

**Minutes**  
**Baltimore County Landmarks Preservation Commission**  
**September 14, 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 6:00 p.m. The following Commission members were:

Present

Ms. Carol Allen  
Ms. Rose A. Benton  
Mr. C. Bruce Boswell  
Mr. Robert P. Brennan, Chair  
Mr. Louis Diggs  
Mr. Ed Hord  
Ms. Nancy W. Horst, Vice Chair  
Mr. Mitch Kellman  
Ms. Wendy McIver  
Mr. Stephen P. Myer  
Mr. Qutub U. K. Syed  
Mr. Richard Yaffe

Not Present

Ms. Faith Nevins Hawks  
Mr. David S. Thaler

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

1. **Review of the Agenda**

Ms. Rising reported no changes were made to the Preliminary Agenda published on September 7, 2017.

2. **Approval of the Minutes**

Mr. Brennan asked if anyone proposed changes to the July 13, 2017 Minutes.

Hearing none, Mr. Brennan called for a motion to approve the Minutes as drafted.

Mr. Diggs moved to approve the Minutes as drafted. 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, Mr. Yaffe and Mr. Syed. There were no dissenting votes.

### **3. Consent Agenda**

Ms. Rising read the Action Recommendation for Consent Agenda Items 7, 8, 9, 13, 14, 15, 16, 18 and 19.

Mr. Brennan called for a motion. Ms. Horst moved to approve the consent agenda items as presented. 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, Mr. Yaffe and Mr. Syed. 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]**

Ms. Rising reported the Presbyterian Home of Maryland had submitted a letter outlining the ongoing negotiation of a signed Memorandum of Understanding involving the contract purchaser and various stakeholders. Although a specific length of time was not requested, the parties are actively engaged and are seeking a postponement in order to finalize an agreement.

Mr. Brennan determined no one had signed up to address the Commission and no one in attendance wished to speak on the subject.

In response to a question posed by Ms. Allen, Ms. Rising stated the various stakeholders include The Presbyterian Home of Maryland, the contract purchaser, the Southland Hills Community Association and the Preservation Alliance of Baltimore County.

Mr. Boswell noted the negotiations could be complicated and suggested postponing the matter for a period of at least 60 or 90 days.

Mr. Yaffe moved to vote to postpone the public hearing until the April, 2018 meeting of the LPC. 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, Mr. Yaffe and Mr. Syed. There were no dissenting votes.

*Citing Revised Resolution Establishing Procedures and Principles on Requests for Postponement of Items Scheduled for Action by the Landmarks Preservation Commission (adopted February 9, 2006)*

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]

Ms. Rising reported the third party’s legal representative, Mr. Larry Schmidt, submitted a letter outlining the current status of discussions between his client and the owner of the property. In the letter, Mr. Schmidt indicated both parties are currently working toward an agreement and on behalf of his client, a postponement until the October meeting of the LPC was requested.

Mr. Brennan determined both Mr. Schmidt and the property owner’s legal representative, Mr. David Karceski, were present. Both representative’s agreed to a postponement with Mr. Karceski expressing his client’s preference for the matter being rescheduled for the October 12, 2017 meeting rather than November, 2017.

Mr. Diggs moved to vote to postpone the public hearing until the October, 2017 meeting of the LPC. 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, Mr. Yaffe and Mr. Syed. There were no dissenting votes.

*Citing Revised Resolution Establishing Procedures and Principles on Requests for Postponement of Items Scheduled for Action by the Landmarks Preservation Commission (adopted February 9, 2006)*

6. “Richardson House”, White property, 5120 S. Rolling Road, contributing structure in the Relay County Historic District, MIHP # BA-2507; Code Enforcement Correction # CB1700320, request for repair of deteriorated features [County Council District #1]

Ms. Rising explained this matter had been previously considered at the July 13, 2017 meeting. At that time, the Commission voted to form a Technical Committee to visit the site and work with the owner for the purpose of assessing the structure’s condition and items needing repair in response to a Code Enforcement Correction Notice issued about the existing condition of the property. The Technical Committee was authorized to approve any emergency repair work requiring immediate attention by the owner. A report was produced by the Committee with recommendations for the Commission to

review and adopt with a specified time frame. The report also included the emergency items to be completed in order to stabilize critical issues.

