

**Minutes**  
**Baltimore County Landmarks Preservation Commission**  
**February 9, 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  
Ms. Faith Nevins Hawks  
Ms. Nancy W. Horst, Vice Chair  
Mr. Mitch Kellman  
Ms. Wendy McIver  
Mr. Stephen P. Myer  
Mr. Richard Yaffe

Not Present

Mr. Ed Hord  
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. **Review of the Agenda**

Ms. Rising reported one item was added to the Preliminary Agenda published February 2, 2017.

2. **Approval of the Minutes**

Mr. Brennan asked if anyone proposed changes to the January 12, 2017 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, Ms. Hawks, Ms. Horst, Mr. Kellman, Ms. McIver, Mr. Myer and Mr. Yaffe. There were no dissenting votes.

### **Items for Discussion and Vote**

3. “Former Catonsville Elementary School”, (school & setting), 615 Frederick Road [County Council District #1]

Ms. Rising provided information included in the survey prepared and distributed for review and noted the nomination was submitted by a third party. She described physical changes which have taken place over the years but indicated the original main block has remained unchanged and remains consistent with how it was designed.

Mr. Brennan commended Ms. Rising on the information provided and asked for clarification on the boundaries of the proposed Historic Environmental Setting.

Mr. Boswell asked if the Victor Bloede credited in the survey as having donated the land the school was built upon was the same person associated with a dam constructed on the nearby Patapsco River. Ms. Rising confirmed he is one and the same. She elaborated that the community raised half of the construction costs for the school with the County being responsible for the remaining half. The school was one of the last schools to be built in the County using such a joint funding arrangement.

Mr. Diggs reported that prior to Mr. Bloede’s ownership, a blacksmith shop owned by Mr. Remus Adams has been located on the site. Mr. Adams was a successful and influential African American businessman.

Mr. Yaffe asked if the School Board was aware of the nomination and asked what their plans for the building were. Ms. Rising indicated Baltimore County Schools were notified of the nomination and that she was not aware of their plans for the building.

Ms. Allen noted the building is remarkably intact with additions made over the years not being obviously visible from the street.

Ms. Kirby Spencer spoke in support of the nomination. As a resident of Catonsville, a Catonsville business owner and the Vice President of the Baltimore County Arts Guild, she expressed support for repurposing the building. She also supported the building’s nomination based upon it being a good example of a once popular style for schools and noted fewer and fewer examples remain as time passes.

Mr. Jim Himmel spoke in support of the nomination. As a resident of Catonsville, a City Planner by trade and the Vice President of the Catonsville Community Conservation

Association, he cited the group's involvement with the Bloomsbury School as a successful example of what can be achieved by re-purposing a structure rather than pursuing a demolition. He also stressed the importance of the building as an anchor for the 600 block of Frederick Road, elaborating that should the school be demolished, a gas station would take on the role of anchor along that stretch of what is effectively Catonsville's Main Street.

Ms. Trish Bentz spoke on behalf of the Preservation Alliance's Catonsville area representative, Mr. Dan Rosen who offered total support for the nomination.

Mr. Yaffe questioned whether there were plans for the building should the School Board choose to not use the building.

Ms. Allen cited the example of the Aigburth Mansion building as a structure no longer used by the School Board but subsequently transferred to a private organization for the purpose of using it for senior housing.

A community member, David Wasmund, mentioned the possibility of the building being transferred to the County for the purpose of using it as a recreational facility. A representative of County Councilperson's Office, Cathy Engers, indicated she thought that option was no longer being considered.

Ms. Rising reminded the Commission that they are tasked with considering whether a structure meets any of the criteria established for the Preliminary Landmarks List.

Mr. Myer moved to vote to (a) place the "Former Catonsville Elementary School", (school & setting), on the Preliminary Landmarks List under criteria (1) for its association with the history of the community of Catonsville and the Baltimore County Public School system; as a representative example from an era of school construction that focused on a monumental architectural style meant to promote the importance of education, (2) The building's pre-World War II era architecture serves as a notable example of the Gothic Revival style featured in many architect designed schools constructed during the early 20<sup>th</sup> century that retains excellent historic integrity in setting, association and materials. (3) as an example of the institutional design work of William Ehlers, a Catonsville architect, and the notable firm of Smith & May. (b) to delineate the parcel, 2.78 acres total (map 101, parcel 377, Tax ID # 010102572012), as its historic environmental setting.

Mr. Diggs seconded the motion which passed with affirmative votes being cast by Ms. Allen, Ms. Benton, Mr. Boswell, Mr. Brennan, Mr. Diggs, Ms. Hawks, Ms. Horst, Mr. Kellman, Ms. McIver and Mr. Myer and Mr. Yaffe abstaining from the vote.

