

**Minutes**  
**Baltimore County Landmarks Preservation Commission**  
**November 10, 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. Rose A. Benton  
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. Carol Allen  
Mr. Qutub U. K. Syed  
Mr. Richard Yaffe

Attending County staff, Teri Rising (Preservation Services staff) and Vicki Nevy (Secretary to the Commission).

**Special Presentation**

Ms. Rising presented information on the nomination of the Lime Kiln Bottom National Register. Her report described the physical features of the various structures, general history of the area, the different processes historically followed in order to manufacture lime and the recent scope of work undertaken to restoration the lime kilns. She indicated the nomination was justified under criteria A and C.

The sponsor of the nomination, Mr. Jim Kelly, spoke in support of the nomination and expressed gratitude for Ms. Rising's expertise and support with preparation of the nomination. He credited the Cromwell Valley Park Council with fund raising efforts which contributed approximately \$600,000.00 towards renovation costs. He reported on two archeology digs sponsored by Maryland Historical Trust and acknowledged assistance with the project and the support of

nationally recognized stone masons, engineers and other expert tradespeople. Mr. Kelly also mentioned plans for landscaping the area to include installation of benches, tables, information kiosks as well as plans for future educational programs to be implemented.

Mr. Boswell commended Mr. Kelly for his dedication to the preservation of the park, the kilns and other structures located in the area.

Upon a suggestion by Mr. Thaler, Mr. Brennan opened the evening's meeting.

1. **Review of the Agenda**

Ms. Rising reported there were no changes to the Preliminary Agenda published November 3, 2016.

2. **Approval of the Minutes**

Mr. Brennan asked if anyone proposed changes to the October 13, 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. Thaler seconded the motion, which passed with affirmative votes being cast by Ms. Benton, Mr. Brennan, Mr. Boswell, Mr. Diggs, Ms. Hawks, Mr. Hord, Ms. Horst, Mr. Kellman, Ms. McIver, Mr. Myer and Mr. Thaler. There were no dissenting votes.

**Continuation of Special Presentation**

After having opened the meeting and approved the October Minutes, Mr. Brennan called for a motion on the Lime Kiln Bottom District nomination.

Mr. Diggs moved to support the Lime Kiln Bottom Historic District nomination, under National Register criteria A and C. Ms. McIver seconded the motion, which passed with affirmative votes being cast by Ms. Benton, Mr. Brennan, Mr. Boswell, 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 7, 8, 9, 10 and 11.

Mr. Brennan determined no one present wished to discuss or question any of the consent agenda items.

Mr. Brennan called for a motion. Mr. Thaler moved to approve the consent agenda items as presented. Mr. Diggs seconded the motion, which passed with affirmative votes being cast by Ms. Benton, Mr. Brennan, Mr. Boswell, 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 January 12, 2017*

5. “Cherry Hill A.U.M.P. Church” (Diggs-Johnson Museum), cemetery and setting, 2426 Offutt Road, Granite vicinity

Ms. Rising provided information included in the survey prepared and distributed for review. She noted the nomination was submitted by the Friends of Cherry A.U.M.P. Church, the non-profit group who owns the site and reminded the Commission that the LPC Fall Retreat was held at the location shortly after the museum opened in 2015.

Mr. Brennan congratulated Mr. Diggs on his efforts to preserve and restore the church and cemetery.

Ms. Horst moved to vote to (a) place the “Cherry Hill A.U.M.P. Church” (Diggs-Johnson Museum) & cemetery on the Preliminary Landmarks List under criteria (1) - for its association with early Methodism in Baltimore County and for its association with the important denomination of African Union Colored Churches, the first to be organized entirely by African Americans; (2) - as an architecturally significant example of a modest 19th century church building, likely constructed by its African American congregants, that has retained excellent integrity in terms of materials, feeling and setting and as a rare example as few rural African American churches have survived; and (b) to delineate the parcel, .75 acres total (map 76, parcel 154), as its historic environmental setting.

Mr. Hord seconded the motion, which passed with affirmative votes being cast by Ms. Benton, Mr. Brennan, Mr. Boswell, 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 32-7-402*

6. “Trego House”, 600 Sudbrook Road, contributing structure in the Sudbrook Park County Historic District and Sudbrook Park National Register Historic District, MIHP #BA-3040; replace/widen an existing front stone driveway with asphalt to include parking area

to the left of the existing driveway, replace all existing windows, installation of a handicap ramp to the left of the existing front porch, replacement of the existing front porch step PVC clad handrails with wood handrails, in-kind repair/replacement of the existing rear porches/side porch with PVC clad pressure treated wood railings, and the in-kind replacement of the existing roof [County Council District #2]

Ms. Rising reported the proposals concern alterations to a structure which has served, and is expected to continue to serve, as an assisted living facility. The property has suffered from a lack of maintenance and many of the proposals being made by the new owner are needed in order to address those issues. She explained a Technical Committee visited the site in order to review and discuss the various proposals with the owner. Ms. Rising noted the Technical Committee provided a report outlining the results of that visit which included some alternatives discussed with the property owner.

