

Minutes
Baltimore County Landmarks Preservation Commission
November 9, 2017 Meeting

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

Mr. Rob Brennan, Chairperson, opened the regular monthly meeting of the Baltimore County Landmarks Preservation Commission (LPC) at 6:00 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. David S. Thaler
Mr. Richard Yaffe

Not Present

Ms. Faith Nevins Hawks

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

A moment of silence was dedicated in memory of Mr. Pen Jones. Mr. Brennan recognized the recent passing of Mr. Jones and acknowledged Mr. Jones' commitment of time and service to historic preservation efforts in Baltimore County and, in particular, to the Lutherville County Historic District.

1. **Review of the Agenda**

Ms. Rising reported one item was added to the Preliminary Agenda published on November 2, 2017.

2. **Approval of the Minutes**

Mr. Brennan asked if anyone proposed changes to the October 12, 2017 Minutes.

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

Mr. Hord 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, 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 5, 6, 9 and 12.

Mr. Brennan called for a motion. Ms. Allen moved to approve the consent agenda items as presented. Ms. McIver 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. Thaler and Mr. Yaffe. There were no dissenting votes.

Mr. Syed arrived at 6:10 p.m.

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]

Postponed until January 11, 2018

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. Merson property, 1509 Bellona Avenue, Lutherville, non-contributing structure in the Lutherville County Historic District; installation of a 6 foot tall wood privacy fence along one side of the yard [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: Fences & Landscape, p. 4

- **6. “Venderbeek House”, Wellman property, 5112 S. Rolling Road, contributing structure in the Relay County Historic District, MIHP #BA-2384; replacement of an existing shingle roof on a non-historic addition with a membrane roof system, in-kind repairs of soffits and fascia and re-flash existing siding to new 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, pp. 8-11

7. “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 an extension of time allowed to address emergency condition issues per Code Enforcement Correction # CB1700320 [County Council District #1]

Ms. Rising reported the Commission has previously established October 31, 2017 as the correction by date for work deemed necessary on an emergency basis and other rehabilitation work needing to be completed before January 31, 2018. She indicated the property owner has informed staff that with the exception of securing the front door, the work has not been completed because he has only recently been able to obtain funding. The property owner is requesting an extension of time to complete the emergency work and possibly the other rehabilitation items that are due on or before January 31, 2018.

Ms. Rising read staff’s recommendation to support extending the deadline for the various items by two months and reconvening the Technical Committee to assess the situation if the work is not completed within those additional 2 months.

Mr. Boswell asked members of the Technical Committee having visited the site for a recommendation. Both Mr. Myer and Ms. Benton expressed support for extending the time frame for correction dates.

Mr. Boswell moved to vote to establish a completion by date of January 31, 2018 for the emergency work items and to establish a completion by date of April 30, 2018 for the other rehabilitation and stabilization items. Mr. Myer seconded the motion.

Mr. Brennan recognized the property owner, Mr. Bernard White, was present in the audience and yet had not signed up to speak. Mr. Brennan asked Mr. White if the Commission’s discussion was going in the direction he intended. Mr. White responded, yes.

Mr. Brennan called for a vote on the motion made by Mr. Boswell and seconded by Mr. Myer. The 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. Syed, Mr. Thaler and Mr. Yaffe. There were no dissenting votes.

Citing County Code, Sec 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)

8. “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 the Commission has previously approved several extensions of time allowed to complete stabilization and rehabilitation work. She noted Staff had previously recommended reconvening the original Technical Committee should the property owner request a new extension. While the property owner has asked for another extension, timing was such that the Technical Committee was unable to visit the property in time to make a recommendation. The Code Enforcement inspector however did visit the property and provided current photos of the existing conditions which were circulated to the members of the Technical Committee for review.

Ms. Rising stated the consensus by the members of the Technical Committee was to permit an additional 6 month extension as the current photos demonstrate ongoing progress. If work is still not completed within those additional 6 months, Staff suggests the reconvening of the Technical Committee to assess the situation before offering approval for an additional extension. Staff did notice the incorporation of vinyl siding over Tyvek in the report submitted by the applicant which had not been approved. If the owner wishes to substitute wood with vinyl for that location, the Commission will need to review an amended application that includes the specifications for the vinyl proposed.

Ms. Karen Miller, the property owner, was present and indicated installation of vinyl in the dormers was an economic decision coupled with difficulty involving access to the dormers as well as the approach of winter.

Mr. Boswell expressed support for installation of hardiplank siding in the dormer areas rather than vinyl siding noting hardiplank could help address the property owner’s concern about needing to frequently access the area for painting.

