

**Minutes**  
**Baltimore County Landmarks Preservation Commission**  
**April 10, 2014 Meeting**

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

Not Present

Mr. Robert P. Brennan, Chairperson  
Ms. Nancy W. Horst, Vice-Chair  
Ms. Carol Allen  
Ms. Rose A. Benton  
Mr. C. Bruce Boswell  
Mr. David J. Bryan  
Mr. Louis Diggs  
Ms. Nancy Hafford  
Ms. Faith Nevins Hawks  
Mr. Ed Hord  
Mr. Stephen P. Myer  
Mr. Christopher S. Norman  
Mr. Qutub U. K. Syed  
Mr. David S. Thaler

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

Mr. Brennan welcomed Ms. Nancy Hafford as the newest member to the Landmarks Preservation Commission. Ms. Hafford will be the Planning Board representative to the Commission.

1. Review of the Agenda

Ms. Brown noted two items were added to the Preliminary Agenda published March 6, 2014 and another item was removed.

2. Approval of the Minutes

Mr. Brennan asked if anyone proposed changes to the March 13, 2014 Minutes. Hearing none, he called for a motion to approve the Minutes as drafted. Mr. Hord moved to approve the Minutes. Mr. Boswell seconded the motion, which passed unanimously on a voice vote.

**Alteration to properties in County Historic Districts or Landmark structures**

- \*\*4. Mimer property, 913 Adana Road, contributing structure in the Sudbrook Park County Historic District; replacement of an existing rear wire fence with a 3.5 foot high wood picket fence [County Council District #2]

Approved via the consent agenda to issue a Certificate of Appropriateness.

5. Valley Inn, 10501 Falls Road, Final Landmarks List # 198 (MIHP # BA- 0218) contributing structure in the Greenspring Valley National Register Historic District; construction of a side addition [County Council District #2]

Ms. Brown explained that this matter concerns a request to revise the original proposal for exterior alterations to the Valley Inn, which was approved by the LPC at the January 12, 2012 meeting. A Technical Committee consisting of Messrs. Brennan, Myers and Boswell and Ms. Horst, Ms. Allen and Ms. Hawks visited the site. The Technical Committee report recommended approval of the project, except that the mansard roof over the proposed walkway and bar serving area should not be replicated. The Technical Committee recommended using a flat roof with a fascia matching and aligning with the existing rear porch structure. It further advised that should further vertical concealment be required at the existing mansard locations, horizontal cementitious siding or panels with stiles and rails be aligned with the existing front porch rail system

Mr. Peter Radcliffe, the architect for the project, presented a detail description of the project and explained why the recommendations made by the Technical Committee would not be feasible.

Mr. Brennan inquired about required means of egress and Mr. Hord inquired about accommodations for disability access.

Ms. Nevins Hawks asked about the roof's minimal slope and Mr. Hord suggested not introducing another roof style.

Mr. Thaler moved to vote to issue a Certificate of Appropriateness for the proposal as presented. Mr. Syed seconded the motion which passed with Mr. Brennan and Ms. Nevins Hawks voting against the motion.

6. Lee property, 3613 Stoneybrook Road, non-contributing structure in the Fieldstone County Historic District; construction of a front deck over an existing brick patio [County Council District # 4]

Ms. Brown stated for the record that all exterior changes to structures located within the boundaries of a County Historic District require prior approval from the Landmarks Preservation Commission. Not obtaining prior approval is a code violation administered by the County Engineer. If the LPC votes that corrective actions be taken, the recommendation will be transmitted to the County Engineer, who will issue a citation, requesting that the violation be corrected within the timeframe stipulated by the LPC.

Ms. Brown noted that the owner of a non-contributing structure in the Fieldstone County Historic District constructed a prominent deck on the front of the house, which, in staff's opinion is incompatible with the community's historic character.

Mr. Brennan asked if the local advisory committee had commented on the project. Ms. Brown confirmed they had, noting they did not support the proposal.

The homeowner, Mr. Dale Lee, explained he was not aware the work required prior approval. He indicated the existing brick porch was deteriorating and the extreme recent winter weather had made things worse. He believes constructing a wood porch over the existing brick porch to be the most cost efficient. He proposed replicating the same rail system as existed previously on the brick porch.

Mr. Bryan stated that as a resident of the Fieldstone Historic District, he had no doubts as to Mr. Lee's sincerity; however, all homeowners in the district have routinely and frequently been advised of the need to have all exterior work approved in advance.

