

Minutes
Baltimore County Landmarks Preservation Commission
May 11, 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

Ms. Carol Allen
Mr. C. Bruce Boswell
Mr. Robert P. Brennan, Chair
Mr. Louis Diggs
Ms. Faith Nevins Hawks
Mr. Ed Hord
Mr. Mitch Kellman
Ms. Wendy McIver
Mr. Stephen P. Myer
Mr. Qutub U. K. Syed
Mr. David S. Thaler
Mr. Richard Yaffe

Not Present

Ms. Rose A. Benton
Ms. Nancy W. Horst, Vice Chair

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 there were no additions to the Preliminary Agenda published May 4, 2017.

2. **Approval of the Minutes**

Mr. Brennan asked if anyone proposed changes to the April 13, 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, Mr. Boswell, Mr. Brennan, Mr. Diggs, Ms. Hawks, Mr. Hord, Mr. Kellman, Ms. McIver, Mr. Myer, Mr. Syed, Mr. Thaler and Mr. Yaffe. There were no dissenting votes.

3. Consent Agenda

Ms. Rising read the Action Recommendation for Consent Agenda Items 6, 8, 9, 10, 12 and 15.

Agenda Item #10 was pulled from the Consent Agenda at the request of Mr. Boswell.

Mr. Brennan called for a motion. Mr. Myer moved to approve the consent agenda items as presented with the exception of Agenda Item #10. Mr. Hord seconded the motion, which passed with affirmative votes being cast by Ms. Allen, Mr. Boswell, Mr. Brennan, Mr. Diggs, Ms. Hawks, Mr. Hord, Mr. Kellman, Ms. McIver, Mr. Myer, Mr. Syed, Mr. Thaler and Mr. Yaffe. There were no dissenting votes.

Items for Discussion and Vote

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

Ms. Rising presented information regarding the third party nomination of what once was a standalone farm established by the Owings family in the second half of the 18th century. She reported the descendants of the Owings family sold the property in 1996 to McDonogh School who subsequently sold the parcel to T. Rowe Price. Ms. Rising explained surviving members of the family thought there was a level of protection on the property but were surprised last fall when staff informed them that no official survey had ever formally been submitted for review and that there was no regulatory component for properties with Maryland Inventory of Historic Properties (MIHP) numbers. The family vacated the property in 2016 as per a life estate agreement with T. Rowe Price and subsequently submitted a nomination for the house, outbuilding and family cemetery located on the property.

Prior to the landmark nomination in January of 2017, Ms. Rising reported she visited the property at the invitation of family members in October of 2016 to conduct an archeological survey of the family cemetery which was submitted to the Maryland Historical Trust’s Archeology division for recordation.

Ms. Rising explained that permission and access to the property from the owner’s legal representative was not attained until after the family’s nomination, consequently a 2001 survey and the archeological survey of the family cemetery was circulated to the

Commission in advance of the evening's meeting. Although a site visit was organized quickly, there was not time to accommodate several Commission members who wished to attend. A Technical Committee consisting of Mr. Myer, Mr. Kellman, Mr. Boswell and Mr. Syed did visit the site together with Ms. Rising and Ms. Nevy on May 8, 2017. The Committee was not offered access to the interior of the main house. The Committee produced a report as quickly as possible but there was not enough time for the report to be circulated prior to the evening's meeting. Ms. Rising indicated that staff's ability to finalize a complete report and recommendation was affected by the late timing of the current week's site visit and the lack of access to the interior of the main house.

Ms. Rising also pointed out that both the Owings family's documentation and the Technical Committee's report mention the former location of slave quarters which deserves consideration. The LPC's Resolution Related to the Recognition and Protection of Sites Related to Slavery adopted in 2005 includes language that directs the Commission and staff to treat slavery-related properties among its highest priorities for research, Landmark nomination or other protective measures.

Ms. Rising presented photos taken of the property during the Technical Committee's site visit, photos of the cemetery taken when she visited the site in October of 2016 and photos provided by the family.

Mr. Brennan asked Ms. Rising to elaborate on the history of the site but she indicated the family was present and could offer details.

Mr. Brennan determined two people representing T. Rowe Price had signed up to speak and he invited them to address the Commission.

