

Minutes
Baltimore County Landmarks Preservation Commission
April 12, 2018 Meeting

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

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

Attending County staff, Teri Rising (Preservation Services staff) and Kaylee Justice (Secretary to the Commission)

1. Review of the Agenda

Ms. Rising reported there were no changes to the Preliminary Agenda published April 5, 2018.

2. Approval of the Minutes

Mr. Brennan asked if anyone proposed changes to the March 8, 2018 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, Mr. Boswell, Mr. Brennan,

Mr. Diggs, Ms. Horst, Mr. Kellman, Ms. McIver, and Mr. Myer. There were no dissenting votes.

3. Consent Agenda

Ms. Rising read the Action Recommendation for Consent Agenda Items # 8, 10, & 11.

Mr. Brennan called for a motion. Ms. Allen moved to approve the consent agenda items as presented. Mr. Diggs seconded the motion, which passed with affirmative votes being cast by Ms. Allen, Mr. Boswell, Mr. Brennan, Mr. Diggs, Ms. Horst, Mr. Kellman, Ms. McIver, and Mr. Myer. There were no dissenting votes.

Items for Discussion and Vote

4. Presbyterian Home of Maryland, a.k.a. Bosley Mansion (House, Accessory Structure & setting), 400 Georgia Court, Towson; Withdrawn Nomination [County Council District # 5]

Ms. Rising shared that the request for the Nomination, which was previously tabled, has been withdrawn. She indicated that no action is required, however, Ms. Kate Knott from Southland Hills Community Association and Mr. Marty Azola were present to share information on the status of the project with the Commission.

Ms. Knott, Vice President of Southland Hills Community Association, shared that the Southland Hills Community Association has been working very closely with Bosley Estates and they have drafted a Memorandum of Understanding regarding what would be saved in terms of the house and setting.

Mr. Azola, developer, indicated that they are in the midst of the PUD process and are planning to restore the mansion using the Secretary of the Interior's Standards and Guidelines. He shared that some of the first floor rooms are planned to be used as a public space for the condominium project.

Ms. Allen questioned if there were going to be efforts made to restore parts of the mansion back to their original appearance. She suggested the possibility of having some archaeology done on site.

Mr. Azola shared that they are taking efforts to research what was original and what was added to the site over time. He indicated that they wish to preserve the front yard and restore the vista.

Mr. Boswell questioned which parts of the current structure would be integrated into condo project. He shared that the rear of the structure currently is used as a service area and questioned whether or not any changes would be made. Ms. Knott shared that the rear of the building would not be visible from the road.

Mr. Azola and Ms. Knott shared that the central structure and 2 wings on either side would be preserved.

5. “Taylor’s Hall” (relocated), 10136 Falls Road, Final Landmarks List # 25, MIHP # BA-0268; Revisions to previously approved two story rear addition [County Council District # 2]

Ms. Rising gave an overview of the request. She indicated that nothing had changed from what was approved at the October 12, 2017 meeting on the front and that the proposed design changes did not involve the size, massing, etc. of the approved addition that would visually impact the view from the front, which was a consideration when the approval was given.

Ms. Susan Harrington, Ratcliffe Architects, stated that the design had further developed since it was last seen before the LPC.

Mr. Brennan shared that this site had previously been visited by a Technical Committee.

Mr. Boswell shared concerns regarding the installation of skylights as he felt they were a very modern feature and were not in character with the style of the house.

Ms. Harrington shared that the skylights were a client driven change which were chosen with interior appearance in mind, similar to a conservatory. She indicated that the client’s approach is to be sympathetic to the existing house but incorporate modern features.

Mr. Brennan indicated that a conservatory is a historic reference.

Mr. Myer moved to vote to issue a Certificate of Appropriateness for the revised rear addition. Mr. Diggs seconded the motion which passed with affirmative votes being cast by Ms. Allen, Mr. Boswell, Mr. Brennan, Mr. Diggs, Ms. Horst, Mr. Kellman, Ms. McIver, and Mr. Myer. There were no dissenting votes.

Citing Baltimore County Code, Section 32-7-403 and Baltimore County Historic Design Guidelines: Additions & Infill, pp. 2-4.

6. “Relay Hotel”, 5174 Viaduct Avenue, Contributing structure in the Relay County Historic District, MIHP # BA-2411; Part II approval for in-kind replacement of asphalt shingle roofing and replacement of standing seam metal porch roof with asphalt shingles [County Council District # 1]

Mr. Syed entered the meeting at 6:28 PM

Ms. Rising gave an overview of the request. She shared that a Technical Committee had visited the site on April 11, 2018 at which time the members conveyed their impression and support for homeowner plans.

Mr. Ray Chism, homeowner, was present.

Ms. McIver moved to vote to issue a Certificate of Appropriateness for the Part II approval for in-kind replacement of asphalt shingle roofing and replacement of standing seam metal porch roof with asphalt shingles. Mr. Diggs seconded the motion which passed with affirmative votes being cast by Ms. Allen, Mr. Boswell, Mr. Brennan, Mr. Diggs, Ms. Horst, Mr. Kellman, Ms. McIver, Mr. Myer, and Mr. Syed. There were no dissenting votes.

Citing County Code, Sec 32-7-403; Sec 11-2-201 and Baltimore County Historic Design Guidelines: Roofs, p. 8 & p. 10; Porches & Steps, p. 4.

7. Jedema Property, 1020 Windsor Road, Contributing structure in the Sudbrook Park County Historic District; request for solar/standing seam metal roof of outbuilding in lieu of previously approved asphalt shingles. [County Council District #2]

Ms. Rising gave an overview of the request. She shared that the Sudbrook Park Community Association had commented that they would defer comments regarding solar to the LPC when it was originally reviewed for the February 9, 2017 LPC meeting.