Ms. Tammy Phelps, one of the new owners of the property, was present and expressed gratitude for the opportunity to have met with the Technical Committee on site and for the various suggestions offered. She explained the restoration work is being broken into two phases with Phase 1 involving the general restoration of the structure and Phase 2 involving landscaping, restoration of the pool and carriage house. She also explained that the license needed in order to operate the property as an assisted living facility has expired and that they will not be able to apply for the license until the house is totally renovated and ready for the property inspection phase of the license application process.

Mr. Boswell, as a member of the Technical Committee, commented that the site visit was particularly productive and noted Ms. Phelps was receptive to the suggestions offered by the Committee. Mr. Boswell described various features of the proposals, findings of the Committee and explained the rationale behind the alternatives being suggested.

Mr. Boswell asked Ms. Phelps if she found any of the recommendations unacceptable. She indicated she did not and provided new architectural drawings to reflect those recommendations.

Ms. Phelps did ask if it would be possible to raise the existing arched low stone walls flanking the existing driveway. Both Mr. Boswell and Mr. Hord commented on possible results of doing so. Mr. Hord suggested the walls be moved further apart rather than increasing the height.

Mr. Boswell moved to vote to issue a Certificate of Appropriateness per the conditions outlined in the Technical Committee report and to relocate the existing low stone walls flanking the existing stone driveway being sure that they remain centered on the front door, are up to a maximum width of 18 feet and that they retain their existing curvature.

Mr. Thaler seconded the motion, which passed with affirmative votes being cast by Ms. Benton, Mr. Brennan, Mr. Boswell, 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 Citing Baltimore County Historic Design Guidelines: Roofs, p. 2; Fences & Landscapes, p. 3; Porches & Steps, pp. 3-6; National Park Service Secretary of the Interior's Guidelines for Rehabilitation, Special Considerations: Health & Safety)*

- \*\*7. “Monkton Hall”, 1901 Monkton Road, contributing structure in the Monkton County Historic District and Monkton National Register Historic District, MIHP #BA-0506; in-kind replacement of existing gutters and downspouts [County Council District #3]

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

*Citing Baltimore County Code, Section 32-7-403 and County Historic Design Guidelines: Roofs, p. 10.*

- \*\*8. “Oscar Webb House”, Patoka/Watkins property, 709 Cliveden Road, Sudbrook Park, contributing structure in the Sudbrook Park County Historic District and Sudbrook Park National Register Historic District, MIHP #BA-3097; Part II approval for regrading chimney mortar crowns, installation of top closing dampers with flue tile adaptors, in-kind replacement of defective slate roof tiles, repair of 2 main peaks, 1 dormer peak and 2 valleys, installation of a heat pump and removal of existing split system A/C unit, installation of interior storm windows (8) and the repair and/or in-kind replacement of wood shutters [County Council District #2]

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

*Citing Baltimore County Code, Section 32-7-403 and County Historic Design Guidelines: Roofs, p. 9 & p. 11; Windows & Doors, p. 4 & p. 6; National Park Service, Technical Preservation Services, Preservation Brief #24 – Heating, Ventilating, and Gooding Historic Buildings – Problems and Recommended Approaches; Preservation Brief # 9, The Repair of Historic Wooden Windows, Sections Weatherization*

- \*\*9. “Oakwood Bungalow”, Kriemelmeyer property, 1301 Edmondson Avenue, Catonsville, Final Landmarks List #61, contributing structure in the Old Catonsville National Register Historic District, MIHP #BA02138; Part II approval for repair/replacement of existing electrical system to include a new main panel, the addition of ceiling fixtures/switches/outlets, mortar repairs to correct cracks, repair of stucco, repairs to provide additional support of interior joists in-kind replacement of existing painted rear porch stairs, installation of a central air-conditioning system, re-installation of original transoms and the addition of fiberglass blown insulation in the attic [County Council District #1]