Ms. Kathryn Kuranda of Goodwin and Associates handed out a report of her findings which had not been provided for review prior to the evening's meeting. She complimented Ms. Godinez for the extensive family and land use history contained in the nomination. Ms. Kuranda described the physical features of the main house, the spring house and the family cemetery and cited the reasons why she found the integrity of original design, materials, workmanship, association, and setting to have been lost.

Mr. Diggs questioned Ms. Kuranda on the presence of a slave cemetery. Ms. Kuranda explained that although the family's oral history does reflect a slave cemetery is on the property, she walked the property and did not find anything leading her to believe such a cemetery exists.

Mr. David Karceski, representing T. Rowe Price, was present and addressed the Commission. He indicated the deed obtained from McDonogh in 1996 included a life estate for Ms. Godinez's parents. Protection for the family cemetery is provided for in the deed and is also protected by State law. Mr. Karceski also commented that the request for a site visit was not made until recently even though the nomination hearing has been postponed twice and staff had opportunity in 2016 to view the interior of the main house.

Mr. Brennan acknowledged the family representative, Ms. Maura Godinez, and invited her to address the commission. Ms. Godinez nominated the property and summarized information offered in the nomination with regard to the history of the property and the family's long history in Baltimore County. She described changes made to the house by her parents and challenged a few of the findings reported by Ms. Kuranda about original joists and beams being moved. She also reported on the family's association with McDonogh School and referred to email correspondence between her parents and T. Rowe Price representatives which she possessed.

Mr. Yaffe asked Ms. Godinez if she had had any conversations with T. Rowe Price representatives about the preservation of the house. She said she had not spoken with any representatives since turning over the keys to the house at the conclusion of the life estate arrangements. She indicated that when she discovered she was mistaken about the level of protection offered by a property being on the Maryland Inventory of Historic Properties, and based on her knowledge of the circumstances involving the demolition of another significant Owings family home, she believed submitting a nomination to the Preliminary Landmarks List was appropriate.

Mr. Thaler noted that the Commission needs to find that at least one of the five criteria for being on the Preliminary Landmarks List is met. In light of the changes to the various structures located on the property over the years, he asked Ms. Godinez which of the criteria she felt was met. Ms. Godinez indicated that the structures and setting represent the significant, rich and varied history of the prominent Owings family of Owings Mills. She noted only three other properties associated with the Owings family are preserved with those being The Meadows, Greenspring Punch and Groff's Mill.

Mr. Brennan recognized Ms. Trish Bentz of Preservation Alliance of Baltimore County.

Ms. Bentz indicated the group supported the nomination. She pointed out that over the course of time, very few structures remain as originally constructed and found the house and various other structures provided excellent context for the history of the property and the surrounding community. In response to comments made about changes made to the home over the years, she indicated that those changes have kept the house alive for all those years and it's those changes that reflect the evolution from the 19th century structure to a modern and useable structure and mentioned the nomination was not put forward based upon architectural value or merit. Ms. Bentz also expressed amazement that the property remained in the possession of the same family for over 300 years.

Mr. Thaler asked Mr. Karceski to clarify the legal arrangement in place since the time T. Rowe Price took ownership of the property and whether there was anything relevant to that in terms of preservation of the property. Mr. Karceski indicated there was a lease title agreement with a term tied to the survival of both the residents which were Mr. and Mrs. Prochaska who have both passed. He elaborated that with regard to the house meeting Criteria #1, because the house was reconstructed in the 1960's, it would not qualify for a Certificate of Appropriateness today.

Mr. Boswell indicated he wished to ask the gentleman from T. Rowe Price a few questions. He asked the gentleman to step forward and introduce himself and explain what he does for the company.

Mr. Mark Ruhue introduced himself. He indicated he has worked for the company for 30 years and has been involved with the subject property and all of the company's world-wide properties. He reported overseeing the purchase and development of the subject property.

Mr. Boswell referred to an aerial view of the site and noted it's an office park with roundabouts and a symmetrical layout. Mr. Boswell stated the layout lead him to believe the intent was always to develop the subject site at some point. He questioned the timing of conceptual plans for the location and Mr. Ruhue indicated the conceptual plans were developed about 20 years ago. Mr. Boswell asked if plans to develop the property had ever been communicated to the Prochaskas after they were gone. Mr. Ruhue indicated he remembered conversations along those lines taking place with the Prochaskas in their house.

Mr. Hord asked if the T. Rowe Price purchased the property with the clear understanding that the house would be torn down. Mr. Ruhue said the property was purchased with the clear understanding that the cemetery would be preserved.

