

**Minutes**  
**Baltimore County Landmarks Preservation Commission**  
**March 12, 2015 Meeting**

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

Mr. Rob Brennan, Chairperson, opened the regular monthly meeting of the Baltimore County Landmarks Preservation Commission (LPC) at 6:03 p.m. The following Commission members were:

Present

Mr. Robert P. Brennan, Chairperson  
Ms. Nancy W. Horst, Vice-Chair  
Ms. Carol Allen  
Mr. Louis Diggs  
Mr. Jonathan Herbst  
Mr. Ed Hord  
Mr. Mitch Kellman  
Mr. Stephen P. Myer  
Mr. David S. Thaler

Not Present

Ms. Rose A. Benton  
Mr. C. Bruce Boswell  
Mr. David J. Bryan  
Ms. Faith Nevins Hawks  
Mr. Christopher S. Norman  
Mr. Qutub U. K. Syed

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

1. **Review of the Agenda**

Ms. Rising noted the only change to the Preliminary Agenda published February 5, 2015 was the addition of one item under Other Business.

2. **Approval of the Minutes**

Mr. Brennan asked if anyone proposed changes to the February 12, 2015 Minutes. Hearing none, he called for a motion to approve the Minutes as drafted. Mr. Diggs moved to approve the Minutes. Mr. Myers seconded the motion, which passed unanimously on a voice vote.

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

3. “John Brown’s Store”, 13501 Falls Road, Cockeysville, Final Landmarks List #159, (MIHP #BA-2792); addition to existing building [County Council District # 3]

Ms. Rising reported that the new owners of the property are in the process of rehabilitating the structure for a business they hope to open later this spring. Their plans include building an addition which would project from the southwestern corner of the structure to contain an ADA bathroom. The addition as proposed would require the conversion of an existing window to a door which would open into a passageway that would also allow access to an existing screened porch. The proposal also involves concealing of two existing door openings that lead from the building to the screened porch.

Staff’s recommendation was for the LPC to discuss the proposal.

Mr. Robert Voss was present as a representative of the new owners of the property. He indicated plans are to operate a traditional butchery on the site and may expand to include the sale of local produce and items traditionally found for sale in a general store.

As a member of the Technical Committee having visited the site, Mr. Myer discussed options suggested as alternatives to the current proposal for the addition. One option involved the possibility of locating the addition on the other side of the building. Other options focused on minimizing changes to the existing symmetry of the western elevation.

Mr. Voss explained the rationale behind the preference for keeping the addition on the proposed corner and mentioned plans for landscaping the site to encourage use of the existing screened porch as a gathering spot. He indicated his willingness to consider an addition which would remain on the southwestern corner and extend the length of the building from the screened porch to the rear corner of the building.

Both Mr. Brennan and Mr. Voss agreed the screened porch was most likely original to the building.

Mr. Hord suggested the roof pitch of a new addition should match that of the existing enclosed porch. He also suggested the new addition avoid being extended to meet the existing rear corner of the building.

Mr. Myer moved to vote to issue a Certificate of Appropriateness for a new addition to be located on the southwestern corner subject to the following conditions:

- 1) The new addition is to be located on the southwest corner of the existing structure and adjacent to the existing screened porch;
- 2) The plane of the new addition should match the existing plane of the screened porch;
- 3) The space necessary for the ADA compliant passage way between the ADA bathroom and screened porch should be set back to create a hyphen arrangement between the new addition and the existing screened porch;
- 4) The new addition should not extend fully to the existing corner of the rear structure;
- 5) The pitch of the roof for the new addition should match that of the existing screened porch

Mr. Diggs seconded the motion which passed with Mr. Herbst abstaining from the vote.

4. “Carver School”, 300 Lennox Avenue, East Towson, Final Landmarks List # 306 (MIHP # 1075) – Clean walls and replace deteriorated building stucco; replace existing safety handrails in kind; In kind replacement of aluminum parapet wall cap flashing around roof, in kind replacement of damaged wood [County Council District # 5]

Ms. Rising indicated the Baltimore County Department of Property Management is undertaking the rehabilitation of the Carver School which was constructed in 1937. She explained the proposal is to clean and restore the existing stucco finish so it can serve as a base for a new stucco system application and that the proposal also includes replacement of safety handrails, the in-kind replacement of aluminum parapet wall cap flashing around the roof and the in-kind replacement of damaged wood. She indicated the work being proposed is consistent with Preservation Brief #22 “Preservation & Repair of Historic Stucco”. The staff recommendation offered was to issue a Certificate of Appropriateness.

Mr. Anthony Gill, representing Manns Woodward Studios reviewed the plans for the scope of work proposed.

