

Minutes
Baltimore County Landmarks Preservation Commission
July 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:

Present

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

Not Present

Mr. C. Bruce Boswell
Mr. Louis Diggs
Ms. Faith Nevins Hawks
Mr. David Thaler
Mr. Richard Yaffe

Attending County staff, Teri Rising (Preservation Services staff), Kaylee Justice (staff), Jeff Mayhew (Deputy Director), and Jenifer Nugent (Chief of Development Review and Strategic Planning).

1. Review of the Agenda

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

2. Approval of the Minutes

Mr. Brennan asked if anyone proposed changes to the June 14, 2018 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. Myer seconded the motion, which passed with affirmative votes being cast by Ms. Allen, Ms. Benton, Mr. Brennan, Mr. Hord, 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 Item # 6.

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

Items for Discussion and Vote

4. “Burns-Bond Farmstead” (Kruger Property), 18619 Graystone Road, White Hall, Final Landmarks List # 186, MIHP # BA-2987; Rehabilitation and relocation of agricultural accessory structures on the site. [County Council District # 3]

Ms. Rising gave an overview of the proposed rehabilitation and relocation of accessory structures on the property. She shared that staff and Mr. Myer visited the property for a site visit and the buildings have clearly been the recipients of modifications over time. The integration of windows into current openings as well as the modifications necessary to repurpose the buildings are being proposed in such a way that the architectural character though its form will be retained and repurposed since the past agricultural use is no longer relevant.

Mr. Brennan called upon Mr. Myer to share comments from the site visit. Mr. Myer described the existing conditions of the accessory structures on site including that the structures were in need of repair.

Mr. Syed joined the meeting at 6:15pm.

Mr. Ralph Kruger, landowner, described the request and showed the Commission where the structures would be relocated. Mr. Brennan questioned whether the structures would be moved or deconstructed and reassembled. Mr. Myer shared that he believed they could be deconstructed and reassembled and that the availability of repurposed timber can easily be found.

Mr. Brennan requested information on the landmark designation. Ms. Rising shared that the structures were designated individually in 2001 and were owner nominated. She added that there were several Burns family farms along Graystone.

Ms. Horst questioned if the roof on the hay barn was metal. Mr. Kruger shared that the hay barn currently has a standing seam roof and will be replaced in-kind. He added that the hay barn is currently non-corrugated metal and is in poor condition.

Mr. Myer 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.

Brennan, Mr. Hord, Ms. Horst, Mr. Kellman, Ms. McIver, Mr. Myer, and Mr. Syed.
There were no dissenting votes.

Citing County Code, Sec 32-7-403; National Park Service, Technical Services, Preservation Brief # 20 – The Preservation of Historic Barns; Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings - Choosing Rehabilitation as a Treatment: Replace Deteriorated Historic Materials and Features; Interpreting the Standards # 39: Site and Setting: Changes to a Historic Site; Baltimore County Historic Design Guidelines: Windows & Doors, p. 5.

5. “Broderick House” (Hale Property), 28 Chatsworth Avenue, Contributing Structure in Glyndon County Historic District, MIHP # BA-0742; Installation of parking pad; Ex-post facto installation of 4’ tall wood paddock fence in side and rear yard [County Council District #2]

Ms. Rising gave an overview of the request, sharing that although few properties in Glyndon were constructed when there was a need for driveways, over time the additions of driveways have become a common occurrence and a typical pattern has developed and served as guidance in those cases where driveway improvements have been proposed. She indicated that there is no typical driveway material used in Glyndon, it is a mix of gravel, asphalt, brick and pavers so consequently, the use of asphalt is not out of character. She shared that there may be some additional need for the owner to consult with the Department of Permits, Approvals and Inspections on the proposal as it involves a new curb cut. Ms. Rising indicated that another item for the property was also brought before the Commission for consideration. Through no fault of the applicant, a permit was approved and issued for the installation of a 4’ tall wood paddock fence on the property without being reviewed by the Planning Department and for that reason the permit was rescinded.

Ms. Mary Hale, owner, shared that they live across the street from the community swimming pool and there is limited parking available.

Ms. Horst questioned the location of the proposed driveway and the tennis court. Ms. Hale confirmed the location of the driveway and added that the tennis court is already constructed on the property. Ms. Rising shared that there are a number of tennis courts located in Glyndon.

Mr. Hord requested to see a photograph of the fence which Ms. Rising shared with the Commission.

Mr. Brennan asked if anyone from Glyndon had weighed in on the request. Ms. Rising reported that outside of general confusion about the fence no concerns had been brought to her attention involving the driveway.

Ms. McIver questioned the material of the driveway and whether or not it was the most appropriate for Glyndon. Ms. Rising reiterated that Glyndon does not have a particular driveway material and there are other existing asphalt driveways. Mr. Brennan shared

that a crushed aggregate can be rolled into the asphalt to lighten up the color. Mr. Hord shared that tar-and-chip is also a durable and less expensive option.

Ms. Horst moved to vote to issue a Certificate of Appropriateness for the driveway installation and to issue an ex-post facto Certificate of Appropriateness for the fence as constructed. Mr. Syed seconded the motion which passed with affirmative votes being cast by Ms. Allen, Ms. Benton, Mr. Brennan, Mr. Hord, Ms. Horst, Mr. Kellman, Ms. McIver, Mr. Myer, and Mr. Syed. There were no dissenting votes.

Citing County Code, Sec 32-7-403; Interpreting the Standards # 39: Site and Setting: Changes to a Historic Site; Baltimore County Historic Design Guidelines: Fences & Landscape, pp. 3-4.

- **6.** “Berry House” (Hager Property), 216 Melancthon Avenue, Lutherville, Contributing Structure in the Lutherville County Historic District, MIHP # BA-0313; Installation of 8x10 garden shed in rear yard. [County Council District # 3]

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

Citing County Code, Sec 32-7-403; Baltimore County Historic Design Guidelines: Fences & Landscape, p. 5.

Other Business

Ms. Rising shared that there would be no August meeting. She reminded the Commission that because it is storm season if they know of anyone with emergency repairs they should contact staff.

Mr. Brennan shared that the damage to Ellicott City has caused significant rethinking about how historic structures are dealt with in fragile areas and some cutting edge design solutions should be presented in the next few years.

Ms. Benton asked if any progress had been made on the Shaw-Bauer House meeting. Ms. Rising shared that she will be sending out new dates for consideration for a site visit following confirmation from the legal representative.

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

The meeting adjourned at 6:40 p.m.

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