Mr. Diggs asked when Mr. Lee purchased the house to which Mr. Lee responded, 1994.

Mr. Boswell asked about the location of a basement as compared to the brick porch location. He expressed concern that constructing a deck over the brick would do nothing to help with the deterioration of the existing porch and would eventually result in damage to the basement and foundation. Mr. Hord agreed the deck framing would exacerbate any water drainage issues.

Ms. Horst asked why the problems with the brick had not been addressed before they deteriorated to the extent they had. Mr. Lee explained he rarely uses the front door located at the porch and he has been in poor health.

Mr. Boswell moved to vote not to issue a Notice to Proceed and requested that the wood deck and framing to be removed within 6 months. Ms. Allen seconded the motion which passed with Mr. Bryan, Ms. Hafford and Mr. Diggs abstaining from the vote.

Mr. Bryan offered to work with Mr. Lee towards a solution for the deterioration of the existing brick porch.

7. “Geo. T. Gilmore House”, Thompson property, 207 W. Seminary Avenue, Lutherville; contributing structure in the Lutherville County Historic District, Lutherville National Register Historic District, MIHP #BA-0299; ex post facto request to replace existing windows and request for installation of a concrete paver parking pad [County Council District # 3]

Ms. Brown explained that the matter concerned a request for the ex-post facto approval for the replacement of 41 original wood windows with vinyl windows; the property owner would also like to expand his parking pad area. The applicant did not obtain LPC approval for the window replacements, which constitutes a violation of the Baltimore County Code. A Technical Committee consisting of Messrs. Brennan, Myers and Boswell and Ms. Horst, Ms. Allen and Ms. Hawks visited the site. Regarding the Code Violation, the Technical Committee recommends replacing all vinyl windows at the front façade as well as one living room window at the east elevation facade with wood one-over-one windows and to approve the parking pad

The homeowner, Mr. Zachary Thompson, explained he is aware some exterior work requires approval from the Landmarks Preservation Commission. He further explained he had called Baltimore County to inquire whether replacing windows would require a permit and was told such a project would not require a permit. He noted he plans on living in this house and neighborhood for a long time and has done his best and will continue to do his best to abide by the requirements of living in a historic district.

Mr. Boswell noted that as a prominent structure within the boundaries of the historic district, both the homes front and east façade are highly visible. He stated that in his opinion, he considers it a serious compromise to only require the replacement of some of the vinyl windows and not all of them.

Ms. Allen commented on the energy efficiencies of original wood windows.

Ms. Patricia Bentz spoke on behalf of the Baltimore County Preservation Alliance in support of the Technical Committee’s recommendation to replace some of the vinyl windows.

Mr. Bryan moved to vote to require the replacement of all vinyl windows at the front façade and one window on the east façade (living room) with wood one-over-one windows that are identical in appearance to the windows that were removed (and which can still be viewed at the neighboring house) within six months from tonight's meeting; to issue an ex-post facto Notice to Proceed for the remaining vinyl windows and to issue a Notice to Proceed for the parking pad expansion as presented. Mr. Boswell seconded the motion which passed unanimously on a voice vote.

8. "Taylor House", Troy property, 112 Melancthon Avenue, non-contributing accessory structure in the Lutherville County Historic District and Lutherville National Register Historic District, MIHP #BA 332; ex post facto request to replace existing windows, door and entrance roof of an accessory structure [County Council District # 3]

Ms. Brown explained that this matter concerns a non-contributing garage building within the Lutherville County Historic District. The owners request an ex-post facto approval for the replacement of the original wood windows with vinyl windows and the replacement of wooden garage doors with vinyl French doors. The applicant did not obtain LPC approval for the window replacements, which constitutes a violation of the Baltimore County Code.

A Technical Committee consisting of Messrs. Brennan, Myers and Boswell and Ms. Horst, Ms. Allen and Ms. Hawks visited the site. The Technical Committee recommended that the new French doors should be remounted six inches towards the building's interior and the original carriage doors be restored and remounted either sliding or swinging as outside doors to the exterior wall.

The homeowners were present and reported that the structure is too small to be used as a garage and their intent is to use the space in the way someone would use a basement, which their house lacks. Mr. Troy indicated the windows and door were broken, rotted and unsafe. He explained they are well aware they are in a historic district, however, they thought prior approval for work was only required for the actual house and not for accessory structures.

