

Minutes
Baltimore County Landmarks Preservation Commission
January 12, 2017 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
Ms. Rose A. Benton
Mr. C. Bruce Boswell
Mr. Louis Diggs
Mr. Ed Hord
Ms. Nancy W. Horst, Vice Chair
Mr. Mitch Kellman
Ms. Wendy McIver
Mr. Stephen P. Myer
Mr. Richard Yaffe

Not Present

Ms. Faith Nevins Hawks
Mr. Qutub U. K. Syed
Mr. David S. Thaler

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

1. Selection of Chair & Vice-Chair

Mr. Brennan indicated that both he and Ms. Horst were agreeable to retaining their posts as Chair and Vice-Chair, therefore not creating a vacancy.

Ms. Allen moved to vote to accept the current slate of officers. Ms. McIver seconded the motion which passed with affirmative votes being cast by Ms. Allen, Ms. Benton, Mr. Boswell, Mr. Brennan, Mr. Diggs, Mr. Hord, Ms. Horst, Mr. Kellman, Ms. McIver, Mr. Myer and Mr. Yaffe. There were no dissenting votes.

2. **Review of the Agenda**

Ms. Rising reported there were no changes to the Preliminary Agenda published January 5, 2017.

3. **Approval of the Minutes**

Mr. Brennan asked if anyone proposed changes to the November 10, 2016 Minutes. Hearing none, Mr. Brennan called for a motion to approve the Minutes as drafted.

Mr. Myer moved to approve the Minutes as drafted. Mr. Diggs seconded the motion, which passed with affirmative votes being cast by Ms. Allen, Ms. Benton, Mr. Boswell, Mr. Brennan, Mr. Diggs, Mr. Hord, Ms. Horst, Mr. Kellman, Ms. McIver, Mr. Myer and Mr. Yaffe. There were no dissenting votes.

4. **Consent Agenda**

Ms. Rising read the Action Recommendation for Consent Agenda Item 11.

Mr. Boswell questioned a few aspects of the proposal and requested the item be pulled from the Consent Agenda so as to allow discussion of the proposal.

Items for Discussion and Vote

5. 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 April 13, 2017

6. "Mount Prospect" (Brellis property), house, shed, barn and setting, 15101 Allison Road, MIHP #BA-3317

Ms. Rising provided information included in the survey prepared and distributed for review and noted the nomination was submitted by the current owners.

Mr. Diggs questioned whether the shed might have been slave quarters and Ms. Rising answered no, as the shed is an early 20th century structure. Mr. Brennan asked whether there might have been slave quarters on the property. Ms. Rising indicated while there is

no evidence of slave quarters on the subject parcel, its likely they did exist on nearby parcels.

Mr. Brennan noted the presence of structures located on adjacent parcels and asked how the proposed setting compared with existing conservancy easement(s). Ms. Rising explained the core location of buildings where infill and alterations are most likely is proposed for the historic environmental setting as other areas are already protected by conservancy easements.

Mr. Diggs moved to vote to (a) place “Mount Prospect” (Brellis property) House, Shed, Barn & setting on the Preliminary Landmarks List under criteria (1) - for its association with the My Lady’s Manor area of Baltimore County and the historically significant Stansbury family as one of the earliest settlers in the area whose contributions significantly impacted the area’s development; for its association with the equestrian history of Baltimore County and Maryland which continues to be an important cultural and economic component of Baltimore County’s agricultural heritage; for its significance as a collection of artifacts illustrating the historical evolution of agriculture which contributed to the development of Baltimore County. (2) – as an excellent example of a vernacular structure that retains integrity in form, craftsmanship and materials that reflects the community’s distinct character and provides a physical reminder of the work performed by generations of both the free and enslaved in the 18th and 19th centuries. (b) to delineate part of the parcel, 8.42 acres total (map 36, parcel 140, Tax ID # 1019051302), as its historic environmental setting

Ms. Horst seconded the motion, which passed with affirmative votes being cast by Ms. Allen, Ms. Benton, Mr. Boswell, Mr. Brennan, Mr. Diggs, Mr. Hord, Ms. Horst, Mr. Kellman, Ms. McIver, Mr. Myer and Mr. Yaffe. There were no dissenting votes.

Citing Baltimore County Code, Section 32-7-402

7. Homan property, 600 Sudbrook Park, contributing structure in the Sudbrook Park County Historic District (Expansion #2); replacement of existing front façade dormer windows and dining room window per the COA issued September 10, 2015 and request for reconsideration for replacement of existing window in converted garage space [County Council District #2]

Ms. Rising summarized the history of this particular issue and noted the homeowner is seeking approval for replacement of front façade windows previously replaced without the prior approval of the LPC in order to comply with an order issued by the Administrative Law Judge. Per that order, replacement of the windows needs to be completed no later than April 5, 2017. The homeowner is also seeking an ex post facto Notice to Proceed for replacement of the previously existing picture window as it was installed in a converted garage space and was not a window original to the house. Ms. Rising noted staff was not previously aware the window was not original to the house.

