

Minutes
Baltimore County Landmarks Preservation Commission
April 13, 2017 Meeting

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

Ms. Nancy W. Horst, Vice Chairperson, opened the regular monthly meeting of the Baltimore County Landmarks Preservation Commission (LPC) at 6:02 p.m. The following Commission members were:

Present

Ms. Carol Allen
Ms. Rose A. Benton
Mr. C. Bruce Boswell
Mr. Ed Hord
Ms. Nancy W. Horst, Vice Chair
Ms. Wendy McIver
Mr. Stephen P. Myer
Mr. David S. Thaler

Not Present

Mr. Robert P. Brennan, Chair
Mr. Louis Diggs
Ms. Faith Nevins Hawks
Mr. Mitch Kellman
Mr. Qutub U. K. Syed
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 there were no changes to the Preliminary Agenda published March 30, 2017.

2. **Approval of the Minutes**

Ms. Horst asked if anyone proposed changes to the March 9, 2017 Minutes.

Hearing none, Ms. Horst called for a motion to approve the Minutes as drafted.

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

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

3. Consent Agenda

Ms. Rising read the Action Recommendation for Consent Agenda Item 7.

Ms. Horst determined no one present wished to discuss or question the consent agenda item.

Ms. Horst called for a motion. Mr. Hord moved to approve the consent agenda item as presented. Ms. McIver seconded the motion, which passed with affirmative votes being cast by Ms. Allen, Ms. Benton, Mr. Boswell, Mr. Hord, Ms. Horst, 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 June 8, 2017

5. “Bachelor’s Hall”, (Woodland Farms-Prochaska Property) House, Springhouse, Cemetery and setting, 4425 Painters Mill Road (aka 8870 McDonogh Road) [County Council District #4]

Postponed to May 11, 2017

6. “Price House”, Miller property, 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 Code Enforcement Correction Notice #CB1600086 [County Council District #3]

Ms. Rising reported a Code Enforcement Correction Notice was originally issued on March 2, 2016 in response to community complaints regarding the lack of maintenance and the conditions of the Final Landmarks List structure. Subsequently, a Technical Committee visited the site on April 12, 2016 and recommended approval of the owner’s efforts toward repair and stabilization which was to be completed in 6 months. On October 13, 2016, the LPC granted a 6 month extension to April 13, 2017.

Ms. Rising noted the owner has continued to demonstrate progress and current photos of the work were circulated to members of the Technical Committee which documented the

ongoing work. The owner reports that additional time is required beyond the extension previously granted. Ms. Rising indicated that while staff supports an additional 6 month extension until November 9, 2017, staff suggests reconvening the Technical Committee to assess the situation before offering approval for an additional extension beyond November 9, 2017 should such a request be made.

Ms. Horst determined the property owner was not present and no one present had signed up to speak.

Ms. Horst called for a motion. Mr. Thaler moved to vote to grant a 6 month extension to the previously issued timeframe of correction until November 9, 2017. Mr. Boswell seconded the motion, which passed with affirmative votes being cast by Ms. Allen, Ms. Benton, Mr. Boswell, Mr. Hord, Ms. Horst, Ms. McIver, Mr. Myer and Mr. Thaler. There were no dissenting votes.

Citing Baltimore County Code, Section 32-7-40, Section 3-6-203, Section 35-2-404; Resolution Establishing Procedures and 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 # 3)

- **7. “Springfield”, (Whitehurst property) & setting, 12605 Dulaney Valley Road, Final Landmarks List #275, MIHP #BA-0412; installation of half-round copper gutters where no gutters currently exist [County Council District #3]

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: Roofs, p. 5

8. “Howser House”, Vetock property, 5129 S. Rolling Road, contributing structure in the Relay County Historic District, MIHP #BA-2517; in-kind replacement of existing back porch railings, replacement of existing spindles with more ornate wood spindles, removal of existing arched board panels and installation of ornate wood porch brackets [County Council District #1]

Ms. Rising described the proposal noting the style and materials being proposed are similar to those existing on the front porch of the house. She explained that because the rear porch is a later addition and has been altered throughout the years, the introduction of the new elements would not result in the loss of any significant historic features.

Ms. Horst determined the property owner was not present and no one present wished to discuss the proposal.

Mr. Thaler moved to vote to issue a Certificate of Appropriateness. Mr. Boswell seconded the motion which passed with affirmative votes being cast by Ms. Allen, Ms. Benton, Mr. Boswell, Mr. Hord, Ms. Horst, 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: Porches & Steps, p. 6.

9. “Piney Grove Church & School”, 4929 Piney Grove Road, Final Landmarks List #120, MIHP #BA-1177; extensive rehabilitation project [County Council District #3]

Ms. Rising explained the extensive rehabilitation project is being funded by a State grant which requires the applicants to meet the Secretary of the Interior’s Standards with oversight of the project being managed by the Maryland Historical Trust. She noted that although the project involves both interior and exterior work, the Commission’s purview is limited to the exterior. Ms. Rising indicated staff believes the documentation meets the standards established for the work and anticipates approval by the Trust as the grant administrators. Therefore, staff recommended approval for the exterior work elements as proposed.

Ms. Horst recognized Tom Taltavull who is the architect working with the Piney Grove Church. He prepared the Condition Assessment and Repair Recommendation Reports and the supporting elevation drawings submitted to the LPC and Maryland Historical Trust.