Mr. Diggs moved to vote to approve the request for an extension of time to address the Code Enforcement Correction Notice and to establish a completion date of May 10, 2018. Mr. Myers seconded the motion. The 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. Syed, Mr. Thaler and Mr. Yaffe. There were no dissenting votes.

County Code, Sec 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)

- **9. “Mrs. Harvey Abbott House”, 209 W. Seminary Avenue, contributing structure in the Lutherville County Historic District, MIHP #BA-0298; window repair, installation of missing shutters and in-kind roof shingle replacement [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: Windows & Doors, p. 6; Roofs, p. 8

10. “Glyndon School”, Women’s Club of Glyndon, 4627 Butler Road, contributing structure in the Glyndon County Historic District, MIHP #BA-0715; replacement of a damaged brick wall and the continuation of the existing wood wall [County Council District #2]

Ms. Rising explained the proposal involves the partial removal of a brick knee wall along the curb and sidewalk due to continued vehicular damage at the intersection of Fiske Avenue and Butler Road. She indicated the applicant wishes to continue the existing wood wall that currently runs along the Fiske Avenue side of the property to meet the main brick wall at the stairs facing Butler Road. The brick walls are not original to the school and were added sometime after by the Women’s Club.

Ms. Sally Allen and Ms. Jayne Hillyard were present as representatives of the Women’s Club. They indicated the group sought advice for possible solutions to the reoccurring problem from both the Volunteer Fire Department and Baltimore County Department of Public Works. The present proposal reflects those consultations.

Mr. Boswell moved to vote to issue a Certificate of Appropriateness for the removal of a damaged section of the existing brick knee wall and installation of an angled wood retaining wall constructed with 6” x 6” wooden landscaping ties as proposed. Ms. McIver seconded the motion. The 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. Syed, Mr. Thaler and Mr. Yaffe. There were no dissenting votes.

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

11. Webster property, 1014 Windsor Road, contributing structure in the Sudbrook Park County Historic District, MIHP #BA-3033; replacement of wood porch flooring and steps with composite materials [County Council District #2]

Ms. Rising reported the application was submitted by a homeowner after learning from a neighbor the review requirement for exterior alterations in County Historic Districts. The homeowner halted work on the porch, submitted the proposal for replacement of deteriorated existing wood porch flooring and steps with composite materials.

Ms. Rising noted the Historic Design Guidelines indicate that significant architectural Features are to be repaired or replaced in kind when feasible. Front porches are considered to be significant character defining features and the use of substitute materials are generally not approved. She explained that in cases where composite flooring had been approved, evidence of long term failure of wood due to environmental factors existed. Because the decking of this porch is raised and because staff is not aware of any environmental reasons contributing to the need for composite flooring, staff recommended approval for the in-kind replacement of the wood porch decking and steps.

Mr. Myer moved to vote to issue a Certificate of Appropriateness for the in-kind replacement of the wood porch decking and steps with wood to match what previously existed. Mr. Thaler seconded the motion. The 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. Syed, 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. 4

- **12. Sirota property, 206 Hopkins Road, contributing structure in the Rodgers Forge National Register Historic District; Part II approval for the repair/replacement of existing slate roof tiles and painting of dormers [County Council District #5]

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: Roofs, p. 8; Façade Materials, pp. 11-12

13. “Former Catonsville Elementary School”, (school & setting), 615 Frederick Road, Baltimore County Preliminary Landmarks List, MIHP #BA-2916; installation of a Baltimore County Fire Department mandated 3200 Series, surface mounted “Know Box” to the interior wall of a non-historic utility stairwell [County Council District #1]

Ms. Rising introduced the application submitted by the Baltimore County Public School system for installation of a surface mounted “Knox Box” which can be used by emergency personnel if necessary to gain access to the building. The proposed location of the installation does not impact historic elements, architectural features, nor is it visible from the public view.

Mr. Thaler moved to vote to issue a Notice to Proceed with the installation as proposed. Mr. Boswell seconded the motion. The 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. Syed, Mr. Thaler and Mr. Yaffe. There were no dissenting votes.

Citing Baltimore County Code, Section 32-7-403 and the National Park Service Secretary of the Interior’s Guidelines for Rehabilitation, Special Considerations: Health & Safety; National Trust for Historic Preservation Publication – Fire Safety in Historic Buildings

Other Business

Ms. Rising noted the dates and time of the Annual Boards and Commission Event.

Mr. Brennan acknowledged several visitors and invited them to introduce themselves to the Commission. The visitors presented as students at Stevenson University enrolled in an Introduction to Historic Preservation class. Ms. Lauren Schizik was also present and introduced herself as both the instructor and a Baltimore City Historic Preservation Planner. Mr. Brennan thanked the group for attending the meeting and encouraged the students to further pursue an interest in preservation.

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

The meeting adjourned at 6:49 p.m..

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