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

Mr. White reported he has addressed some of the issues needing immediate attention per the Technical Committee's findings and has been working to address some interior issues in preparation for listing the property for sale.

Mr. Brennan asked if Mr. White thought he would be able to finish the scope of work established which needs to be completed by October 31, 2017. Mr. White indicated he is currently in the process of security financing for all of the repairs and is hopeful he will be able to meet the deadline.

Mr. Boswell moved to vote to adopt the Technical Committee's recommendations for correction; emergency items to be completed no later than October 31, 2017 and items for stabilization and rehabilitation no later than January 31, 2018. Mr. Myer 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, Mr. Yaffe and Mr. Syed. 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) and Baltimore County Historic Design Guidelines: Roofs, pp. 8-10; Façade Materials, pp. 7, pp. 11-12; Porches & Steps, pp. 3-4; Windows & Doors, p. 2, p. 6; National Park Service, Technical Services, Preservation Brief # 31.*

- \*\*7. Watkins/Patoka property, 708 Cliveden Road, contributing structure in the Sudbrook Park County Historic District; installation of a flagstone walkway in the front yard [County Council District #2]

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: Fences & Landscape, p. 3*

- \*\*8. Hammond property, 710 Cliveden Road, contributing structure in the Sudbrook Park County Historic District; installation of a bathroom vent on the second floor rear roof [County Council District #2]

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. 13*

- \*\*9. Simons property, 4950 Tulip Avenue, non-contributing structure in the Relay County Historic District; in-kind replacement of an existing asphalt shingle roof [County Council District # 1]

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. 10*

10. “Former Catonsville Elementary School”, (school & setting), 615 Frederick Road, Baltimore County Preliminary Landmarks List, MIHP # BA-2916; exterior alteration of non-historic double doors on east elevation of 1909 portion of the school; replacement of existing roof HVAC equipment with new [County Council District # 1]

Ms. Rising introduced the proposal to modify existing non-historic double doors on the east elevation of the 1909 portion of the school for ADA purposes and for the installation of updated HVAC equipment that will not be seen from the public view.

Mr. Mark Corl and Mr. Michael Archibold, representatives of Baltimore County Public Schools, were present and offered to answer questions regarding the proposals.

Mr. Boswell noted the sidelights currently existing at the front door and compared those to the proposed doors.

Mr. Hord moved to vote to issue a Certificate of Appropriateness for the work as proposed. Mr. Syed seconded the motion 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, Mr. Yaffe and Mr. Syed. There were no dissenting votes.

*Citing Baltimore County Code, Section 32-7-403 and National Park Service, Technical Preservation Services, Preservation Brief # 32 – Making Historic Properties Accessible; Windows & doors, p. 8; Roofs, p. 13.*

11. “Hoffmanville School House”, Long property, 20414 Gunpowder Road, Final Landmarks List # 147, MIHP # BA-0575; exterior addition to side elevation [County Council District # 3]

Ms. Rising introduced the proposal for the alteration to the side of the former schoolhouse that has previously been modified with the addition of an interior garage and exterior material changes. She noted a Technical Committee had visited the site on August 17<sup>th</sup> and prepared a report in support of the proposed addition.

Mr. Brennan determined one of the owners of the property was present and invited him to address the Commission.

Mr. Long explained his family has owned the property for 10 years and find the house to be too small for their needs. He described the proposed addition and offered to answer any questions.

Ms. Horst commended Mr. Long for his stewardship of the schoolhouse and found the proposed addition to be both sensitive to the existing structure and non-obtrusive.