Ms. Horst expressed support for the rehabilitation endeavor and Ms. Allen complimented Mr. Taltavull for the quality and thoroughness of the assessment report and recommendations for repair. Ms. Horst also acknowledged fellow Commission member, Mr. Louis Diggs’ long and close association with the Piney Grove Church & School.

Mr. Taltavull indicated the scope of work is to be prioritized with the hope that the amount of funding available sees the necessary work through to completion.

Mr. Thaler moved to vote to issue a Certificate of Appropriateness. Ms. McIver seconded the motion which passed with affirmative votes being cast by Ms. Allen, Ms. Benton, Mr. Boswell, Mr. Hord, Ms. Horst, Ms. McIver, Mr. Myer and Mr. Thaler. There were no dissenting votes.

Citing Baltimore County Code Section 32-7-403; National Park Service, Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings – Choosing Rehabilitation as a Treatment: Design for the Replacement of Missing Historic Features; Baltimore County Historic Design Guidelines Roof, p. 5, p. 8, p. 11; Windows & Doors, p. 2, p. 7; Façade Materials, p. 7, pp. 8-10; and National Park Service, Technical Preservation Services, Special Considerations: Health & Safety

10. “The Alhambra”, Asghari property, 2901 Westchester Avenue, Final Landmarks List #85, contributing structure in the Ellicott’s Mills National Register Historic District, MIHP #BA-0638; Part II approval for window repairs, window pane/hardware replacements, clean/repair/paint existing wood siding, shutters, trim, columns, doors, 2nd level porch decking/railing, 1st level porch railing and replacement of existing 1st level front porch plywood decking with wood decking to match existing 2nd level front porch decking [County Council District #1]

Ms. Rising reported the project involves the rehabilitation of multiple exterior items including repair, repainting and rehabilitation of existing wood architectural features as well as the rehabilitation of wood windows and 2 porches. She noted the proposal includes replacement of non-historic window glass on 2 large windows with tempered glass. Ms. Rising indicated staff supported the proposal subject to the tempered glass being clear and the installation being completed without alterations to the existing window profile and cleaning of architectural features being undertaken using the gentlest means possible in conjunction with Preservation Brief # 6 Dangers of Abrasive Cleaning to Historic Buildings.

Ms. Horst determined the property owners were not present and no one had signed up to speak.

Mr. Boswell questioned the reference to replacement of the side mullions noted on the application and contractor proposal. He expressed concerns about the lack of specifications and open ended nature of the contractor’s proposal.

Ms. Rising explained the pictures provided by the homeowner and shared with Commission members in advance of the meeting reflected the existing conditions of the windows. She noted that should the proposed work be approved, the homeowner will be required to provide pictures of individual windows reflecting conditions after the work is completed. Ms. Rising indicated that as a matter of routine, staff informs all homeowners receiving notice of approved tax credit application proposals that an expanded scope of work requires further review and approval. She also explained that until such a time as the work can begin, specific conditions of each element of a window might not be apparent.

Ms. Nevy noted the two windows associated with the installation of tempered glass panes are floor to ceiling windows with multiple rows of 3 individual panes per row in the living room and family roof. She indicated replacement of existing panes with tempered glass panes is limited to the bottom 2 rows for a total of 6 panes per window. She also reported sharing the County Historic Design Guidelines in their entirety with the homeowner, sharing Preservation Briefs #6 and #47 with the homeowner and reviewing the difference between what is required for review and approval by the Commission because the structure is a Final Landmarks List property and what is required for review as part of a historic tax credit application.

Mr. Thaler moved to vote to issue a Certificate of Appropriateness. Mr. Hord seconded the motion. Ms. Rising asked that the motion specify what proposal(s) were being approved.

Ms. Allen suggested amending the motion to vote to issue a Certificate of Appropriateness for Part II approval for window repairs, window pane/hardware replacements, clean/repair/paint existing wood siding, shutters, trim, columns, doors, 2nd level porch decking/railing, 1st level porch railing and replacement of existing 1st level front porch plywood decking with wood decking to match existing 2nd level front porch decking. Mr. Thaler accepted the amendment and Mr. Hord seconded the amended motion. The amended motion passed with affirmative votes being cast by Ms. Allen, Ms. Benton, Mr. Boswell, Mr. Hord, Ms. Horst, Ms. McIver, Mr. Myer and Mr. Thaler. There were no dissenting votes.

Citing County Code, Section 32-7-403 and Section 11-2-201; National Park Service, Technical Preservation Services, Preservation Brief # 47 - Maintaining the Exterior of Small and Medium Size Historic Buildings; Brief # 6 - Dangers of Abrasive Cleaning to Historic Buildings; and Baltimore County Historic Design Guidelines: Windows & Doors, p. 2, p. 6; Porches & Steps, pp. 2-3)

Other Business

Ms. Horst reminded everyone of a Maryland House & Garden Pilgrimage of Oella scheduled for May 13, 2017.

Ms. Rising noted an upcoming presentation on the history of Public Schools in Baltimore County being sponsored by the Historic Society of Baltimore County on May 7, 2017.

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

The meeting adjourned at 6:44 p.m..

VKN:vkn