A discussion ensued regarding the general history of the building. Ms. Allen explained the building was 1 of 3 high schools established for African American pupils during segregation. Mr. Diggs pointed out this building is the only building remaining of those 3.

Mr. Hord moved to vote to issue a Certificate of Appropriateness for the project as proposed. Mr. Diggs seconded the motion which passed unanimously on a voice vote.

### **Applications for Tax Credit**

5. “Geo. T. Gilmore House”, Thompson property, 207 West Seminary Avenue, contributing structure in the Lutherville County Historic District and Lutherville National Register

Historic District; replacement of existing 9 vinyl windows at front façade and 1 at the east façade with wood, one-over-one windows identical to windows previously removed [County Council District #3]

Ms. Rising explained this matter concerns a tax credit application for replacement of 9 existing vinyl windows at the front façade and 1 existing vinyl window at the east façade with wood, one-over-one windows identical to windows previously removed by the applicant. She reminded the LPC that they found an application submitted at the February 12<sup>th</sup> meeting to be incomplete and that the homeowner has since provided additional documentation as to the type of window proposed for installation.

Mr. Ed Gillis, representing the property owners was present and reported the homeowner ordered replacement windows on February 26, 2015 and provided confirmation of the order.

Mr. Brennan asked for clarification of the type of windows ordered because a drawing submitted of the product proposed conflicted with the description of the product ordered per Invoice #G86673 from Walbrook Mill and Lumber.

Mr. Hord moved to vote to issue a Notice to Proceed for the approval of the Part II tax credit application for replacement of 9 existing vinyl windows at the front façade and 1 at the east façade with wood, one-over-one windows identical to windows previously removed. Mr. Thaler seconded the motion which passed unanimously on a voice vote.

6. “Geo. T. Gilmore House”, Thompson property, 207 West Seminary Avenue, contributing structure in the Lutherville County Historic District and Lutherville National Register Historic District; request for extension of time for replacement of existing windows per the April 10, 2014 ex post facto Notice to Proceed and subsequent 3 month extension which expired January 10, 2015 [County Council District #3]

Ms. Rising explained this involves the homeowner’s request for another extension of time for the replacement of 9 existing vinyl windows at the front façade and 1 at the east façade with wood, one-over-one windows identical to windows previously removed per the ex post facto Notice to Proceed issued April 10, 2014. She noted, the project was originally to be completed within 6 months of April 10, 2014. The Chairman subsequently approved a 3 month extension which expired January 10, 2015. At the February 12<sup>th</sup> meeting of the LPC, the LPC voted to refer the matter to Code Enforcement with no extension beyond January 10, 2015 being offered. Consequently, Code Enforcement issued Citation #0807030169 on February 25<sup>th</sup> to the applicant and scheduled a code enforcement hearing for March 16, 2015.

Mr. Gillis indicated the homeowner wishes to seek an additional extension of time for the window replacement.

Ms. Rising noted the staff recommendation is to issue a 1 month extension of time for the replacement of the existing windows which would expire on April 12, 2015.

Mr. Diggs moved to vote to issue a 60 day extension of time for the replacement of the existing windows which would expire May 12, 2015 and to require print or digital photo documentation of the completed work for each window to be submitted to Preservation Services staff upon completion before the deadline. Mr. Thaler seconded the motion which passed unanimously on a voice vote.

***Report on County Tax Credit applications approved, or emergency repair approved***

The following historic property tax credit application was approved by staff as an emergency repair or due to the receipt of Part II approval for work reviewed by MHT:

Anson property, 708 Hatherleigh Road, contributing structure in the Stoneleigh National Register Historic District; heat pump replacement, adjustment of HVAC duct work, interior wall/ceiling/molding repairs and painting, repairs necessary to return an existing office to its original use as a bedroom, installation of a ceiling light and operating switch, chimney/fireplace repair, repair/repoint exterior stone walls and stone entrance steps/porch, repair of interior sewer line and affected basement floor, replacement of existing water heater and repair mortar/repaint/in-kind repair of slate roof and in-kind repair of door of detached brick shed [County Council District #2]

**Other Business**

Ms. Rising reported a County Council public hearing for two properties on the Preliminary Landmarks List is scheduled for Monday, March 16, 2015.

Ms. Rising also reported that staff has been advised that the investigation into the fire which destroyed the house located at 5008 Cedar Avenue in Relay has not been completed as yet.

Ms. Horst moved to adjourn the meeting. Mr. Diggs seconded the motion, which was approved unanimously on a voice vote. The meeting adjourned at 7:05 p.m.

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