Ms. Horst moved to vote to issue a Certificate of Appropriateness for the in kind replacement of previously removed front façade dormer windows and dining room window and vote to issue an ex post facto Certificate of Appropriateness for the replacement of non-historic windows involving the converted garage space. All work to be completed before April 5, 2017 as per the Office of Administrative Hearings Civil Citation # 1500475.

Mr. Boswell seconded the motion, which passed with affirmative votes being cast by Ms. Allen, Ms. Benton, Mr. Boswell, Mr. Brennan, Mr. Diggs, Mr. Hord, Ms. Horst, Mr. Kellman, Ms. McIver, Mr. Myer and Mr. Yaffe. There were no dissenting votes.

Citing Baltimore County Code, Section 32-7-403; Office of Administrative Hearings Civil Citation # 1500475 and Citing Baltimore County Historic Design Guidelines: Windows & Doors, p. 2 & p. 5.

8. “Dr. Cummins Place”, (Edgewood), (Bello property) and setting, 16009 Baconsfield Lane; Final Landmarks List #360, MIHP #BA-0936; extensive exterior and interior changes to accommodate the conversion of an existing rear screened porch into an interior family room/kitchen expansion and the proposed removal of an existing 2 level rear porch to be replaced with a lower level room with a covered porch above in the same footprint as the existing porch [County Council District #3]

Ms. Rising reported the project involves alterations to the rear of the structure which is not visible from a public right of way and that the work impacts several main interior spaces. She indicated a Technical Committee had visited the site, recommended changes to the original plans presented for consideration and prepared a report on their findings. The homeowners and their architect subsequently submitted revised plans reflecting the recommendations suggested by the Technical Committee.

Mr. Brennan determined both the property owners and their architect, Peter Ratcliffe were present. He invited Mr. Ratcliffe to summarize the proposed plans. Mr. Ratcliffe offered a detailed description of the proposals in their entirety. He mentioned that the poor condition of the existing rear porch foundation slab and the failing conditions of the existing rear retaining walls would be corrected once the owners are able to start the work.

Mr. Brennan asked Mr. Ratcliffe to point out the specific accommodations to issues the Technical Committee had outlined. Those accommodations included retaining the existing first floor wall which runs the length of the two story rear porch, removal of the

two windows in that space, safely storing those windows on site, framing out the newly created openings with trim to match existing interior openings, maintaining the existing door sidelights in place, removal of the existing exterior door, safely storing that door on site, framing out the newly created opening with trim to match existing interior doorways and proposing a more appropriate style of railing along the 2nd floor of the existing rear porch than what currently exists.

Mr. Boswell reiterated the findings of the Technical Committee and noted the Committee did not look at the existing retaining wall and steps as they did not believe it was part of the application being reviewed.

Mr. Ratcliffe explained the wall is part of the existing screened porch foundation and as all parties have agreed the existing screened porch is not original to the house, the foundation to that porch should not be considered original to the house. He indicated the plans are to replace the existing retaining walls with new concrete walls. Stone salvaged from the existing walls will be used to cap portions of the new concrete walls.

Mr. Boswell asked if the existing walls could be repaired rather than replaced. Mr. Ratcliffe indicated the existing walls were beyond repair and would not adequately support the new additions.

Plans as presented for the retaining walls, stairs and landscaping were extensively discussed.

Mr. Yaffe moved to vote to issue a Certificate of Appropriateness per the Technical Committee's report and to issue a second Certificate of Appropriateness for the portions of the proposal as presented without having been reviewed and reported upon by the Technical Committee.

Ms. McIver seconded the motion, which passed with affirmative votes being cast by Ms. Allen, Ms. Benton, Mr. Boswell, Mr. Brennan, Mr. Diggs, Mr. Hord, Ms. Horst, Mr. Kellman, Ms. McIver, Mr. Myer and Mr. Yaffe. There were no dissenting votes.

Citing Baltimore County Code, Section 32-7-403 and County Historic Design Guidelines: Additions & Infill, pp. 2-4; National Park Service, Technical Preservation Services, Preservation Brief # 18 – Rehabilitating Interiors in Historic Buildings: Identifying and Preserving Character-Defining Elements.

(Mr. Diggs left at 7:00 p.m.)

