

Minutes
Baltimore County Landmarks Preservation Commission
May 10, 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. Faith Nevins Hawks
Ms. Rose A. Benton	Ms. Nancy W. Horst, Vice Chair
Mr. C. Bruce Boswell	Mr. Mitch Kellman
Mr. Robert P. Brennan, Chair	Mr. Qutub U. K. Syed
Mr. Louis Diggs	Mr. David Thaler
Mr. Ed Hord	Mr. Richard Yaffe
Ms. Wendy McIver	
Mr. Stephen P. Myer	

Attending County staff, Teri Rising (Preservation Services staff) and Vicki Nevy (Staff) and Jeff Mayhew (Deputy Director, Department of Planning)

A moment of silence was dedicated in memory of County Executive, Mr. Kevin Kamenetz. Mr. Brennan recognized the recent passing of Mr. Kamenetz and acknowledged Mr. Kamenetz' commitment of time and service to historic preservation efforts in Baltimore County.

1. Review of the Agenda

Ms. Rising reported there were two changes to the Preliminary Agenda published on May 3, 2018.

2. Approval of the Minutes

Mr. Brennan asked if anyone proposed changes to the April 12, 2018 Minutes. Hearing none, Mr. Brennan called for a motion to approve the Minutes as drafted.

Mr. Boswell 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. McIver, and Mr. Myer. There were no dissenting votes.

3. Consent Agenda

Ms. Rising read the Action Recommendation for Consent Agenda Items # 7, 11, & 12.

Mr. Myer called for a motion. Ms. McIver 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. McIver, and Mr. Myer. There were no dissenting votes.

Items for Discussion and Vote

4. “Eudowood Sanitarium Barn” (Loch Raven Technical Academy Grounds) & setting, 8101 La Salle Road, Towson vicinity; Withdrawn Nomination [County Council District # 6]

Ms. Rising reported that the Third Party Nominator has withdrawn the Nomination for the Eudowood Sanitarium Barn.

Nicholas Linehan, Resident of Loch Raven Village, expressed that the community is continuing to work on an agreement with Baltimore County Public Schools. He added that the community plans to continue research on the property. Withdrawing the Nomination allows them to work on their own schedule without worrying about the LPC.

Merrill Plait, Director of Facilities Construction and Improvement of Baltimore County Public Schools, shared that they are continuing to work with the Community.

5. “Richardson House” (White property), 5120 South Rolling Road, Relay County Historic District; Request for extension on time allowed to address emergency condition issues (Code Enforcement correction notice # CB1700320) [County Council District #1]

Ms. Rising gave an overview of the request. A Technical Committee had been formed as a result of the July 13, 2017 LPC meeting with a purpose of working with the owner to assess the structures condition and items needing repair in response to a Code Enforcement Correction Notice. She shared that in the time since the vote to approve deadlines for the work to be completed, an extension had been requested and staff and the Technical Committee reconvened to visit the site on April 30th, 2018 to evaluate the progress. She added that the Technical Committee had written a report providing the status of work items along with their recommended deadlines for completion.

Ms. Rising shared that in conversation with the owner, he had expressed interest in selling the house.

Ms. Benton gave a summary of the Technical Committee report explaining the deadlines for items of work that need to be completed. She shared that although the front door was secure, the back door was not. Mr. Boswell added that the unsecure door posed as a fire risk. Mr. Myer indicated that in addition to the outstanding items, a tree had fallen on the house.

Mr. Boswell questioned the ability and willingness of the property owner to complete the work. Ms. Rising shared what she understood was that the owner was in the process of completing some of the work. In the event he was unable to do so or was to sell the property, the Technical Committee would work with him on items that would achieve mothballing. She added that the main goal was so no deterioration would occur due to lack of maintenance.

Mr. Hord expressed concern with the continuance of extending a deadline for the work to be completed. Ms. Rising shared that the owner is still engaged and activity is being completed on the site, adding that it is important to work with the owner to keep the house viable.

Ms. Benton introduced the idea of establishing a time frame to mothball the property. Ms. Rising shared that the intent to mothball would still need to be articulated and would be the next step for the Commission to consider if the work is not to be completed. Mr. Hord agreed that the formulation of a plan for mothballing should be brought back at the next meeting if the work is not completed.

