

Minutes
Baltimore County Landmarks Preservation Commission
March 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:

<u>Present</u>	<u>Not Present</u>
Ms. Rose A. Benton	Ms. Carol Allen
Mr. Robert P. Brennan, Chair	Mr. C. Bruce Boswell
Mr. Louis Diggs	Mr. Ed Hord
Ms. Faith Nevins Hawks	
Ms. Nancy W. Horst, Vice Chair	
Mr. Mitch Kellman	
Ms. Wendy McIver	
Mr. Stephen P. Myer	
Mr. Qutub U. K. Syed	
Mr. David S. Thaler	
Mr. Richard Yaffe	

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

1. **Review of the Agenda**

Ms. Rising reported the Preliminary Agenda published March 2, 2017 had been revised to include two additional tax credit applications being reported as either approved by staff as an emergency repair or due to the receipt of Part II approval for work reviewed by MHT.

2. **Approval of the Minutes**

Mr. Brennan asked if anyone proposed changes to the February 9, 2017 Minutes.

Ms. Hawks noted the draft minutes incorrectly reported her voting record as that of Mr. Hord's voting record and asked that the draft minutes be corrected accordingly. No other changes were proposed.

Mr. Brennan called for a motion to approve the Minutes subject to the necessary change as noted by Ms. Hawks.

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

3. Consent Agenda

Ms. Rising read the Action Recommendation for Consent Agenda Item 5.

Mr. Brennan determined no one present wished to discuss or question the consent agenda item.

Mr. Brennan called for a motion. Ms. McIver 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. Diggs, Ms. Hawks, Ms. Horst, Mr. Kellman, Ms. McIver, Mr. Myer, Mr. Thaler and Mr. Yaffe. There were no dissenting votes.

Items for Discussion and Vote

4. “Pleasant Hunter House” (and log smokehouse), Porter property, 18213 York Road, Final Landmarks List #187; construction of a rear deck [County Council District #3]

Ms. Rising indicated this project involves the construction of a wood deck with vinyl railings, fascia to match the house and wood composite steps. The proposed deck would be connected to the rear of a two story recessed enclosed porch on the southern elevation of the frame house via a pair of doors and would not be visible from the road. The proposal indicates the deck would extend approximately 6 feet forward of the recessed porch.

Ms. Rising elaborated that when the structure was landmarked, the porch was open and considered to be a character defining feature of the house. She noted staff was not able to locate any record of the porch enclosure having been reviewed.

(Mr. Syed arrived at 6:08 p.m.)

Mr. Brennan determined neither the property owners nor the contractor were present and that no one had signed up to speak.

Mr. Thaler questioned proceeding with the proposal in light of questions involving enclosure of the recessed porch.

Ms. Rising explained staff had inquired as to when the recessed porch had been enclosed and when the existing pair of doors had been installed and the contractor's response was that a lot of work had been completed prior to the current owner having purchased the property. She reported that while staff did not support the proposal to build a deck which would extend beyond the enclosed recessed porch, if the Commission were to approve construction of a smaller deck, the homeowner would have the option of asking the Commission to reconsider the original proposal or building the deck as approved. Because the applicant had already waited several weeks for the proposal to be considered, by voting on the proposal now, staff felt at least the project could move forward.

Mr. Diggs moved to vote to issue a Certificate of Appropriateness for the deck with a revised design that ends at the corner of the enclosed porch. Mr. Thaler seconded the motion.

Mr. Yaffe asked if the subject of enclosing the recessed porch had been addressed.

Ms. Rising indicated the lack of evidence would make it difficult for Code Enforcement to pursue a Code violation.

Mr. Yaffe expressed concern that approval for the deck might be construed as acceptance of previously completed inappropriate changes.

Hearing no further requests for discussion, Mr. Brennan called for a vote on the motion made by Mr. Diggs and seconded by Mr. Thaler. The motion passed with affirmative votes being cast by Ms. Benton, Mr. Brennan, Mr. Diggs, Ms. Hawks, Ms. Horst, Mr. Kellman, Ms. McIver, Mr. Myer, Mr. Thaler and Mr. Syed and Mr. Yaffe casting a dissenting vote.

