

**Minutes**  
**Baltimore County Landmarks Preservation Commission**  
**October 12, 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:

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

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 October 5, 2017.

2. **Approval of the Minutes**

Mr. Brennan asked if anyone proposed changes to the September 14, 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, Mr. Hord, 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 Items 8 and 11.

Mr. Brennan called for a motion. Mr. Hord moved to approve the consent agenda items as presented. 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, Mr. Hord, Ms. Horst, Mr. Kellman, Ms. McIver, Mr. Myer, 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]

Mr. Brennan determined both Mr. Schmidt and the property owner’s legal representative, Mr. Karceski, were present. Both representatives indicated they are currently working towards an agreement and are hopeful an agreement will either be reached by the November 9, 2017 LPC meeting or not, in which case both parties should be in a position to move forward with a hearing.

Mr. Meyer moved to vote to postpone the public hearing until the November 9, 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, Ms. Hawks, Mr. Hord, Ms. Horst, Mr. Kellman, Ms. McIver, Mr. Myer, Mr. Thaler and Mr. Yaffe. 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. “Butler House”, 517 Bond Avenue, Glyndon, Final Landmarks List #128, MIHP #BA-0764; proposed exterior rehabilitation of landmark structure, recommendation to Planning Board for Victoria Crossing Planned Unit Development; Interior renovation to structure for required community benefit as per PUD Resolution 139-16 [County Council District #2]

Ms. Rising explained that while the structure is on the Baltimore County Final Landmarks List and is a contributing structure in the Glyndon National Register Historic District there is no Historic Environmental Setting associated with the landmark. She noted the proposal comprises three separate elements; exterior changes to the landmark structure; the Planning Board seeking a recommendation in the form of advisory comments from the LPC on the appropriateness of the overall plan as it relates to the landmark; and an evaluation and comment on the overall rehabilitation plans, including interior work, for the purpose of determining whether or not the undertaking meets the community benefit component of PUD Resolution No. 139-16 established by the County Council.

Ms. Rising advised the Planned Unit Development plan includes construction of 26 semi-detached dwellings to be located on the same parcel as the landmark, along with a proposal that involves interior and exterior rehabilitation of the Landmark. Once renovated, the Landmark is to remain on an individual lot and sold to a new owner. She indicated the applicant has provided materials that include the scope of work for the proposed exterior and interior renovations as well as conceptual elevation drawings for the new townhouses. She noted the applicant will be making a few changes to the conceptual drawings in response to Planning Department comments made during the Concept Plan review and the pattern book submitted with the final Development Plan is to reflect the recommended revisions.

A Technical Committee, consisting of Mr. Brennan and Mr. Myer along with Ms. Rising and the developer, Michael Greenspun, had visited the site and provided a report. Mr. Brennan indicated they found the landmark structure to be appropriately distanced from the proposed dwellings and adequately featured on the site. The Committee recommended confirmation and support of the PUD and the community benefit requirements.

The developer of the property, Mr. Michael Greenspun, was present and described the various aspects of the application.

Mr. Hord expressed concerns about the impact multiple driveways and garage doors would have on the streetscape.

Mr. Boswell questioned the extent to which the proposed building styles actually mimicked the landmark structure and felt the architectural features being proposed for the front elevations should continue on all sides of the duplexes.

Ms. Nevins, Mr. Hord and Mr. Boswell all expressed concerns about the rear elevations of the proposed dwellings that will face the landmark structure. All three agreed the line of multiple flat garage doors and unadorned facades will negatively impact the landmark structure and will minimize details being proposed that do relate to the landmark structure.

Mr. Greenspun acknowledged that pursuant to one of the comments offered by the Planning Department during the Concept Plan review, the design of the garage doors will be amended in the Final Development Plan. He also indicated dwellings will have a deck option in order for homeowners to take advantage of the garden area being included in the plan.

Ms. Horst questioned the proposal to locate front doors on side elevations and the visually random spacing of windows on the side elevations. Mr. Hord agreed and expressed concerns over small window openings.

Mr. Yaffe commented that the various proposed features seemed to fit within present day homebuilding trends and asked about the distances between the various buildings. He agreed the unadorned facades of the units facing the landmark structure could benefit from the addition of design details.