*Citing Baltimore County Code, Section 32-7-402*

4. Jedema property, 1020 Windsor Road, contributing structure in the Sudbrook Park County Historic District and Sudbrook Park National Register Historic District; construction of a free standing garage [County Council District #2]

Ms. Rising described the proposal for construction of a free standing garage to be located at the rear corner of the property. She pointed out that after meeting on site with members of a Technical Committee, the property owners submitted a revised set of plans which offered some additional details based on the discussions held on site and which reflected the removal of elements included with the original concept. Those revised plans were distributed and were the plans being discussed. Ms. Rising also noted the local advisory group generally supported the proposal.

Mr. Brennan invited the homeowner, Mr. Jedema, to explain his plans. Mr. Jedema reported he and his wife have only recently moved to the area with intentions of renovating the existing house and reconstructing a previously removed front porch. In preparation for those renovations, the proposed structure will provide space to work in and space to store materials and tools.

Mr. Myer, having been part of the Technical Committee, reported the lot slopes lower to the rear than the front and backs to a public right of way and rail line. He discussed why the Technical Committee found some of the original features proposed to be inappropriate and why the Technical Committee supported the revised proposal.

Mr. Kellman commented that a variance would need to be obtained due to the height of the structure. Mr. Jedema indicated staff had already informed him of the need to do so.

Mr. Myer questioned plans for roofing materials and suggested a galvanized roof material for the dormers. Mr. Jedema explained they originally had considered installation of solar panels but have since decided against that and propose an asphalt shingle roof at this time in order to make it more cost effective as they consider installation of a new roofing product expected to be available over the course of the next year or two. The product comes in the form of a solar roof tile which offers the benefits of a solar energy system but eliminates the installation of large and obtrusive solar panels.

Mr. Myer moved to vote to issue a Certificate of Appropriateness for construction of a free standing garage as proposed subject to the windows having a 2 over 1 pattern and the doors having windows rather than transoms. Mr. Boswell seconded the motion which passed with affirmative votes being cast by Ms. Allen, Ms. Benton, Mr. Boswell, Mr. Brennan, Mr. Diggs, Ms. Hawks, 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 Baltimore County Historic Design Guidelines: Fences & Landscape, p. 5.*

5. 3606 Rusty Rock Road, contributing structure in the Fieldstone County Historic District; replacement of the 2<sup>nd</sup> floor damaged in fire [County Council District #4]

Ms. Rising reviewed the situation which brought this matter before the LPC at the January 12, 2017 meeting. At that time, the Commission declined to approve an ex post facto Notice to Proceed for the reconstruction already completed and referred the matter to Code Enforcement for the purpose of requiring the applicant to obtain a Certificate of Appropriateness from the Commission no later than June 8, 2017. Ms. Rising indicated the applicant has re-submitted a design for the LPC to consider with modifications to the roof which are more in scale to what previously existed and windows which are more aligned to those destroyed in the fire.

Ms. Rising read staff's recommendation which was to vote to issue an ex post facto Certificate of Appropriateness with all work to be completed within 6 months or no later than September 15, 2017.

Mr. Juan Rosa, representing the property owner, Trinity Stone Creations, Inc. and their architect, Mr. Will Cleaveland were present. Mr. Cleaveland described the various modifications being proposed in response to comments made by Commission Members in January and in an effort to conform to County Historic Design Guidelines as well as the Fieldstone Historic Design Guidelines.

Mr. Brennan thanked both Mr. Rosa and Mr. Cleaveland for submitting revised plans so quickly and for proposing modifications compatible with the existing community.

Mr. Boswell asked for specifications on the windows being proposed as well as the roofing material. Mr. Cleaveland stated the proposal is to use Jeldwin wood composite clad windows in both the front and sides of the house and to re-use the existing vinyl windows on the back façade. The half-round windows are to be wood and custom ordered. The proposed roofing material is an asphalt shingle designed to closely replicate the appearance of slate.

Ms. Allen moved to vote to issue an ex post facto Certificate of Appropriateness with all work to be completed within 6 months or no later than September 15, 2017. Mr. Diggs seconded the motion which passed with affirmative votes being cast by Ms. Allen, Ms. Benton, Mr. Boswell, Mr. Brennan, Mr. Diggs, Ms. Hawks, Ms. Horst, Mr. Kellman, Ms. McIver, Mr. Myer and Mr. Yaffe. There were no dissenting votes.