Mr. Boswell moved to vote to adopt the Technical Committee's recommendation for correction deadline of June 28, 2018 for completion of items originally to be completed by October 31, 2017 and deadline of August 31, 2018 for items originally to be completed by April 30, 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. McIver, and Mr. Myer. There were no dissenting votes.

Citing Resolution Establishing Procedures & a Timeframe wherein violations to Section 32-7-403 of the Baltimore County Code must be corrected (adopted 10/15/08)

6. Cottage (Glyndon Park), 12 Fiske Avenue, Contributing structure in Glyndon County Historic District, MIHP # BA-0714; Request for extension on time allowed to address porch issues (Code Enforcement correction notice # CB1700425) [County Council District # 1]

Ms. Rising gave an overview of the request sharing that a Code Enforcement inspector visited the site on April 24, 2018 and reported that no work had been done at the site.

Mr. Boswell questioned what type of porch existed and requested drawings. Ms. Rising shared that the Commission spelled out the necessary work to be completed by the owner at the previous meeting, at which time plans were discussed.

Ms. McIver moved to vote grant a 6 month extension for the reconstruction of the porch with work to be completed no later than October 25, 2018. Mr. Hord seconded the motion which passed with affirmative votes being cast by Ms. Allen, Ms. Benton, Mr. Boswell, Mr. Brennan, Mr. Diggs, Mr. Hord, Ms. McIver, and Mr. Myer. There were no dissenting votes.

Citing Resolution Establishing Procedures & a Timeframe wherein violations to Section 32-7-403 of the Baltimore County Code must be corrected (adopted 10/15/08)

- **7. Kennedy/Goldstein Property, 612 Overbrook Road, Contributing structure in the Anneslie National Register Historic District; Part II approval for installation of heating and cooling system. [County Council District #5]

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.

8. Thompson Property, 23 Newburg Avenue, Contributing Structure in Central Catonsville and Summit Park National Register Historic District, MIHP # BA-3182; Part II approval for in-kind roof repair and replacement, installation of gutters and downspouts, restoration of damaged soffits/fascia and trim, removal of vinyl siding and in-kind replacement of wood siding, replacement of deteriorated front porch ceiling, window cleaning and flashing installation, replacement of exterior door, LVL beam installation and adjustable steel pipe installation, and electrical rewiring and reconnecting.[County Council District #1]

Ms. Rising gave an overview of the request.

Mr. Brennan Recused himself.

Ms. Allen introduced Lili Mundroff of Brenan and Company Architects who was present to answer any questions related to the project.

Mr. Boswell expressed concern with the modern materials being used for the basement structure and questioned if there was some thought in utilizing salvaged wood beams, stone, and other materials. Ms. Mundroff shared that the recommendation from the structural engineer was to incorporate the pipe columns for ease of construction. She added that she was unsure if any other options had been considered. Mr. Boswell added that the materials do have an impact when viewing it from a historic standpoint and is worth considering. Ms. Mundroff shared that the homeowner plans on using the space for utility purposes and she understands the thought process for using the reclaimed wood

but from a structural standpoint the engineer recommended the proposed materials. Mr. Hord added that the modern touches are not necessarily bad. Ms. Rising added that these elements were not necessarily character defining and were consistent with the Secretary of The Interior's Standards.

Mr. Hord moved to vote to issue a Certificate of Appropriateness. Ms. Benton seconded the motion which passed with affirmative votes being cast by Ms. Allen, Ms. Benton, Mr. Boswell, Mr. Diggs, Mr. Hord, Ms. McIver, and Mr. Myer. Mr. Brennan recused himself. There were no dissenting votes.

Citing County Code, Sec 11-2-201 and Citing Baltimore County Historic Design Guidelines: Roofs, p. 5, p. 8 & p. 11; Porches & Steps, p. 3; Façade Materials, pp. 7-8; Windows & Doors, p. 4; National Park Service, Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings – Choosing Rehabilitation as a Treatment: Building Interior Structural Systems, pp. 91-92 & Mechanical Systems, p. 100; Preservation Brief 17: Architectural Character--Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Character.