Mr. Thaler asked Mr. Ruhue if, assuming it's not listed and the site is developed, could T. Rowe Price consider acknowledging and promoting the history of the site. Mr. Ruhue indicated T. Rowe Price had great respect for both the family history and the site and would be willing to honor that history.

Mr. Yaffe moved to postpone the nomination hearing for 60 days to allow Ms. Godinez and representatives of T. Rowe Price an opportunity to work out an agreement beneficial to all. Mr. Myer seconded the motion which passed with affirmative votes being cast by Ms. Allen, Mr. Boswell, Mr. Brennan, Ms. Hawks, Mr. Hord, Mr. Kellman, Mr. Myer, Mr. Syed, Mr. Thaler and Mr. Yaffe. Mr. Diggs and Ms. McIver opposed the motion.

Ms. Godinez requested a 90 day postponement as she will be undergoing a surgical procedure shortly and will need some time to recover.

Mr. Yaffe moved to amend the motion establishing a postponement for 60 days to a period of 90 days. Mr. Myer seconded the amended motion which passed with affirmative votes being cast by Ms. Allen, Mr. Boswell, Mr. Brennan, Ms. Hawks, Mr. Hord, Mr. Kellman, Mr. Myer, Mr. Syed, Mr. Thaler and Mr. Yaffe. Mr. Diggs and Ms. McIver opposed the amended motion.

Citing Baltimore County Code, Section 32-7-302

5. McDevitt property, 1511 Bellona Avenue, non-contributing structure in the Lutherville County Historic District; installation of a 6 foot tall privacy fence along one side of the yard and continuing across a portion of the rear yard [County Council District #3]

Mr. Diggs stepped away from the meeting at 7:10 p.m.

Ms. Rising described the proposal and mentioned the property is located on a busy street and abuts a church parking lot in the rear. She explained that the Department of Permits, Approvals & Inspections (PAI) mistakenly issued a permit in spite of the property's location within a County Historic District and the owners began the installation of the fence. Staff subsequently received a complaint and requested a Code Enforcement Inspector visit the property. PAI rescinded the permit and confirmed the error with the property owners. The property owners returned to PAI and applied for a permit to extend the length of the fence beyond the length applied for originally. PAI mistakenly issued a permit for that installation and subsequently rescinded that permit as well. The property owners promptly responded to the Correction Notice issued and submitted the Historic Permit Application being considered by the LPC.

Ms. Rising pointed out that the Historic Design Guidelines permit wood privacy fences to be constructed provided they are an appropriate material, height and location. Similar fence designs in Lutherville have been approved. She reported staff does have concerns about the use of metal posts rather than wood posts. The use of metal poles would not have been permitted as per the Historic Design Guidelines and may also present a possible hazard. Staff's recommendation was to approve the project provided the posts be replaced with matching wood posts and the caveat the fence should be 6 feet or less in height.

Mr. Brennan determined the property owners were present.

Mr. and Mrs. McDevitt offered to answer questions if asked.

Mr. Boswell asked about the choice of metal posts over wood posts. Mr. McDevitt replied it was a factor of associated costs.

Mr. Boswell expressed concerns about the fence being installed so far forward towards the street that it would become a very prominent feature and compromise the street view.

Ms. McDevitt asked if the Commission would consider allowing the portions of the fence already installed to remain as installed and use wood posts for the remaining portions of the fence yet to be installed.

Mr. Steve Hill, a nearby neighbor was present and suggested the possibility of wrapping and capping the existing metal posts with wood as a compromise.

Ms. Rising indicated the Commission could consider voting to approve a Notice to Proceed for wrapping and capping the existing metal posts and a Certificate of Appropriateness for the installation of other portions of the fence.

Mr. Boswell moved to vote to issue a Certificate of Appropriateness for installation of a 6 foot tall or less wood stockade fence with 4 x 4 wood posts as per the submitted site plan and a Notice to Proceed for the wrapping and capping of the existing metal posts with wood. Mr. Syed seconded the motion which passed with affirmative votes being cast by Ms. Allen, Mr. Boswell, Mr. Brennan, Ms. Hawks, Mr. Hord, Mr. Kellman, Ms. McIver, Mr. Myer, Mr. Syed, Mr. Thaler and Mr. Yaffe. There were no dissenting votes.