Hearing no questions, Mr. Brennan called for a motion.

Ms. Horst moved to vote to issue a Certificate of Appropriateness for the proposed addition. 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, Mr. Yaffe and Mr. Syed. There were no dissenting votes.

*Citing Baltimore County Code, Section 32-7-403 and Baltimore County Historic Design Guidelines: Additions & Infill, pp. 3-4, National Park Service, Technical Preservation Services, Preservation Brief # 14 – New Exterior Additions to Historic Buildings; Preservation Concerns.*

12. Cottage (Glyndon Park), 12 Fiske Avenue, contributing structure in the Glyndon County Historic District, MIHP # BA-0714; Code Enforcement correction notice [County Council District # 2]

Ms. Rising reported this matter stems from a Code Enforcement complaint received in response to the removal of a rear screened in porch without prior approval of the Commission. Information submitted by the owner/tenant the day before the evening's meeting was shared with the Commission and Ms. Rising noted a Technical Committee consisting of Mr. Myer, Ms. McIver and Ms. Nevy had visited the site on August 24<sup>th</sup>.

Ms. Rising explained that porches are considered significant character defining features of a property in Glyndon Park and indicated that had the proposal been brought before the Commission within the normal project review process, staff would not recommend approval for the removal of the screen porch but might allow for non-historic elements to be replaced in kind should it become necessary.

Ms. Kellie Magee was present and addressed the Commission as tenant of the house. She explained the owner of the property resides in a nursing home. Ms. Magee had entered into a sales agreement with the current owner, however, the sale did not go thru due to major structural issues preventing her from obtaining financing. She indicated the porch was termite infested and for safety reasons, needed to be stabilized quickly. Currently,

Ms. Magee reported she is addressing structural issues with the goal of eventually being able to obtain financing for the purchase of the property.

Ms. Magee asked why more screened in porches didn't currently exist in the community if removing them was not recommended.

Ms. Rising reported having researched records back to the early 2000's and found repairs had been approved over the years, however, there was no record of screened in porches being removed. She suggested perhaps changes to houses such as the removal of significant features may have triggered the community seeking the establishment of a County Historic District when they did.

Mr. Hord moved to vote to issue a Certificate of Appropriateness for the reconstruction of the porch as it previously existed and to submit plans for that reconstruction work for the Commission to consider prior to the April, 2018 LPC meeting.

Mr. Boswell suggested amending the motion to vote to issue a Certificate of Appropriateness for the reconstruction of the porch as it previously existed with the work to be completed no later than April 12, 2018.

Mr. Hord accepted the amendment and the amended motion 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, Mr. Yaffe and Mr. Syed. There were no dissenting votes.

*Citing Baltimore County Code, Section 32-7-403, Section 32-7-503; Resolution Establishing Procedures & a Timeframe wherein violations to Section 32-7-403 of the Baltimore County Code must be corrected (adopted 10/15/08) and citing Baltimore County Historic Design Guidelines: Porches & Steps, p. 2; National Park Service, Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings – Choosing Rehabilitation as a Treatment: Design for the Replacement of Missing Historic Features.*

- \*\*13. Rothbaum property, 300 Hopkins Road, contributing structure in the Rodgers Forge National Register Historic District; Part II approval for tax credit eligible items involving repair of bathroom plumbing lines and damages resulting from leaks [County Council District # 5]

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

*Citing Baltimore County Code, Section 11-2-201 and National Park Service, Technical Preservation Service, Preservation Brief #18 – Rehabilitating Interiors in Historic Buildings: Identifying and Preserving Character-Defining Elements*

- \*\*14. Ruppenthal House, 322 Central Avenue, contributing structure in the Glyndon County Historic District, MIHP # BA-0799;  
Part II approval for cleaning/repair and in-kind replacement of existing cedar shake siding prior to painting one side of the house [County Council District # 2]