Citing Baltimore County Code, Section 32-7-403 and County Historic Design Guidelines: Additions & Infill, pp. 2-4; Fences & Landscape, p.4.

- **5. Cooley property, 8 Fiske Avenue, Glyndon, contributing structure in the Glyndon County Historic District and Glyndon National Register Historic District; in-kind replacement of existing 36" tall wood picket fence [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: Fences & Landscape, p. 4.

6. "Dr. Cummins Place", (Edgewood), (Bello property) & setting, 16009 Baconsfield Lane Final Landmarks List # 360, MIHP # BA-0936; increase depth of non-historic rear enclosure from 7'-9" to 10'-0", add additional window on west elevation of expanded

enclosure; modify steps and stoop to match required grade at house; remove existing window on 2nd floor due to expansion of enclosure below and 2nd floor porch; simplify & eliminate rear steps at rear yard retaining wall; install black wrought iron railing to 36" high above adj. grade; remove collapsed retaining wall on west side of addition and add cheek wall to retain rear grade at addition; install door in rear to reestablish access to deep crawl space lost when existing screen porch was built [County Council District #3]

Ms. Rising reported the proposals being considered are revisions to plans previously approved on January 12, 2017 and primarily involve modifications to a non-historic enclosed rear entrance and a rear yard retaining wall and steps. She explained a Technical Committee consisting of Mr. Brennan, Ms. Horst and Ms. McIver had visited the site and provided a report.

Both Peter Ratcliffe, the architect working for the property owners, and the property owners were present and available to answer questions. Mr. Ratcliffe outlined the revisions being proposed and noted a structural engineer had determined the retaining wall is not structurally sound as it currently exists and will not support the previously approved of changes. He indicated the property owners do intend to retain stone pulled from the existing wall for the purpose of re-using it elsewhere in the landscape.

Mr. Brennan noted the Technical Committee agreed that the retaining wall is not structurally sound and is currently crumbling. He indicated the group suggested salvaging stone from the wall for the purpose of using it as a design feature elsewhere as either a design feature in the new wall and/or foundation or elsewhere on site.

Ms. Horst commented that reusing the salvaged stone as a design feature would help tie the existing stone cottage located close to the house to the new additions.

Mr. Brennan moved to vote to issue a Certificate of Appropriateness for the revisions as proposed with the suggestion that the retaining wall stone be salvaged and reused as a design feature in the new wall and foundation. Mr. Thaler seconded the motion which passed with affirmative votes being cast by Ms. Benton, Mr. Brennan, Mr. Diggs, Ms. Horst, Mr. Kellman, Ms. McIver, Mr. Myer, Mr. Thaler, Mr. Syed and Mr. Yaffe and Ms. Hawks recusing herself from the vote.

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:

Skillman property, 905 Adana Road, contributing structure in the Sudbrook Park County Historic District (Expansion #2); repairs to damaged walls, damaged electrical systems

and damaged plumbing systems resulting from a rodent infestation [County Council District #2]

Dorso property, 3609 Briarstone Road, contributing structure in the Fieldstone County Historic District; in-kind replacement of existing asphalt shingle roof [County Council District #4]

King property, 103 Smithwood Avenue, contributing structure in the Old Catonsville National Register Historic District; front porch repairs, main house roof repairs, refinish/repair existing hardwood floors, repairs of existing house windows, cast iron tub repairs, in-kind replacement of existing carriage house doors, repairs of carriage windows and siding [County Council District #1]

Other Business

Ms. Rising mentioned flyers were placed in everyone's binder with information about the May 13, 2017 Maryland House & Garden Pilgrimage in Oella.

Ms. Rising reported a date for the Spring Retreat will be considered for the end of May or early in June and may be a combined gathering of the LPC and the County Agricultural Board.

Ms. Rising explained the Council held a public hearing for consideration of both the Woodbrook Cottage and Cherry Hill AUMP Church on March 6, 2017. Ms. Allen and Ms. Horst attended the hearing and spoke in support of the nominations. Ms. Allen also read a letter of support offered by Mr. Boswell who was not available to attend the actual hearing.

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

The meeting adjourned at 6:38 p.m..

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