Citing Baltimore County Code, Section 32-7-403, Baltimore County Historic Design Guidelines: Fences & Landscape, p.4, and Baltimore County Building Code as adopted via Baltimore County Council Bill Number 40-15

Mr. Diggs returned to the meeting at 7:26 p.m.

- **6. Fogelson property, 401 Murdock Road, contributing structure in the Rodgers Forge National Register Historic District; Part II tax credit approval for the replacement of the existing oil furnace and gas hot water heater with a gas boiler and hot water heater, installation of a new furnace flue liner, removal and replacement of the existing fireplace chimney flue, in-kind replacement of both the east front and rear portion of the existing slate roof and in-kind replacement of damaged slate roofing tiles on the west facing portion [County Council District #5]

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

Citing Baltimore County Code, Section 11-2-201, Baltimore County Historic Design Guidelines: Roof, p. 9 and National Park Service, Technical Preservation Services, Preservation Brief #24 – Heating, Ventilating, and Cooling Historic Buildings – Problems and Recommended Approaches

7. Clingman property, 921 Adana Road, contributing structure in the Sudbrook Park County Historic District (Expansion #3); construction of a 14 x 20 foot single story rear addition [County Council District #2]

Ms. Rising reported this project involves a modification to a previously approved addition that was never built. The new plan is on a larger footprint and has shifted to another secondary elevation than the original 2008 project. Ms. Rising cited portions of the Historic Design Guidelines relevant to the proposal. She expressed staff's support for the project overall but suggested the design be modified so there is a break in the transition between the main house and the addition, possibly stepping the addition back slightly, or introducing a visual element that would break the plane as suggested by The Secretary of the Interior's Standards and the Historic Design Guidelines.

Mr. Brennan determined the property owner, Mr. Michael Clingman, was present and invited him to address the Commission.

Mr. Clingman indicated that his father has moved in with his family and the family is in need of additional living space.

Mr. Boswell offered support for Ms. Rising's suggestion to set the addition back further or introduce a visual element to break the plane between the proposed addition and the original structure. He questioned how the proposed balustrade would meet the sloping roofline of the house. Mr. Clingman stated he had not and referred the question to Ms. Polly Bart, the builder who is working with the family and who had prepared the drawings submitted. Ms. Bart indicated they had not beyond that it would meet the roof and not break into the roof at any point. She noted the balustrade was suggested by the local advisory committee who had reviewed and commented on the plans.

Mr. Hord stated he thought the applicant failed to provide sufficient information, adequate drawings, and material specifications for the Commission to consider or base a decision upon. Ms. Hawks agreed with Mr. Hord.

Mr. Hord moved to vote to reject the application and for the applicant to return with a more complete application at a future meeting. Ms. Hawks seconded the motion.

Mr. Yaffe asked if any of the Commission members had any issue with the recommendation offered by the local advisory committee.

Mr. Boswell stated he saw no need for the balustrade which he felt served no purpose and was an invitation to deterioration and future neglect.

Mr. Brennan suggested creating a heavier cornice or trim feature rather than the balustrade.

Ms. Bart reported Permits, Approvals and Inspections do not require drawings when pulling a building permit.

Mr. Thaler called for a vote on the floor.

Ms. Rising indicated the vote would be not to issue a Certificate of Appropriateness.

With Mr. Hord's motion to vote not to issue a Certificate of Appropriateness and Ms. Hawks' second for the motion, the motion passed with affirmative votes being cast by Ms. Allen, Mr. Boswell, Mr. Brennan, Mr. Diggs, Ms. Hawks, Mr. Hord, Mr. Kellman, Ms. McIver, Mr. Myer, Mr. Syed, Mr. Thaler and Mr. Yaffe. There were no dissenting votes.

Citing Baltimore County Code, Section 32-7-403

- **8. Catholic Church & Catholic Center, 5025 Cedar Avenue, contributing structure in the Relay County Historic District, MIHP #BA-2385; installation of a 120 foot concrete sidewalk with below grade retaining walls for ADA purposes [County Council District #1]

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

Citing Baltimore County Code, Section 32-7-403 and National Park Service, Technical Preservation Services, Preservation Brief #32 – Maryland Historic Properties Accessible

- **9. Yardley property, 2 Barts Court, non-contributing structure in the Lutherville County Historic District; replacement of an existing concrete slab at the front door with a wood deck and portico entrance and installation of a 10' x 10' shed in the rear corner of the property [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: Additions & Infill, p. 5 and Fences & Landscape, p. 5

10. Monde property, 1554 S. Rolling Road, contributing structure in the Relay County Historic District, MIHP #BA-2531; Part II approval for the repair and painting of existing wood windows and the addition of insulation where none exists in the attic [County Council District #1]

Ms. Rising introduced the proposal and noted Mr. Boswell had asked the item be pulled from the Consent Agenda.