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

*Citing Baltimore County Code, Section 11-2-201 and Baltimore County Historic Design Guidelines: Façade Materials, p. 11*

- \*\*15. Fitzwater House, 1708 S. Rolling Road, contributing structure in the Relay County Historic District, MIHP # BA-2538; installation of a 10' x 12' gable roofed shed in the rear yard [County Council District # 1]

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: Fences & Landscape, p. 5*

- \*\*16. “Sherwood House”, 2002 Cromwell Bridge Road, Cromwell Valley Park, Final Landmarks List # 282, MIHP # BA-2628; in-kind replacement of exterior shutters [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. 6*

17. O’Haro property, 5008 Cedar Avenue, empty lot remaining after previously existing contributing structure was destroyed in a fire, Relay County Historic District; in-fill construction of a two story house with brick and stone veneer front façade, front stucco accents, vinyl siding elsewhere and a three bay side loaded attached garage [County Council District #1]

Ms. Rising indicated the application was previously scheduled in both June and July but withdrawn at the applicant’s request. She noted the Commission had discussed the proposal in July as the submitted materials had already been submitted for review prior to the applicant withdrawing the request. She reported the applicant was advised to review the Historic Design Guidelines and provided the Commission’s comments based on the materials submitted in July. The applicant also met with a community representative to discuss the proposal and received feedback.



Ms. Rising noted the project involves new construction on a vacant lot that exists due to the loss of the historic house by fire in February, 2015. She noted the architectural drawings and site plan match, however those seem to contradict other materials submitted with the application. She described other houses on the street and noted the varying setbacks from the road and pointed out that the Relay Historic District is primarily comprised of modest frame Victorian cottages dominated by front porches and gable roofs. The houses that are larger, or have been expanded, have been done so on the rear elevation.

Ms. Rising noted the Historic Design Guidelines for infill projects within County Historic Districts discuss the importance of architectural compatibility, height, massing and use of quality materials in new construction with architectural elements to feature designs that compliment those that are dominant along the streetscape and blend in with the existing homes. She reported that while larger houses are typically the norm for infill, in a community like Relay, the sizing and scale of the structure should be designed in such a way that it does not overwhelm the streetscape and become a dominant element.

The property owners, Kyle and Kimberly O'Haro were present and addressed the Commission. Mr. O'Haro indicated he's a builder having been working in the area for many years. Initially, his intent was to build a house for re-sell, however, he now intends to build the house for their personal residence. He reported none of the neighbors who he has shared the plans with have voiced any objections. Mr. O'Haro asked for specific suggestions for design changes he could consider.

Suggestions mentioned included having the new house look similar to what previously existed on the lot, less massing of roofs, reducing the mass of the garage on the front elevation, choosing a flat hardi-plank siding (with no profile), not using brick or stone veneers and a modification of interior plans in order to accommodate a house more suitable for the site.

Mr. Hord moved to vote not to issue a Certificate of Appropriateness for the proposal as submitted. Mr. Yaffe 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, Mr. Yaffe and Mr. Syed. There were no dissenting votes.

*Citing Baltimore County Code Section 32-7-403 and Baltimore County Historic Design Guidelines: Additions & Infill, pp. 4-7.*

- \*\*18. Ryan property, 11914 Jericho Road, contributing structure in the Franklinville County Historic District; replacement of an existing rear non-historic French Door with a sliding door [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. 11*

- \*\*19. Mt. Gilboa AME Chapel & Cemetery, 2312 Westchester Avenue, Catonsville (Maryland Historical Trust Easement Property), Final Landmarks List # 8, National Register of Historic Places, MIHP # BA-0637; extensive rehabilitation project [County Council District # 1]

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: Façade Materials, pp. 10-12; Roofs; p. 10, pp. 4-7; Porches & Steps, p. 3*

20. Begleiter/Weisberg property, 7045 Heathfield Road, contributing structure in the Rodgers Forge National Register Historic District; Part II approval for the repair/replacement of an existing chimney [County Council District # 5]

Ms. Rising introduced the application being submitted by new owners of the property. She explained the previous owners had the chimney repaired in a historically inappropriate way prior to the recent sale of the home. The applicants would like to have the chimney repaired and rebuilt and are seeking a tax credit for the work. The recent repairs involved the application of stucco or concrete parging over the exterior brick of the chimney which is a method generally discouraged by the National Park Service as doing so poses a threat to the hard outer shell of brick.

