

Minutes
Baltimore County Landmarks Preservation Commission
November 8, 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. C. Bruce Boswell
Mr. Robert P. Brennan, Chair
Ms. Faith Nevins Hawks
Ms. Nancy W. Horst, Vice Chair
Mr. Mitch Kellman
Ms. Wendy McIver
Mr. Stephen P. Myer
Mr. David Thaler
Mr. Richard Yaffe

Not Present

Mr. Louis Diggs
Mr. Ed Hord
Mr. Qutub U. K. Syed

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

1. Review of the Agenda

Ms. Rising reported there was one change to the Preliminary Agenda published on November 1, 2018.

2. Approval of the Minutes

Mr. Brennan asked if anyone proposed changes to the October 11, 2018 Minutes. Hearing none, Mr. Brennan called for a motion to approve the Minutes as drafted.

Mr. Myer moved to approve the Minutes as drafted. Ms. McIver seconded the motion, which passed with affirmative votes being cast by Ms. Allen, Ms. Benton, Mr. Boswell, Mr. Brennan, Ms. Hawks, 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 # 4, 5, 7 & 10.

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

Items for Discussion and Vote

- **4.** 218 W. Seminary Avenue, Contributing Structure in the Lutherville County Historic District; Installation of three 29.75” x 29.75” skylight windows on roof of rear addition. [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: Roofs, p. 13.

- **5.** 516 Sudbrook Road, Non-contributing Structure in the Sudbrook Park County Historic District; Installation of new windows, roof and shutters; decking refacing and railing installation. [County Council District # 2]

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

Citing County Code, Sec 32-7-403; Baltimore County Historic Design Guidelines: Windows & Doors, p. 5; Additions & Infill, p. 4.

- 6.** 1100 Copper Hill Road, Contributing Structure in the Bare Hills National Register Historic District; Pt II approval for upgrade to existing Tax Credit involving geothermal system . [County Council District # 2]

Ms. Rising gave an overview of the request including the history of the current Tax Credit associated with the geothermal system. She added that an email had been provided by the applicants stating that the system as installed was not adequate and the contractor who did the work refused to remedy the situation.

Mr. Brennan called upon the property owners, Dr. Richard North and Ms. Tatyana North, to represent the request. Dr. North shared that there were two parts to their request, one involving the geothermal system that was installed 4 years ago, and one involving the dehumidification system that was never part of the original tax credit request.

Ms. North, explained her experience working with geothermal systems. She shared that at the time they installed the geothermal system, they had chosen the best available technology but it has proven to be inadequate for cold temperatures. She stated that they

feared the water would freeze in the pipes and it would be a disaster, causing water to be released in the mechanical room and damaging the house. Ms. North added that the units are currently sitting disassembled because they are not adequate. Dr. North shared that the alternative to the geothermal system was back-up oil heat.

Mr. Boswell asked who designed the system. Ms. North shared that she had. Mr. Boswell questioned whether or not the system was deep enough. Ms. North explained that 83% of the energy comes from the ground and 47% comes from solar. Mr. Boswell shared that he thought the warmth from the earth should heat the system if it were properly designed. Ms. North offered additional information on how the system works. Mr. Boswell questioned why Trane would not remedy the situation to their specifications. Ms. North shared that she bought the equipment directly from Trane and hired a contractor to do installation. There is nothing they can do about it.

Mr. Thaler questioned what the proposal as submitted was in terms of the work. Ms. North answered that there are other manufacturers that have more advanced systems that would operate to their needs and explained the cost of the system. Mr. Thaler questioned if there was an issue with approving the request and Ms. Rising clarified that the Budget Office is very particular about redundancy in Tax Credits and that they may not be awarded twice.

Mr. Brennan asked that more of an accounting be provided to be clear on the cost difference. Dr. North added that the dehumidification and air conditioning system were not included with the previous tax credit. Mr. Thaler asked if the dehumidification system was a problem. Ms. Rising shared that it may not be a problem but proper itemization needs to be provided to clearly demonstrate which items of work are potentially redundant as they are already collecting tax credits. Ms. Rising added that we have a fiscal responsibility to clearly understand the project and the costs associated with it.

Mr. Yaffe agreed and added that if they received credits for installation once, they should not get them a second time just because the system wasn't designed correctly. Ms. North shared that Trane has changed their equipment since they purchased it. Ms. North added that they had bought the best that was on the market at the time and technology has gotten better, but they need new equipment that will work with very low temperatures. She identified that the Trane warranty won't cover the issues.

Ms. Nevins added that it was an accounting issue, not a mechanical issue. She suggested the North's resubmit the paperwork in a very clear way to save time in the long run. She stated that the application will not pass as submitted. Ms. Rising shared that all of these projects needed to be defensible to the Budget Office. Mr. Brennan suggested setting up a Technical Committee to review the submission. Ms. Nevins, Mr. Yaffe, Mr. Brennan, and Ms. Benton volunteered to be on the Technical Committee.

Mr. Thaler moved to vote not to issue a Certificate of Appropriateness and to defer the decision to a Technical Committee. Mr. Myer seconded the motion which passed with affirmative votes being cast by Ms. Allen, Ms. Benton, Mr. Boswell Mr. Brennan, Ms.

Hawks, Ms. Horst, Mr. Kellman, Ms. McIver, Mr. Myer, Mr. Thaler, and Mr. Yaffe.
There were no dissenting votes.

Citing County Code, Sec 11-2-201.