Mr. Hord commented on the proposal and recommended removing interior walls on the landmark structure as he found those to be defining features. He suggested leaving the stubs of those walls in place in an effort to accommodate proposed plans for opening the space while providing a reference to the original interior space.

Mr. Myer moved to vote to issue a Certificate of Appropriateness for the exterior rehabilitation and third floor window to door alteration; vote to confirm that the overall rehabilitation plan for the landmarks structure meets the community benefit requirement as per the PUD resolution; and vote to support the overall Victoria Crossing PUD plan which protects the landmark structure within the National Register Historic District through its rehabilitation and retention on an individual parcel with recommendations to (1) mark the original interior walls to be removed for the new breakfast area in the landmark structure by a cased opening, both jamb and head (2) add the same amount of architectural detail proposed for the front elevations of the 6 pairs of duplex units that face the open space garden area and historic house to the rear elevations of those 6 pairs of duplex units and (3) give a higher level of treatment than what is currently proposed to the very prominent end facades of Units 15 and 26 providing details similar to the front facades. 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, Mr. Hord, Ms. Horst, Mr. Kellman, Ms. McIver, Mr. Myer and Mr. Yaffe. Mr. Thaler abstained from the vote.

*Citing Baltimore County Code, Section 32-7-403; Section 32-4-231 (a) (3) {Referral to the Planning Board: The Development Plan involves a building, structure, or site included on the Landmarks Preservation Commission preliminary or final county landmarks list or is located within a county historic district}; Section 32-4-242(b)(6)*

6. “Taylor’s Hall” (relocated), 10136 Falls Road, Rockland, Final Landmarks List #25, MIHP #BA-0268; proposed two story rear addition and front porch alteration [County Council District #2]

Ms. Rising introduced the proposal and explained the house had been dismantled and reconstructed in the original telescope configuration after having been neglected and damaged in a fire. Salvaged historic materials were used whenever possible. The existing rear addition and garage were added when the house was reconstructed.

Mr. Brennan noted a Technical Committee had visited the site and the report prepared had been circulated.

Mr. Peter Ratcliffe, the property owner’s architect, was present and described the existing proposals.

Mr. Boswell asked for details as to plans for the front porch alteration. Mr. Ratcliffe indicated the roof of new porch would be attached to the existing house with step flashing and he reviewed the dimensions of both the existing front porch and the proposed alteration. Mr. Ratcliffe explained the proposed front porch alteration is not as deep as the existing porch and will not require alterations to be made to the existing porch.

Mr. Thaler asked Ms. Rising about options the Commission might consider for approving the proposals.

Mr. Thaler moved to vote to issue a Notice to Proceed for the front porch alteration and a Certificate of Appropriateness for the proposed two story rear addition. Mr. Myer seconded the motion which passed with affirmative votes being cast by Ms. Allen, Ms. Benton, Mr. Boswell, Mr. Brennan, Mr. Diggs, Ms. Hawks, Mr. Hord, Ms. Horst, Mr. Kellman, Ms. McIver, Mr. Myer, Mr. Thaler and Mr. Yaffe. There were no dissenting votes.

*Citing Baltimore County Code, Section 32-7-403 and Baltimore County Historic Design Guidelines: Porches & Steps, p. 2; Additions & Infill, pp. 2-4; National Park Service, Technical Preservation Services, Preservation Brief # 14: New Exterior Additions to Historic Buildings: Preservation Concerns*

*Mr. Diggs left the hearing room.*

7. “Mersinger House”, Mosner/Bubnash property, 14 Chatsworth Avenue, contributing structure in the Glyndon County Historic District, MIHP #BA-0737; replacement of a non-historic screen door with a full view storm door [County Council District #2]

Ms. Rising presented the proposal and noted staff’s recommendation for installation of a full view storm door rather than a storm door with a bar across the middle as proposed.

Mr. Brennan determined the property owner was not present and no one had signed in to speak.