9. “Plinlimmon Farm”, 9401 Lyons Mill Road, Owings Mills vicinity; Final Landmarks List # 70, National Register of Historic Places, MIHP #Ba-2184; revisions to Ballard Green PUD – Recommendation to Planning Board [County Council District #4]

Ms. Rising explained this item involves a material amendment to a previously approved Planned Unit Development (PUD) plan last reviewed by the LPC in 2010. At that time, the Commission voted to support the plan and offered recommendations for buffering, siting and materials for the proposed structures. She indicated that the current plan revisions include changing what was live/work/retail units to residential back to back townhouses and condominiums. Because those changes affect the amount of density units in the project and design, the Development Review Committee determined the changes are “material” which brings the proposal back through the LPC’s review process.

The new proposal was shared with the remaining members of the original Technical Committee formed to review the Ballard Green PUD in 2010. Those members offered feedback which was shared with the developer. The developer is submitting comparison documentation in order to provide clarification for what is now being proposed.

Mr. Steve Smith, representing the developer, reported the original live/work/retail units were proposed in response to feedback received from the community. Since then, no one has developed an interest in pursuing that type of unit. Plans for maintaining the historically designated structures for boutique office use still remain. A completed renovation of a church in Jacksonville and Flowers & Fancy in Stevenson were offered as examples of boutique office space projects of which Mr. Smith had been involved.

Mr. Sean Davis, representing MRA, explained roadway intersection spacing requirements were impacting the location of the roadway being proposed. He provided side by side drawings of the prior and present plans and described the various changes.

Mr. Hord expressed the opinion that the roadway and the new townhouses were too close to the front of the historic house.

Mr. Boswell commented that the historic house was being overpowered by the combination of the proposed size of the townhouses and their close proximity to the road. He suggested eliminating a few of the townhouses, pushing them back further from the historic house and giving the road a more serpentine form. Mr. Boswell did find the revised plans to be an improvement on the north and south sides of the house and appreciated the planned retention of several trees at the site.

Mr. Davis indicated that the builder, Beazer Homes, is wanting to introduce back to back units in the community and that product requires the critical massing being proposed to make it viable in the market. He pointed out that the introduction of back to back units requires accommodations to be made for driveways and access to driveways. As a result of those accommodations, a considerable amount of additional open space was created.

Ms. Horst suggested the possibility of staggering the heights of the townhouses in an effort to minimize their impact they have on the historic house.

Ms. Rising offered to prepare a memo articulating the Commission's advisory comments. The memo would then be circulated for review by the Commission in order to make sure it accurately conveys the recommendations the Commission wishes to offer to the Planning Board.

Mr. Hord moved to vote to make a recommendation to the Planning Board acknowledging that while the new plans were an improvement on both the north and south sides of the historic house, the Commission remains concerned that the historic structures are being crowded on the west side because of the height and massing of the townhouses. A suggestion to re-position the road away from the front of the historic house, remove one townhouse on the two "sticks" closest to the historic house, adding one to the "stick" furthest from the historic house and step the units closest to the historic house down from 4 stories to 3 stories would result in a project more respectful of the landmark structures and result in a more successful project overall.

Mr. Boswell seconded the motion, which passed with affirmative votes being cast by Ms. Allen, Ms. Benton, Mr. Boswell, Mr. Brennan, Mr. Hord, Ms. Horst, Mr. Kellman, Ms. McIver, and Mr. Myer. Mr. Yaffe abstained from the vote. There were no dissenting votes.

Citing Baltimore County Code, Section 32-4-231 (a) (3) (Planning Board Comments)

10. 3606 Rusty Rock Road, contributing structure in the Fieldstone County Historic District; replacement of the 2nd floor damaged in fire [County Council District #4]

Ms. Rising stated construction to repair fire damage has been completed without a valid Baltimore County Building Permit having been issued and without the prior approval of the LPC. Following a fire in February, 2016 the property owners applied for a Baltimore County Building Permit in August, 2016. At that time, staff indicated the need for LPC review on the application and consequently, no permit was ever issued. Plans were dropped off in the Planning Department on December 9, 2016 but staff had no additional information until a representative for the owner contacted staff on December 15, 2016.

Ms. Rising elaborated that aside from the permit process issues, staff felt the roof replacement is not appropriate due to the overwhelming scale of the new dormers and the window choices not being consistent with the prominence of the previously existing windows.

Ms. Rising reviewed several options for action the Commission might consider and read staff's recommendation for a citation to be issued and for the Commission to set a specific time frame for the property owner to submit revised plans and obtain approval from the Commission.

Mr. Brennan determined the property owner was present as was a representative for the property owner.