Mr. Boswell indicated that installing attic insulation along the attic floor would provide proper ventilation for the attic while installing the insulation in the rafters would hinder ventilation.

Mr. Boswell moved to vote to issue a Certificate of Appropriateness for the Part II application for repair and painting of existing windows and the addition of insulation where none exists in the attic subject to the insulation being added along the attic floor and not the rafters. Mr. Myers seconded the motion which passed with affirmative votes being cast by Ms. Allen, Mr. Boswell, Mr. Brennan, Mr. Diggs, Ms. Hawks, Mr. Hord, Mr. Kellman, Ms. McIver, Mr. Myer, Mr. Syed, Mr. Thaler and Mr. Yaffe. There were no dissenting votes.

Citing Baltimore County Code, Section 32-7-403, Section 11-2-201, Baltimore County Historic Design Guidelines: Windows & Doors, p. 2 and National Park Service Technical Preservation Services, Preservation Brief #24 – Heating, Ventilating and Cooling Historic Buildings – Problems and Recommended Approaches

11. “Mt. Welcome Retreat”, (Schlossnagle property), 3144 Granite Road, Final Landmarks List #244, MIHP #BA-0009; installation of fiberglass shingle roofing for portions of the roofs on the new 2 story additions rather than the previously approved metal roofing, installation of metal handrails where none currently exist on each side of the granite steps located on the front (west elevation), installation of a window rather than the previously approved door located on the 2nd floor level of the connection to the 2 story addition rear (east elevation), installation of single leaf French doors on the ground floor (east elevation) where double French doors were previously approved and not installing a window as previously approved for installation on the 2nd floor level of the 2 story addition (south elevation) [County Council District #4]

Mr. Brennan recused himself from the discussion of this item.

Ms. Allen assumed the role as Chair in the absence of the Vice-Chair.

Ms. Rising reported the proposal involves the modification of plans previously approved by the LPC for the reconstruction of currently existing non-contributing wings. Those changes included a change in roof materials on the new additions, modification of openings that include the changing of proposed door styles, a door to a window and the removal of a window on one of the new elevations. The proposed modifications also include the addition of new metal handrails to be installed on the front porch where none currently on the western elevation. Installation of the proposed metal handrails would require modifications to the wood porch elements and stone steps. As few alterations have been made to this elevation, Ms. Rising stated staff was reluctant to introduce new elements that would cause irreversible changes to the historic wood porch and stone.

Ms. Lili Mundroff, representing the applicant, addressed the Commission and described the various proposed modifications, specifically, the railing. She indicated the slope surrounding the steps and porch is problematic and creates both safety and grading issues.

Mr. Boswell asked if the owner would be willing to come back with another proposal for the railing.

Mr. Yaffe moved to vote to issue a Certification of Appropriateness with the modification proposals wherein staff would be authorized to approve an alternative to the current railing proposal.

Ms. Rising objected because of Mr. Brennan’s involvement with the project and his position as Chairman of the Commission.

Mr. Yaffe’s motion was not seconded.

Mr. Syed moved to vote to issue a Certificate of Appropriateness for all of the proposed modifications with the exception of the railing. Mr. Thaler seconded the motion which passed with affirmative votes being cast by Ms. Allen, Mr. Boswell, Mr. Diggs, Ms. Hawks, Mr. Hord, Mr. Kellman, Ms. McIver, Mr. Myer, Mr. Syed, Mr. Thaler and Mr. Yaffe. Mr. Brennan recused himself from the vote. There were no dissenting votes.