Mr. Boswell moved to vote to issue a Certificate of Appropriateness for installation of a full view storm door. Mr. Thaler seconded the motion which passed with affirmative votes being cast by Ms. Allen, Ms. Benton, Mr. Boswell, Mr. Brennan, Ms. Hawks, Mr. Hord, Ms. Horst, Mr. Kellman, Ms. McIver, Mr. Myer, Mr. Thaler and Mr. Yaffe. There were no dissenting votes.

*Citing Baltimore County Code, Section 32-7-403 and Baltimore County Historic Design Guidelines: Windows & Doors, p. 8; National Park Service, Technical Preservation Services, Preservation Brief #3: Improving Energy Efficiency in Historic Buildings*

*Mr. Diggs returned to the hearing room.*

- \*\*8. “Wilson House”, Clements property, 14 Glyndon Avenue, contributing structure in the Glyndon County Historic District; Part II approval for installation of a cooling system and replacement of existing electric base heat in one room with a hydronic panel [County Council District #2]

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 Services, Preservation Brief #18: rehabilitating Interiors in Historic Buildings: Identifying and Preserving Character-Defining Elements; Preservation Brief #39 – Holding the Line: Controlling Unwanted Moisture in Historic Buildings*

9. “Pot Spring Farm House”, Byrd property, 2201 Pot Spring Road, Final Landmarks List #271, MIHP #BA-0434; Part II approval for the replacement of 5 windows on the first floor [County Council District #3]

Ms. Rising introduced the proposal and offered details about the original structures and reported the house had been significantly upgraded in 1935 and again in the mid-1960s. She noted the proposed replacement windows match two windows previously approved by the LPC in 2011 to replace what were considered to be non-original windows on the eastern side and rear (north) elevations. Based on the material in the files from 2011, the LPC determined the wood windows approved for replacement were not original to the

house. The windows being proposed for replacement now likely date to one of the mid-20<sup>th</sup> century updates.

Mr. Brennan determined the property owners were not present and no one signed in to speak.

Ms. Allen moved to vote to issue a Certificate of Appropriateness for the Part II approval for the replacement of 5 windows on the first floor. 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, Mr. Hord, Ms. Horst, Mr. Kellman, Ms. McIver, Mr. Myer, Mr. Thaler and Mr. Yaffe. There were no dissenting votes.

*Citing Baltimore County Code, Section 11-2-201 and Baltimore County Historic Design Guidelines: Windows & Doors, p. 5*

10. “Conclusion Farm” (Marble Entrance), 1219 Gerber Lane, Final Landmarks List #135, MIHP #BA-0437; Code Enforcement Citation #CB1700666 - ex-post facto approval for the rehabilitation and relocation of two marble and concrete road entrance posts [County Council District #3]

Ms. Rising noted a Code Enforcement complaint was received in response to the relocation of two marble and concrete entrance posts without the prior approval of the Commission. A Code Enforcement Inspector visited the site at the request of staff and issued a citation. She explained the property owners contacted staff and submitted an ex-post facto request for rehabilitation and relocation further down the farm road in an effort to provide protection from vehicular damage due to their location on the road at the farm’s entrance.

Ms. Rising indicated the file documentation did not provide any baseline photographs or detailed description other than describing them as marble pillars or posts. The landmark bill used to designate the farm in 1996 describes the posts as “marble entrance” and does not provide additional details. She noted the property owners submitted documentation, including their stone mason’s description of the work as well as before and after pictures which reflected no overall change.

Ms. Rising reported the LPC has previously allowed streetscape elements to be widened or set back because of road and vehicular issues that may have an adverse impact. She indicated the relocated posts, while set back from the road, still frame the entrance to the farmstead core and retain their visual integrity.

Ms. Rising confirmed the property owners were not present.

Mr. Thaler moved to vote to issue an Ex Post Facto Certificate of Appropriateness for the rehabilitation and relocation of two marble and concrete road entrance posts. Ms. Benton seconded the motion.

Before calling for a vote, Mr. Brennan acknowledged two people who wished to speak.

Mr. Gary Bosley introduced himself as the grandson of a previous owner of the property. He explained the family had lost the property as a result of a Court ordered sale and offered reports of the activities of the current owners on the site.