Mr. Will Cleaveland, an architect working with the property owner, addressed the Commission. He indicated the current owners purchased the property after the fire had occurred. Mr. Cleaveland indicated he had only recently been retained by the property owner in an effort to help resolve process issues the owners were experiencing and to help design plans more in keeping with both the County Historic Design Guidelines and Fieldstone Design Guidelines. He reported that while the exterior framing and construction had already occurred, the interior was bare studding.

Mr. Cleaveland offered alternative plan drawings for consideration.

Mr. Brennan expressed an appreciation for the owners working to correct some of the design features found not to be in keeping with established Historic Design Guidelines.

Suggestions offered by Mr. Brennan, Mr. Boswell and Mr. Hord included replicating the original roof ridge line, maintaining the Butler stone, maintaining the curving side windows and replicating the previously existing front dormer.

Mr. Hord moved to vote to refer the matter to Code Enforcement for action, and for the applicant to obtain a Certificate of Appropriateness from the Commission for a new design no later than June 8, 2017. Mr. Boswell seconded the motion with passed with affirmative votes being cast by Ms. Allen, Ms. Benton, Mr. Boswell, Mr. Brennan, Mr. Hord, Ms. Horst, Mr. Kellman, Ms. McIver, Mr. Myer and Mr. Yaffe. There were no dissenting votes.

Citing Baltimore County Code, Section 32-7-403; Resolution Establishing Procedures & a Timeframe wherein violations to Section 32-7-403 of the Baltimore County Code must be corrected (adopted 10/15/08)

11. Geipe property, 121 Central Avenue, non-contributing structure in the Glyndon County Historic District and Glyndon National Register Historic District; construction of a free standing garage [County Council District #3]

Having been withdrawn from the Consent Agenda in order to more clearly understand the siting of the proposed garage, Mr. Brennan asked the property owner to explain the proposed location for the garage.

Mr. Joseph Geipe, explained the proposed garage is in line with other garages in the neighborhood and will be situated in the same space currently occupied by two separate storage sheds.

Ms. Rising provided aerial views of the location for Mr. Geipe and the Commission to reference.

Mr. Boswell moved to vote to issue a Certificate of Appropriateness for the construction of a free standing garage as proposed. Ms. Allen seconded the motion, which passed with affirmative votes being cast by Ms. Allen, Ms. Benton, Mr. Boswell, Mr. Brennan, Mr. Hord, Ms. Horst, Mr. Kellman, Ms. McIver, Mr. Myer and Mr. Yaffe. There were no dissenting votes.

Citing Baltimore County Code, Section 32-7-403 and citing Baltimore County Historic Design Guidelines: Fences & Landscape, p. 5; Additions & Infill, pp. 6-7.

Mr. Geipe expressed his gratitude for the work of the Commission. He reported that 20 years ago, he brought the construction plans for his existing home to the Commission for consideration. He stated that at that time, the Commission offered and Mr. Geipe accepted several recommendations for changes to his plans. Mr. Geipe indicated that he feels his family has benefited from each of the recommendations and feels the house is a better fit for the community because of those recommendations.

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:

Kysiak property, 406 Dunkirk Road, contributing structure in the Rodgers Forge National Register Historic District; in-kind replacement of existing slate roof tiles on both the house and garage, in-kind repairs/replacement of existing copper gutters and repairs to interior portions of the chimney [County Council District #5]

DiPaula property, 1604 Kurtz Avenue, contributing structure (barn) in the Lutherville County Historic District and Lutherville National Register Historic District; replacement of non-original asphalt shingle roof with metal roofing panels and in-kind repair/replacement of damaged rafters [County Council District #3]

Farrugia property, 7111 Sheffield Road, contributing structure in the Stoneleigh National Register Historic District; in-kind replacement of the existing slate roof [County Council District #5]

Blomgran property, 320 Murdock Road, contributing structure in the Rodgers Forge National Register Historic District; in-kind replacement of existing slate roof, in-kind replacement of existing copper flashing, chimney repointing and installation of 5" half round aluminum gutters [County Council District #5]

Other Business

Ms. Rising reviewed the inclement weather policy of no meetings being held when Baltimore County Public Schools are either closed for the day or subject to early dismissal because of inclement weather.

Ms. Rising reported the County Council would consider the nomination of both “Woodbrook Cottage” (eastern section) and “Cherry Hill A.U.M.P. Church” (Diggs-Johnson Museum) to the Final Landmarks List at the Council hearing scheduled for March 6, 2017.

Ms. Rising reported on the status of the recommendation made by the Commission with regard to the Glencoe Railroad Station and indicated a copy of the letter would be circulated to Commission members.

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

The meeting adjourned at 7:58 p.m.

VKN:vkn