Mr. Troy stated he was aware of the Technical Committee's recommendation that the original carriage doors be restored and mounted so as to be able to slide or swing as outside doors to the exterior wall. He thought doing so was beyond his abilities and instead suggested they store the original carriage doors and keep the French doors installed as is. Mrs. Troy objected to the original doors being re-mounted because they are dangerous, would compromise the safety of their children and the blue stone paving might prevent the doors from sliding or swinging.

Mr. Myer moved to (1) require the homeowners to reinstall the carriage doors as recommended by the Technical Committee or to present another option for the Technical Committee to consider within 6-12 months of the April 10, 2014 meeting and (2) to vote to issue an ex-post facto Notice to Proceed for the vinyl windows. Mr. Bryan seconded the motion which passed unanimously on a voice vote.

- \*\*9. League property, 5121 Viaduct Avenue, non-contributing structure in the Relay County Historic District; construction of a one story rear addition [County Council District # 1]

Approved via the consent agenda to issue a Certificate of Appropriateness.

- \*\*10. McWatters property, 1717 Magnolia Avenue, non-contributing accessory structure in the Relay County Historic District; replace concrete driveway with asphalt [County Council District # 1]

Approved via the consent agenda to issue a Certificate of Appropriateness.

11. “Depaula House”, Hans property, 300 Central Avenue, MIHP #BA794, contributing structure in the Glyndon County Historic District and Glyndon National Register Historic District; in-kind repairs to portions of the front porch and proposal to alter the front porch roof design [County Council District #3]

Ms. Brown explained this matter concerns a request to replace the existing round columns on the front porch with square columns and to replace the porch’s gable roof with a hipped roof. The property owner believes that her porch has been altered by a previous property owner and that the original design was similar to the 1922 Prairie Box Style home shown on the screen. Staff believes the existing porch design to be original, but recommends that the LPC determine whether the existing porch is the initial design, or whether the original design reflects the porch treatment of the Prairie Style Home and to vote accordingly.

Mr. Brennan explained he felt the existing front porch is original to the house.

Ms. Rising reported that after consulting with Maryland Historical Trust staff and searching locally maintained records and documentation, she has been unable to prove the existing front porch is not original to the house.

Mr. Hord suggested not trying to guess what is or is not original and rather simply stabilize the porch as it currently exists.

The homeowner, Ms. Hans was present and noted the previous owners made multiple changes to the house during the period they owned it and felt it was quite

feasible that the slope of the porch roof could have been such a change. She also submitted a copy of plans for a common home style being built at the time her house had been built. That plan included the style of front porch roof she was suggesting. She stated the existing porch is deteriorated and that its conditions needs to be addressed as soon as possible.

Mr. Bryan stated that the subject house is a contributing structure in the Glyndon County Historic District and that the existing porch appears to be original to the house and as such moved to vote to issue a Certificate of Appropriateness for the in-kind repair of the porch, including the porch roof, porch columns and brick steps which would be tax credit eligible. Ms. Allen seconded the motion which passed unanimously on a voice vote.

- \*\*12. “Old German Lutheran Church Site & Community Cemetery”, Final Landmarks List #121, MIHP #BA1225, contributing structure in the Reisterstown National Register Historic District; in-kind replacement of entrance gates [County Council District # 3]

Approved via the consent agenda to issue a Certificate of Appropriateness.

### **Applications for Tax Credit**

- \*\*13. Tillman property, 906 Adana Road, contributing structure in the Sudbrook Park County Historic District; replacement of existing boiler and water heater [County Council District # 2]

Approved via the consent agenda to issue a Certificate of Appropriateness.

- \*\*14. “The Octagon House”, Young property, 1708 Kurtz Avenue, Final Landmarks List #78, contributing structure in the Lutherville National Register Historic District and Lutherville County Historic District, MIHP #BA066; in-kind repair of parging the stucco finish [County Council District # 3]

Approved via the consent agenda to issue a Certificate of Appropriateness.

- \*\*15. Spence property, 1717 Arlington Avenue, contributing structure in the Relay County Historic District; glaze windows, scrape, clean and paint wood columns/front spindles/windows/doors [County Council District #1]

Approved via the consent agenda to issue a Certificate of Appropriateness.

**Other Business**

Spring Retreat, Friday, May 30, 2014 at the Baltimore County Center for Maryland Agriculture and Farm Park, 1114 Shawan Road, Hunt Valley

Mr. Hord moved to adjourn the meeting. Mr. Boswell seconded the motion, which was approved unanimously on a voice vote. The meeting adjourned at 7:40 p.m.

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