Ms. Margaret Bosley introduced herself and contradicted details provided by the property owners about the existing conditions of the entrance posts. She also offered reports of activities and actions of the current owners on the site since purchasing the property.

Mr. Brennan thanked both individuals for their input.

Having a motion on the floor, Mr. Brennan called for a vote. The motion made by Mr. Thaler and seconded by Ms. Benton to vote to issue an Ex Post Facto Certificate of Appropriateness for the rehabilitation and relocation of two marble and concrete road entrance posts passed with affirmative votes being cast by Ms. Allen, Ms. Benton, Mr. Boswell, Mr. Brennan, Mr. Diggs, Ms. Hawks, Mr. Hord, Ms. Horst, Mr. Kellman, Ms. McIver, Mr. Myer, Mr. Thaler and Mr. Yaffe. There were no dissenting votes.

*Citing Baltimore County Code, Section 32-7-403; Section 32-7-503 and Baltimore County Historic Design Guidelines: Fences & Landscape, p. 3, National Park Service, Technical Preservation Services, Preservation Brief # 36: Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes*

After the vote, Ms. Bosley again addressed the Commission with reports of destruction of grave sites and structures linked to the Underground Railroad.

Mr. Thaler suggested concerns about the grave sites be directed to the State Attorney's Office.

- \*\*11. "Caples House", Steele property, 211 Central Avenue, contributing structure in the Glyndon County Historic District, MIHP #BA-0776; Part II approval for exterior painting of the house and barn [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, pp. 11-12*

12. 1723 Elm Avenue, contributing structure in the Relay County Historic District, MIHP #BA-2803; repair of existing wood windows, wood front door replacement, vinyl window and rear door repair, in-kind repair of existing porch and deck, installation of 2 vinyl windows where none currently exist on basement level [[County Council District #1]



Ms. Rising introduced the proposal and noted the existing deck addition and door were previously approved by the LPC in 2006. She indicated staff has no issues with the work proposed other than replacement of the existing front door. She suggested the installation of a storm door to improve thermal efficiency and mentioned that in the future, perhaps a new homeowner could pursue a more appropriate porch step alteration using historic tax credits.

Mr. Travis Rodgers, representing the property owners, introduced himself as the Project Manager. He indicated they fully intend to keep the existing windows and reported all of the windows on the 2<sup>nd</sup> floor are vinyl.

Mr. Boswell moved to vote to issue a Certificate of Appropriateness for the rehabilitation of the first floor wood windows and in-kind replacement of the vinyl second floor and 2 lite vinyl basement windows, repair of the rear deck and door trim as proposed, repair of the existing porch and steps and repair of the existing wood front door. 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, Mr. Hord, Ms. Horst, Mr. Kellman, Ms. McIver, Mr. Myer, Mr. Thaler and Mr. Yaffe. There were no dissenting votes.

*Citing Baltimore County Code, Section 32-7-403 and Baltimore County Historic Design Guidelines: Windows & Doors, pp. 2-5, p. 12; Porches & Steps, pp. 2-3; Additions and Infill, p. 3*

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:

“Mount Prospect” and setting, Brellis property, 15101 Allison Road, Final Landmarks List # 395, MIHP #BA-3317; extensive rehabilitation of the house, barn and shop/garage [County Council District # 3]

Boswell property, 6201 Falls Road, contributing structure in the Bare Hills National Register Historic District; extensive rehabilitation of the house and shed [County Council District #2]

### **Other Business**

Mr. Brennan reminded everyone that the annual Doors Open Baltimore is scheduled for October 28<sup>th</sup> and 29<sup>th</sup>. Ms. Hawks reported the organizers are seeking volunteers to help with various aspects of the event.

Mr. Hord moved to adjourn the meeting. Mr. Myer seconded the motion which passed with affirmative votes being cast by Ms. Allen, Ms. Benton, Mr. Boswell, Mr. Brennan, Mr. Diggs, Ms. Hawks, Mr. Hord, Ms. Horst, Mr. Kellman, Ms. McIver, Mr. Myer, Mr. Thaler and Mr. Yaffe. There were no dissenting votes.  
The meeting adjourned at 7:50 p.m..

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