9. Schweitzer Property, 603 Stoneleigh Road, Contributing structure in the Stoneleigh National Register Historic District; Part II approval for replacement of existing storm windows. [County Council District #5]

Ms. Rising gave an overview of the request. She shared that this item was originally on the Agenda as a Consent Agenda item and at the request of Commission members it was removed and added to the regular Agenda. She added that this was originally a Consent Agenda item because the application appeared to be for storm windows only to be replaced. Through additional inquiry and discussion it was found that the application was for the full replacement of the windows. She shared that the application as presented does not adequately represent an argument for why the windows should be replaced, adding that the Design Guidelines state that the windows should be repaired and only replaced in-kind in the event they are not able to be repaired.

Ms. Carolyn Schweitzer, homeowner, explained her request to put 5 new windows on the house for energy efficiency purposes. She added that the pictures she submitted are single-pane and were not consistent with the remaining windows on her house. Mr. Brennan shared that Ms. Schweitzer has the ability to replace the windows without the Tax Credit option as the house is located within the National Register Historic District.

Mr. Boswell questioned why the 5 windows were chosen to be replaced. Ms. Schweitzer shared that the windows to be replaced are not consistent with the rest of the windows on the house.

Mr. Brennan shared that in order for the Commission to consider the request for new windows, they would need a more comprehensive application and photographs.

Ms. McIver questioned the materials of the new windows. Ms. Allen asked if the windows were original. Ms. Schweitzer indicated that windows were original and do

work. Ms. Allen added that the wood in the original windows are incredible and they should be repaired and not replaced. She added that replacing the original windows will negatively impact the value of her home and replacing only the storm windows would be preferred. Ms. McIver added that the wood in the original windows can never be replicated and replacement windows will not compare to the original windows.

Mr. Myer moved to vote not to issue a Certificate of Appropriateness. Ms. Allen seconded the motion which passed with affirmative votes being cast by Ms. Allen, Ms. Benton, Mr. Boswell, Mr. Brennan, Mr. Diggs, Mr. Hord, Ms. McIver, and Mr. Myer. There were no dissenting votes.

Citing County Code, Sec 11-2-201 and Baltimore County Historic Guidelines: Windows & Doors, p.4.

10. “Hoffmanville School House” (Long property), Final Landmarks List # 147, MIHP # BA-0575; Modification of previously approved exterior addition [County Council District #3]

Ms. Rising gave an overview of the request.

Mr. Kirby Long, owner, was present to answer any questions from the Commission. Mr. Long shared that he has had a difficult time finding contractors to work on the property and has resulted in a change of plans to renovate the house.

Mr. Boswell questioned the material of the left side door. Mr. Long shared that it will be an Anderson 400 series composite door. Ms. Rising shared that the door was previously approved at the time the addition was approved.

Mr. Long shared that if any changes are made to the Phase 2 of the project that was previously approved he would come back to the Commission.

Ms. Allen moved to vote to issue a Certificate of Appropriateness. 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. McIver, and Mr. Myer. There were no dissenting votes.

Citing County Code, Sec 32-7-403 and Baltimore County Historic Design Guidelines: Additions & Infill, pp. 1-2, National Park Service, Technical Preservation Services, Interpreting the Standards Bulletin # 14: New Openings in Secondary Elevations or Introducing New Windows in Blank Walls.

- **11. Dyer Property, 203 Regester Avenue, Contributing Structure in the Rogers Forge National Register Historic District; Pt. II approval for replacement of boiler. [County Council District # 5]

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.

- **12. Rider-Bushman House, 1810 Landrake Road, Final Landmarks List # 330, MIHP # BA-1161; Request for replacement of existing wood wheelchair access ramp and deck to meet ADA requirements. [County Council District # 5]

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

Citing County Code, Sec 32-7-403 and National Park Service, Technical Preservation Services, Preservation Brief # 32- Making Historic Properties Accessible; International Existing Building Code, Chapter 12, Section 1203: Fire Safety)

Other Business

Ms. Rising shared that she attended the Coalition to Protect Maryland Burial Sites conference which was held in Baltimore County and a tour was given of Prospect Hill Cemetery.

Ms. Allen shared that there was a presentation on the Epsom Farm of Goucher College and expressed interest in sharing resources from the presentation at the next Retreat.

Ms. Allen 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, Mr. Hord, Ms. McIver, and Mr. Myer. There were no dissenting votes.

The meeting adjourned at 7:15 p.m.

KBJ/kbj