Mr. Bowell questioned the color of the roof. Mr. Hank Jedema, homeowner, shared that the roof would be a dark charcoal color and that the expectation would be for the solar paneling to completely blend in with the roof. Mr. Brennan questioned the total area of solar that would be present on the roof and the visibility of wiring. Mr. Jedema shared that the solar will come close to covering the entire roof. He added that the wiring would be dark in color to blend in and be connected at the ridge of the roof. Ms. McIver questioned the choice to switch from the previously considered Tesla solar product to the new proposal. Mr. Jedema shared that Tesla is not able to meet the projection schedule for completion and to avoid damage to the structure they need to have a roof placed in on the near future. Mr. Boswell questioned if the homeowner had personally seen the proposed solar product and the longevity of the product. Mr. Jedema indicated that outside of photographs, he has not had a chance to see the product in person.

Mr. Boswell moved to vote to issue a Certificate of Appropriateness for the standing seam metal roof with solar on the outbuilding. Ms. McIver seconded the motion which passed with affirmative votes being cast by Ms. Allen, Mr. Boswell, Mr. Brennan, Mr. Diggs, Ms. Horst, Mr. Kellman, Ms. McIver, Mr. Myer, and Mr. Syed. There were no dissenting votes.

Citing County Code, Sec 32-7-403 and Baltimore County Historic Design Guidelines: Roofs, p. 13; National Park Service, Secretary of the Interior's Standards and Guidelines, Guidelines on Sustainability: Solar Technology.

- **8. "Bacon Hall" and setting, 16300 Cedar Grove Road, Final Landmarks List #359, MIHP # BA-0405; removal and replacement of roofing and siding on barn within HES [County Council District #3]

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

Citing County Code, Sec 32-7-403 and Baltimore County Historic Design Guidelines: Façade Materials, p. 8; Roofs, pp. 8-9.

9. 5009 Cedar Avenue, Contributing structure in the Relay County Historic District; Postponement request for replacement of existing front porch wood decking with composite porch decking and replacement of 2 existing square porch columns with wood columns to match previously existing round wood columns. Correction Notice # CB1700321. [County Council District #4]

Ms. Rising gave an overview of the request. She shared that at the March meeting, the Commission moved to refer the issue to Code Enforcement, having not received a status update from the homeowner. She indicated that since this time Mr. Dent had notified staff of unexpected health issues and is now requesting an extension.

Mr. Gregory Dent, homeowner, shared that he had difficulty finding some of the replacement materials necessary for the porch. He indicated that the work is close to completion.

Mr. Boswell moved to vote grant a three month extension with work to be completed by June 28, 2018. A failure to complete by that date would result in the matter to be referred to Code Enforcement directly. Mr. Syed seconded the motion which passed with affirmative votes being cast by Ms. Allen, Mr. Boswell, Mr. Brennan, Mr. Diggs, Ms. Horst, Mr. Kellman, Ms. McIver, Mr. Myer, and Mr. Syed. There were no dissenting votes.

Citing Resolution Establishing Procedures and a Timeframe wherein Violations to Section 32-7-403 of the Baltimore County Code must be corrected as adopted on October 15, 2008.

- **10. 100 N. Beechwood Avenue, Contributing structure in the Old Catonsville National Register Historic District; Pt. II approval for installation of heating and cooling system and painting of exterior cedar shake. [County Council District #1]

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

Citing County Code, Sec 11-2-201 and National Park Service, Technical Preservation Services, Preservation Brief # 24 - Heating, Ventilating, and Cooling Historic Buildings—Problems and Recommended Approaches.

- **11. 715 Pleasant Hill Road, Contributing Structure in the Oella National Register Historic District; Pt. II approval for replacement of heating and cooling system. [County Council District #1]

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

Citing County Code, Sec 11-2-201 and National Park Service, Technical Preservation Services, Preservation Brief # 24 - Heating, Ventilating, and Cooling Historic Buildings—Problems and Recommended Approaches.

Other Business- Preservation Alliance of Baltimore County

Mr. Tim Bishop, Chairman of Preservation Alliance of Baltimore County, shared that the concern that has come to the PABC's attention is the preservation of State and Federal Properties within Baltimore County. He requested ideas from the Commission to be used by citizens in regard to State and Federally owned buildings.

Mr. Brennan shared that the most effective route may be a political route taken by contacting representatives or lobbyist.

Ms. Rising explained the process for the review of these buildings under Section 106 and suggested several methods of participation in compliance efforts such as letters from the LPC, A Citizens Guide to Section 106, Councilmanic involvement, Legislator involvement, and the State Clearinghouse website. She added that there is currently an inventory of buildings that may have historic interest.

Mr. Boswell requested that Ms. Rising share the Citizens Guide to Section 106 with the Commission.

Mr. Bishop shared his concerns with the Section 106 Process. He added that demolition by neglect is a major problem and that the Maryland Inventory is not comprehensive. He indicated that his focus is the County and what the County can do, adding that, from a citizen's standpoint, regardless of legal authority, having the title of "Landmark" is important.

Mr. Brennan added that the LPC is an advisory group and that this may be an issue for Preservation Maryland to consider.

Ms. Allen shared that it is important to have an inventory of the properties and to be proactive instead of reactive. She advised making the Councilperson aware of these properties.

Other Business- General

Ms. Rising shared that there is a new Executive Director to the Maryland Association of Historic District Commissions.

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

The meeting adjourned at 7:10 p.m.

KBJ/kbj