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

*Citing Baltimore County Code, Section 32-7-403 and Section 11-2-201 and Citing Baltimore County Historic Design Guidelines: Windows & Doors, p. 6; Porches & Steps, pp. 3-4; National Park Service, Technical Preservation Services, Preservation Brief # 24 - Heating, Ventilating, and Cooling Historic Buildings—Problems and Recommended Approaches; Preservation Brief # 2 - Repointing Mortar Joints in Historic Masonry Buildings; Preservation Brief # 15 - Preservation of Historic Concrete; National Park Service, Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings - Choosing Rehabilitation as a Treatment: Design for the Replacement of Missing Historic Features; Secretary of the Interior's Standards for the Treatment of Historic Properties: Rehabilitation – Building Interior Structural Systems, pp. 91-92 )*

- \*\*10. Smith property, 213 Register Avenue, contributing structure in the Rodgers Forge National Register Historic District; Part II approval for the replacement of a boiler and water heater [County Council District #5]

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

*Citing Baltimore County Code, Section 11-2-201 and Citing National Park Service, Technical Preservation Services, Preservation Brief #24 – Heating, Ventilating, and Colling Historic Buildings – Problems and Recommended Approaches.*

- \*\*11. Sunderland property, 704 Cliveden Road, contributing structure in the Sudbrook Park County Historic District and Sudbrook Park National Register Historic District; placement of a 14' x 24' shed in the side/rear yard [County Council District #2]

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

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

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:

Barthelme property, 705 Chumleigh Road, contributing structure in the Stoneleigh National Register Historic District; in-kind repair of existing slate roof, repair of two existing chimneys [County Council District #5]

“Dr. Herbert Harlan House”, Hozore/Locke property, 722 Howard Road, contributing structure in the Sudbrook Park County Historic District and Sudbrook Park National Register Historic District, MIHP #BA-3017; emergency replacement of existing water heater with a tank-less water heater [County Council District #4]

Mazzocco/Abrams property, 103 Forest Drive, contributing structure in the Central Catonsville and Summit Park National Register Historic District; repair/in-kind replacement and painting of existing wood lattice boards, skirt boards and exterior trim, staining of the existing cedar shake exterior, addition of attic/basement insulation and removal of paint to return interior stairway to original wood finish [County Council District # 1]

### **Other Business**

Ms. Rising noted the Boards and Commissions Annual Event is scheduled for 5:00 p.m. to 7:00 p.m. Tuesday, December 6, 2016.

Ms. Rising offered details of an Adverse Effect Determination involving the “Glencoe Railroad Station” (Edmunds Property) located at 15512 Home Road. The Station is Baltimore County Final Landmarks List #97. At the invitation of the Maryland Department of Natural Resources, the LPC has the opportunity to suggest ideas which might mitigate a proposal to move the structure to another location, 6 miles north of the current location, in the vicinity of White Hall.

Ms. Rising provided details of correspondence between the Baltimore County Department of Planning, Maryland Department of Planning, Maryland Historical Trust and the Maryland Department of Natural Resources. She noted the Baltimore County Department of Planning opposed the relocation noting that doing so conflicts with programmatic responsibilities to protect Final Landmarks List structures and that maintaining its historic context was important. While the Maryland Historical Trust has acknowledged the relocation as having an Adverse Effect on the structure, under Section 106 regulations, the Maryland Department of Planning can still decide to allow the relocation after seeking comments from other agencies and interested parties.

Mr. Thaler asked why the structure could not be repaired. Ms. Rising explained that the Maryland Department of Natural Resources has indicated that is not an optimal choice for them.

Mr. Boswell noted the building is located in a low lying area and if the building were to be raised in a manner so as to protect it from water damage, the building would lose its association with the rail line.

Mr. Thaler moved to vote to strongly suggest that should the building be relocated, it be relocated to a non-flood prone location, retain the relationship with the rail line and remain as close to its current location as possible. Mr. Boswell seconded the motion, which passed with affirmative votes being cast by Ms. Benton, Mr. Brennan, Mr. Boswell, Mr. Diggs, Ms. Hawks, Mr. Hord, Ms. Horst, Mr. Kellman, Ms. McIver, Mr. Myer and Mr. Thaler. There were no dissenting votes.

Mr. Thaler also suggested that if the recommendation having just been unanimously approved by the LPC is taken seriously, there are many trade associations, including the Maryland Home

Builders Association which could be approached for assistance with both the financial costs of the relocation and the actual work involved to complete the relocation. Ms. Rising concurred that Mr. Thaler's suggestion was 100% correct.

Mr. Thaler moved to adjourn the meeting. Mr. Hord seconded the motion, which passed with affirmative votes being cast by Ms. Benton, Mr. Brennan, Mr. Boswell, 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 7:36 p.m.

VKN:vkn