Mr. Rising indicated this group of houses were constructed ca. 1955 and belong to one of six style groups that were built. The hipped roofs of this grouping featured tall slim brick chimney on each end unit. While the work that was done may have addressed some of the deficiencies found to be present with the chimney, it was not undertaken with the consideration that should have been given to the chimney elements.

Mr. Brennan determined no one present wished to speak.

Mr. Boswell moved to vote to issue a Certificate of Appropriateness for the Part II application for reconstruction/repair/replacement of the brick chimney to match the previously existing chimney and crown in profile, width and height. Mr. Syed 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, Mr. Yaffe and Mr. Syed. There were no dissenting votes.

*Citing Baltimore County Code, Section 11-2-201 and National Park Service, Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings – Choosing Rehabilitation as a Treatment: Design for the Replacement of Missing Historic Features*

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:

Durgin property, 607 Overbrook Road, contributing structure in the Anneslie National Register Historic District; replacement of the existing gas boiler to include updating existing plumbing and gas lines and replacement of existing air conditioning components [County Council District # 5]

Markowitz property, 118 Osborne Avenue, contributing structure in the Old Catonsville National Register Historic District; exterior painting and in-kind replacement of approximately 5 asbestos shingles [County Council District # 1]

“Melinda’s Prospect”, Dunn property, 3611 Worthington Avenue, contributing structure in the Worthington Valley National Register Historic District, MIHP #BA-0061; in-kind replacement of the existing slate roof on the north side of the house and the existing slate roof on the screened in porch [County Council District # 3]

“Donnelly House/Phillips House, George property, 5118 S. Rolling Road, contributing structure in the Relay County Historic District, MIHP #BA-2537; in-kind replacement of an existing metal roof on the 1<sup>st</sup> floor rear and replacement of existing gutters/downspouts along that roofline [County Council District # 1]

Klein/Green property, 43 Murdock Road, contributing structure in the Rodgers Forge National Register; replacement of existing air-conditioning system motor and control board [County Council District # 5]

“Mount Prospect” and setting, Brellis property, 15101 Allison Road, Final Landmarks List # 395, MIHP #BA-3317, in-kind repair/replacement of existing exterior and basement doors [County Council District # 3]

Joice property, 518 Murdock Road, contributing structure in the Anneslie National Register Historic District; repair of existing plaster walls in a bedroom, in-kind repair of existing wood garage fascia and soffits, electrical line installation to the garage, replacement of an existing overhead garage door and side entry door [County Council District # 5]

Jedema/Moore property, 1020 Windsor Road, contributing structure in the Sudbrook Park County Historic District and Sudbrook Park National Register Historic District; replacement of existing K style gutters with 6 inch ½ round seamless gutters and installation of 4 inch downspouts [County Council District #2]

Spence property, 1717 Arlington Avenue, contributing structure in the Relay County Historic District; preparation and paint house eaves, soffits, fascia and dormers, garage

exterior trim, glaze garage windows and replace broken glass pane [County Council District #1]

**Other Business**

Ms. Rising addressed some of the issues staff and Commission Members alike experience when sharing electronic versions of materials. She noted some of the changes staff has taken to improve the transmission of information.

Mr. Hord moved to adjourn the meeting. Mr. Syed 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, Mr. Yaffe and Mr. Syed. There were no dissenting votes.

The meeting adjourned at 7:35 p.m..

VKN:vk