Citing Baltimore County Code, Section 32-7-403, Baltimore County Historic Design Guidelines: Additions & Infill, pp. 3-4, & 6 and the National Park Service, Technical Preservation Services, Preservation Brief #45 – Preserving Historic Wood Porches

- **12. Plano property, 320 Morris Avenue, non-contributing structure in the Lutherville County Historic District; replacement of existing storm and wood windows with Anderson Renewal composite material windows with grilles between the glass [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: Windows & Doors, p.5

13. Irvin property, 11908 Jericho Road, contributing structure in the Franklinville County Historic District; installation of a brick front walkway connecting the front porch steps to the front of the existing side yard driveway, existing side yard driveway to be resurfaced and linked via brick or stone walkway to a rear (at grade) 10” x 12” dry laid brick or stone patio with 4 steps leading to a 6” x 8” pressure treated wood deck with railings and installation of 60” length of 6” tall alternating wood board privacy fence along the side yard [County Council District #3]

Ms. Rising described the proposal and indicated staff’s recommendation was to vote to issue a Certificate of Appropriateness for the projects as proposed subject to brick being used for both the pathway and patio as a brick pathway already exists and the applicant has no preference.

Mr. Boswell moved to vote to issue a Certificate of Appropriateness for the projects as proposed subject to brick for the pathway and patio per the location in the site plan.

Ms. Hawks seconded the motion which passed with affirmative votes being cast by Ms. Allen, Mr. Boswell, Mr. Diggs, Ms. Hawks, Mr. Hord, Mr. Kellman, Ms. McIver, Mr. Myer, Mr. Syed, Mr. Thaler and Mr. Yaffe. Mr. Brennan recused himself from the vote. There were no dissenting votes.

Citing Baltimore County Code, Section 32-7-403 and Baltimore County Historic Design Guidelines: Fences & Landscape, pp. 3-4

14. McQueen property, 5000 Hazel Avenue, contributing structure in the Relay County Historic District; installation of a 42” wood picket fence across the front yard and along portions of the side yards [County Council District #1]

Ms. Rising explained the proposal involves the installation of a wood picket fence on a corner lot similar to an installation at a neighboring property. She indicated staff’s recommendation is to vote to issue a Certificate of Appropriateness.

Mr. Hord pointed out that while the fence style is similar to that located across the street from the subject property, the style is not exactly the same. The proposed style is for a dog eared top.

Mr. Boswell expressed concern about the proposed spacing between the pickets.

Mr. Hord moved to vote to issue a Certificate of Appropriateness for the installation of a 42” dog eared wood picket fence as proposed across the front yard and along portions of the side yards subject to the pickets identically matching the width and spacing of the pickets on the fence existing currently at 1723 Magnolia Avenue. Mr. Yaffe seconded the motion which passed with affirmative votes being cast by Ms. Allen, Mr. Boswell, Mr. Diggs, Ms. Hawks, Mr. Hord, Mr. Kellman, Ms. McIver, Mr. Myer, Mr. Syed, Mr. Thaler and Mr. Yaffe. Mr. Brennan recused himself from the vote. There were no dissenting votes.

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

- **15. Ballestone (Cedar Point) Mansion, 1935 Back River Neck Road, Final Landmarks List # 2, National Register of Historic Places, MIHP # BA-0262; in-kind repair of an existing window sill [County Council District #7]

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: Windows & Doors, p. 5

The following historic property tax credit applications were reported as approved by staff as either an emergency repair or due to the receipt of Part II approval for work reviewed by MHT:

Citerone property, 630 Dunkirk Road, contributing structure in the Anneslie National Register Historic District; installation of central air system, wall repair resulting from removal of existing through the wall AC units, and repair/in-kind replacement of existing house and garage roofs, installation of bathroom exhaust fan-light combinations, relocation of attic access and addition of 2 electrical outlets [County Council District #5]

Traband property, 505 ½ Sudbrook Lane, contributing structure in the Sudbrook Park County Historic District and Sudbrook Park National Register Historic District; extensive interior/exterior painting and repairs to damaged walls/ceilings [County Council District #2]

Rounds/Johnson property, 5173 Viaduct Avenue, contributing structure in the Relay County Historic District; removal of non-historic horizontal components of windows on each side of the front doorway, installation of storm windows, in-kind repair of existing wood floors, refinish existing wood floors and installation of a new furnace [County Council District #1]

Other Business

Ms. Rising reported there is an upcoming County Council meeting regarding the addition of the Woodbrook Cottage and Cherry Hill AUMP Church to the Final Landmarks List.

Ms. Rising reported staff has been working with Mr. Wally Lippincott who serves as staff to the Baltimore County Agricultural Board. The 2017 LPC Spring Retreat may be a joint program with the Agricultural Board as both the LPC's interests and Agricultural Board's interests are quite often similar in nature.

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

The meeting adjourned at 8:11 p.m..

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