints for violations that involved lack of maintenance to a landmark structure and to an investment property. She stated the Commission approved proposals for repair and rehabilitation offered by the property owner in April, 2016 and established a period of 6 months for completion of the work.

Ms. Rising explained the property owner subsequently contacted staff to report finding the repairs needing to be made far more extensive than originally anticipated. The owner was requesting an extension of time to complete the work due to the combination of an expanded scope of work and the approach of winter. Ms. Rising confirmed the owner has demonstrated ongoing progress with the repairs.

Ms. Rising suggested if the requested extension of time is granted and the work is still not completed by the end of that extended period, the Technical Committee having initially visited the site could be reconvened to assess the situation before offering approval for another extension. She also indicated she had been in touch with members of the community as to the request for an extension and found there to be no objections should the LPC approve such a request.

Mr. Hord questioned whether the property owner had not already been granted adequate time to resolve the condition issues. Both Mr. Myer and Mr. Diggs, having previously visited the site as part of the Technical Committee, confirmed the repairs needed were quite extensive and they had no problem approving an extension of time to complete the work.

Mr. Boswell moved to vote to grant a 6 month extension to the previously issued timeframe of correction, thus establishing April 13, 2017 as the completion date. Mr. Diggs seconded the motion with affirmative votes being cast by Ms. Allen, Mr. Boswell, Mr. Brennan, Mr. Diggs, Ms. Hawks, Mr. Hord, Ms. Horst, Mr. Kellman, Ms. McIver, Mr. Myer, and Mr. Thaler. There were no dissenting votes.

Citing Baltimore County Code, Section 32-7-403; Section 3-6-203; Section 35-2-404; Resolution Establishing Procedures & a Timeframe wherein violations to Section 32-7-403 of the Baltimore County Code must be corrected (adopted 10/15/08) and Baltimore County Historic Design Guidelines: Façade Materials, pp. 1-2; Porches & Steps, pp. 3-4; Windows & Doors, p.2, p.4, p.6; National Park Service, Technical Services, Preservation Brief #31)

- **11. Thomas property, 53 Dunkirk Road, contributing structure in the Rodgers Forge National Register Historic District; Part II approval for the in-kind repair/replacement of slate roofing tiles and the refinishing of original wood floors. [Council District #5]

Approved via the Consent Agenda to issue a Certificate of Appropriateness.

Citing Baltimore County Code, Section 11-2-201; Baltimore County Historic Design Guidelines: Roofs, p. 9; National Park Service, Technical Preservation Services, Preservation Brief #18 – Rehabilitating Interiors in Historic Buildings: Identifying and Preserving Character-Defining Elements.

- **12. Curry property, 1017 Windsor Road, contributing structure in the Sudbrook Park County Historic District and Sudbrook Park National Register Historic District, MIHP #BA-3038; installation of a split rail wood fence [Council District #2]

Approved via the Consent Agenda to issue a Certificate of Appropriateness.

Citing Baltimore County Code, Section 32-7-403 and Baltimore County Historic Design Guidelines: Fences & Landscape, p.4.

13. Rauser property, 1727 Magnolia Avenue, contributing structure in the Relay County Historic District; replacement of the existing front porch [Council District #1]

Ms. Rising reported this project involves the replacement of an existing front porch that had previously undergone alterations after being struck by a car before the District was created. She explained the plan being proposed by the owner is more consistent with the porches on other homes of this era within the Relay District as are the materials being proposed.

Mr. Brennan determined the homeowner was not present.

Mr. Brennan commented that the porch appears original to the house and noted the entrance to the porch was from the side rather than the front of the house. He also suggested the knee wall be lowered to a height of 3 feet rather than the height proposed and adding additional posts to the length of the porch.

Mr. Hord questioned the dimensions of the roof overhang as shown on the drawings submitted. He suggested the overhang across the side of the porch fronting onto the street should match that of the sides of the porch. As drawn, a 2 foot overhang was inappropriate for the porch. Mr. Hord commented that given a total of five posts across the side of the porch fronting onto the street, the doorway on the porch would appear to be framed rather than blocked from view.

Mr. Hord moved to vote to issue a Certificate of Appropriateness for the reconstruction of the front porch as proposed subject to an 8 foot width on the porch deck, a 3 foot high cedar shingled knee wall, 5 posts being equally spaced along the length of the porch and eaves at a depth as they currently exist. Mr. Thaler seconded the motion with affirmative votes being cast by Ms. Allen, Mr. Boswell, Mr. Brennan, Mr. Diggs, Ms. Hawks, Mr. Hord, Ms. Horst, Mr. Kellman, Ms. McIver, Mr. Myer, and Mr. Thaler. There were no dissenting votes.

Citing Baltimore County Code, Section 32-7-403 and National Park Service, Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings – Choosing Rehabilitation as a Treatment: Design for the Replacement of Missing Historic Features and Baltimore County Historic Design Guidelines: Porches & Steps, p. 2, p. 6.

The following historic property tax credit application was reported as approved by staff as either an emergency repair or due to the receipt of Part II approval for work reviewed by MHT:

“Dr. Cummins Place”, (“Edgewood), Bello property, 16009 Baconsfield Lane, Final Landmarks List #360, MIHP #BA-0936; scrape/prime/paint house exterior to include trim/shutters/windows and reglaze windows [County Council District #3]

“Jericho Farm”, McBride property, 12230 Jericho Road, Franklinville, National Register of Historic Places, MIHP #BA-0135; in-kind repair/replacement of existing roof [County Council District #5]

Other Business

Ms. Rising reported on a Code Enforcement issue involving 912 Adana Road in the Sudbrook Park County Historic District (Expansion II). She reminded the Commission Members that this matter involved replacement of original windows without the prior approval of the LPC. She explained the homeowner had appeared at a hearing before an Administrative Law Judge after having failed to either return the original windows to the front façade of the house or propose appropriate replacements for the existing front façade windows as directed by the LPC. The Administrative Law Judge agreed to reduce the amount of fines set in the matter and to allow the homeowner 6 months to rectify the issue to the LPC’s satisfaction.

An invitation to the Bmore Historic “Unconference” scheduled for Friday, October 21, 2016 was shared with all of the Commission Members.

Mr. Thaler moved to adjourn the meeting. Mr. Hord seconded the motion, with affirmative votes being cast by Ms. Allen, Mr. Boswell, Mr. Brennan, Mr. Diggs, Ms. Hawks, Mr. Hord, Ms. Horst, Mr. Kellman, Ms. McIver, Mr. Myer, and Mr. Thaler. There were no dissenting votes.

The meeting adjourned at 7:05 p.m.

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