*Citing County Code, Sec 32-7-403; Baltimore County Historic Design Guidelines: Additions & Infill, p. 4 & p.6; Roofs, p. 8; Windows & Doors, p. 2 & p. 6) and Resolution Establishing Procedures & a Timeframe wherein violations to Section 32-7-403 of the Baltimore County Code must be corrected (adopted 10/15/08)*

6. “Chief Miller’s House”, Lewis property, 10100 Falls Road, Final Landmarks List #43, contributing structure in the Rockland National Register Historic District, MIHP #BA-02369; replacement of 3 existing windows on the front facade [County Council District # 2]

Ms. Rising reported the proposal involves the anticipated replacement of 3 non-historic windows on the second floor of the structure as well as the replacement of a wood sill. She indicated the windows are of a style and design that replicate the previously existing 6 over 6 windows and that one of the wood sills is beyond repair. The HOA for the Rockland community has offered support and suggested that the new window trim have a bullnose profile that replicates what was there historically in lieu of what been replaced in the 1970’s.

The property owners, Ms. Jean Lewis and Mr. Mike Rudie, were present and described the LePage windows they propose using as replacements. In response to a question about materials proposed for the frames, the property owners they would use either cedar or pressure treated wood. Mr. Brennan stated cedar would be better suited for use.

Both Ms. Horst and Mr. Boswell commented on how they have appreciated the manner in which the property owners have maintained the house which is prominently located at a very busy traffic intersection.

Ms. Horst moved to vote to issue a Certificate of Appropriateness for the replacement of 3 existing windows on the front façade. Mr. Boswell seconded the motion which passed with affirmative votes being cast by Ms. Allen, Ms. Benton, Mr. Boswell, Mr. Brennan, Mr. Diggs, Ms. Hawks, Ms. Horst, Mr. Kellman, Ms. McIver, Mr. Myer and Mr. Yaffe. There were no dissenting votes.

*Citing Baltimore County Code, Sec 32-7-403 and Baltimore County Historic Design Guidelines: Windows & Doors, p. 5.*

7. Irvin Property, 11908 Jericho Road, contributing structure in the Franklinville County Historic District; rear dormer addition to second floor [County Council District # 5]

Ms. Rising indicated the proposal involves the addition of a second story dormer to the rear of a structure in Franklinville which has been vacant for some time. She elaborated that the existing structure is a single family, detached structure that is clad in vinyl with asphalt shingles and backs up to a cemetery. The materials being proposed for the addition are consistent with what is existing on the structure, the window will feature a profile similar to existing windows. Ms. Rising stated a rear addition is not out of character for Franklinville, the proposed size of the dormer is modest, will not be visible from the public right of way and since the rear of the structure is likely not original, it is better suited for this type of alteration.

The new owner, Mr. Russ Irvin, addressed the Commission and explained he wishes to construct the addition in conjunction with a full interior rehabilitation that includes reconfiguration of the second floor for an enhanced master bedroom and bath. He indicated there are no other exterior changes being proposed at this time and does not anticipate future exterior changes other than to clean it and makes repairs as may be needed.

Ms. Allen moved to vote to issue a Certificate of Appropriateness for the addition of a rear second floor dormer as proposed. Mr. Diggs seconded the motion which passed with affirmative votes being cast by Ms. Allen, Ms. Benton, Mr. Boswell, Mr. Brennan, Mr. Diggs, Ms. Hawks, Ms. Horst, Mr. Kellman, Ms. McIver, Mr. Myer and Mr. Yaffe. There were no dissenting votes.

*Citing Baltimore County Code, Sec 32-7-403 and Baltimore County Historic Design Guidelines: Additions & Infill, pp. 2-3)*

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:

Baynes/Fennell property, 231 Stanmore Road, contributing structure in the Rodgers Forge National Register Historic District; replacement of existing furnace [County Council District #5]

Seidel property, 124 Regester Avenue, contributing structure in the Rodgers Forge National Register Historic District; replacement of original/existing interior water pipes [County Council District #5]

### **Other Business**

Ms. Rising brought attention to 3 items offered for informational purposes which included correspondence involving the Ballard Green Planned Unit Development, the Glencoe Station and a program being offered by the Maryland Historical Society.

Ms. Rising also reported the nominations of both the Woodbrook Cottage and the Cherry Hill A.U.M.P. Church (Diggs-Johnson Museum) are scheduled before the County Council on Monday, March 6, 2017.

Mr. Boswell asked if any of the recommendations offered by the Commission for the Ballard Green PUD were accepted by the Planning Board. Mr. Yaffe reported they were not.

Mr. Brennan reported there are a number of interesting upcoming events being sponsored by the Historic Society of Baltimore County.

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

The meeting adjourned at 7:24 p.m..

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