- **7.** 600 Overbrook Road, Contributing Structure in the Anneslie National Register Historic District; Pt II amendment for bathroom electrical work/repair. [County Council District # 5]

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

Citing County Code, Sec 11-2-201; National Park Service, Technical Preservation Services, Preservation Brief # 18 - Rehabilitating Interiors in Historic Buildings: Identifying and Preserving Character-Defining Elements.

- 8.** “Graystone”, 1613 Kurtz Avenue, Contributing Structure in the Lutherville County Historic District, MIHP # BA-0065; Conversion of non-historic bump-out to pantry to include removal of door and installation of new windows. [County Council District # 5]

Ms. Rising gave an overview of the request.

Mr. Brennan called upon Stephanie and Thomas Gamble, property owners, to represent the request. Ms. Gamble presented the project to the Commission. She explained that the bump-out is currently unused. Mr. Brennan asked if the windows would be replaced or retained. Mr. Gamble shared that the single pane wood windows will be replaced with double pane wood windows for efficiency and that the existing door will be replaced with a window that matches the rest. Mr. Gamble added that cedar shake will be used on the exterior.

Mr. Brennan asked if the bump-out was original. Ms. Rising identified that it was not. Ms. Allen shared that she grew up in a house with a similar bump-out which was used to store garbage cans. Ms. Allen added that if they do convert it into a pantry it will still be very cold in the room. Ms. Gamble shared that there is currently no insulation and they are going to add insulation where possible. Mr. Brennan added if there is no conditioning, the room will still get hot and cold. Mr. Gamble stated that with proper insulation, conditioning is not necessarily needed.

Mr. Boswell asked if the replacement windows would be the exact same size. Ms. Gamble answered that the replacement windows would be the same size of the existing windows. Mr. Boswell pointed out that they would have to change the framing of the existing door to insert the new window. Ms. Gamble shared that they were going to center the window and widen the doorway to match the other windows.

Ms. McIver questioned what the owners wish to place under the bump-out. Mr. Gamble shared that there is currently wood lattice on the front of the house and they have the option of either doing a white wood lattice where the staircase would be removed, or they could leave it open, or install a brick pillar. He added that it would be insulated

underneath. Ms. Rising clarified that as proposed, the request was to leave it open. Mr. Yaffe recommended they decide what they wish to do in lieu of having to come back again. Ms. Gamble shared she wished to leave it open and do landscaping.

Ms. Hawks moved to vote issue a Certificate of Appropriateness to convert the bump-out to a pantry. Mr. Thaler seconded the motion which passed with affirmative votes being cast by Ms. Allen, Ms. Benton, Mr. Boswell Mr. Brennan, Ms. Hawks, Ms. Horst, Mr. Kellman, Ms. McIver, Mr. Myer, Mr. Thaler, and Mr. Yaffe. There were no dissenting votes.

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

9. 1716 Magnolia Avenue, Contributing Structure in the Relay County Historic District; Installation of a 2 ½ story rear addition. [County Council District # 1]

Ms. Rising gave an overview of the request which was a resubmission. She shared that a Technical Committee had prepared a report and based on the recommendations at a previous meeting, the architect has submitted a modified plan for review and approval by the Commission.

Mr. Brennan called upon Mr. Jeffrey Penza, architect, to represent the request. Cheryl Reed, property owner, was also present. Mr. Penza shared that he took the recommendations provided by the Technical Committee and Commission into consideration in order to simplify and modify the design.

Mr. Boswell shared that the design was greatly improved. Mr. Boswell questioned the width of the existing siding. Mr. Penza shared that it is currently an asbestos shake and it is about 8 inches. Ms. Reed shared that it has a bit of a curve on the bottom and that they make a hardi plank which is very similar. Mr. Penza offered the flexibility on the choice of materials.

Mr. Boswell wanted to clarify that the owner was amenable to using a different material in the hyphen. Ms. Reed shared that she understood the recommendation and approved of using a different material. Mr. Penza added that bringing a more architecturally compatible material than board and batten is something that are willing to do.

Mr. Myer moved to vote to issue a Certificate of Appropriateness; the siding on the proposed addition and/or hyphen should be a wood or cementitious wider width board or shingle style. Ms. McIver seconded the motion which passed with affirmative votes being cast by Ms. Allen, Ms. Benton, Mr. Boswell Mr. Brennan, Ms. Hawks, Ms. Horst, Mr. Kellman, Ms. McIver, Mr. Myer, Mr. Thaler, and Mr. Yaffe. There were no dissenting votes.

Citing County Code, Sec 32-7-403; Baltimore County Historic Design Guidelines: Windows & Doors, p. 5; Façade Materials, p. 2; Additions & Infill, pp. 2-4.

- **10.** 4609 Prospect Avenue, Non-contributing Structure in the Glyndon County Historic District; In-kind roof replacement. [County Council District # 2]

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

Citing County Code, Sec 32-7-403; Baltimore County Historic Design Guidelines: Roofs, p. 10.

Other Business

Ms. Rising provided status updates on outstanding Code Enforcement issues and shared that we have a new Code Enforcement Inspector.

Mr. Brennan asked if there was going to be a Boards and Commissions Holiday party. Ms. Rising answered that no plans had been made at this time.

Mr. Thaler shared that he would be giving a lecture at The Maryland Historical Trust on November 24th on Mason Dixon survey and invited the Commission to attend.

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

The meeting adjourned at 7:15 p.m.

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