

**Minutes**  
**Baltimore County Landmarks Preservation Commission**  
**May 14, 2015 Meeting**

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

Ms. Nancy Horst, Vice-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

Ms. Nancy W. Horst, Vice-Chair  
Ms. Carol Allen  
Ms. Rose A. Benton  
Mr. C. Bruce Boswell  
Mr. Louis Diggs  
Ms. Faith Nevins Hawks  
Mr. Mitch Kellman  
Mr. Stephen P. Myer  
Mr. Christopher S. Norman  
Mr. Qutub U. K. Syed

Not Present

Mr. Robert P. Brennan, Chairperson  
Mr. David J. Bryan  
Mr. Jonathan Herbst  
Mr. Ed Hord  
Mr. David S. Thaler

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 one item was added to the Preliminary Agenda published May 7, 2015.

2. **Approval of the Minutes**

Ms. Horst asked if anyone proposed changes to the April 9, 2015 Minutes. Hearing none, she called for a motion to approve the Minutes as drafted. Mr. Diggs moved to approve the Minutes. Ms. Allen seconded the motion, which passed unanimously on a voice vote.

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

3. Shaw's Discovery (Shaw-Bauer House), 2901 Bauers Farm Road, Final Landmarks List #238 (MIHP #BA-0940); Property condition update [County Council District #7]

Ms. Rising explained this update is related to a past Demolition by Neglect code violation which had been resolved under specific conditions per the LPC's recommendation to the County's Code Enforcement Department in December, 2015. The structure had been mothballed to the LPC's satisfaction for an agreed upon period of time so the applicant could obtain development plan approval to create a separate lot for the structure and so that the parcel could be conveyed to a new owner. The agreed upon period of time expired May, 2015.

Ms. Patsy Malone of Venable, LLC addressed the commission on behalf of the current property owner. She indicated the process of creating a separate lot for the landmark structure was taking longer than anticipated. She explained her client is seeking additional time to finalize the development process and wishes to determine the necessity for additional actions that might need to be taken in order to secure the building until the conveyance can occur.

Ms. Rising indicated that recommendation was to find the mothballed condition of the structure was adequate for the purposes of stabilizing the structure for several more months and for the LPC to re-evaluate the condition at the September LPC meeting.

Ms. Allen moved to vote to confirm that the current condition of the structure is sufficient to accommodate the property owners' request for additional time to allow for the transfer of ownership of the structure and to extend the time period agreed upon to September, 2015 LPC meeting. Mr. Norman seconded the motion which passed unanimously on a voice vote.

4. "Scully Log Tenant House" a.k.a. "MacGill-Milton Log House", Meecham property, 8 Timothy's Green Court, Brooklandville, Final Landmarks List #168 (MIHP #BA-2554) ; replacement of 2 non-historic windows with 3 wood, single-pane divided lite double hung windows with storm windows to match, replacement of non-historic French doors and side light with 2 wood, single-pane divided lite double hung windows with storm windows to match, removal of a non-historic 2<sup>nd</sup> story deck, repairs of existing cedar shingles, logs and chinking as necessary and repairs of an existing masonry exterior landing [County Council District #2]

Ms. Rising introduced the proposal to be considered and noted the LPC had previously approved an addition to the existing structure via an infill method to be clad in cedar

shingles with new windows and the reconstruction of a screened porch and a standing seam steel roof. She reported that work was never performed and the owners have opted to pursue a revised plan.

One of the property owners, Ms. Laura Meecham was present as was the architect designing with proposal, Mr. Henry Warfield. Mr. Warfield described the proposal and mentioned some of the issues driving the selection of materials and design.

Mr. Boswell asked if anyone had any idea as to what cladding materials might be revealed on the wall where the French door currently exists once the door is removed.

Mr. Warfield indicated there's a possibility logs might be revealed to one side of the existing French doors, however he noted the majority of that wall had been removed when the side light and French door were installed.

Mr. Boswell moved to vote to issue a Certificate of Appropriateness for the replacement of 2 non-historic windows with 3 wood, single-pane divided lite double hung windows with storm windows to match, replacement of non-historic French doors and side light with 2 wood, single-pane divided lite double hung windows with storm windows to match, removal of a non-historic 2<sup>nd</sup> story deck, repairs of existing cedar shingles, logs and chinking as necessary and repairs of an existing masonry exterior landing as proposed. Mr. Diggs seconded the motion which passed unanimously on a voice vote.

5. "Payne-Tolley House", Yocham property, 16205 Corbett Village Lane, (MIHP #BA-2254) contributing structure in the Corbett Village County Historic District and Corbett Village National Register Historic District; ex post facto demolition of a non-contributing shed and installation of a garden/deer fence with doors installed as an entrance gate [County Council District #3]

Ms. Rising explained that staff contacted the owner of the property after hearing concerns about a possible demolition being imminent. At that time, the property owners indicated a non-historic shed had been removed in order to accommodate the removal of a tree at risk of falling onto neighboring homes. She also explained that following the discussion, the homeowners indicated they wanted to pursue an application for the installation of a garden fence to include deer fencing and a salvaged door gate entrance.

Ms. Kathy Yocham, one of the property owners was present. Ms. Yocham explained their original intent was to disassemble the building and reconstruct for use as a potting shed. She stated they found the foundation was extensively rotted and therefore not salvageable for continued use.

Mr. Boswell asked if Ms. Yocham had any idea when the building might have been constructed. She shared a picture provided by a previous owner who had lived at the home during the 1950's and 1960's which showed the structure being built. Although no

one could say for sure when the structure was built, it was built by the previous owner during the time period they lived there.

Mr. Boswell also questioned the fence arrangement being proposed and noted the installation of what amounts to a double fence. He questioned the impact the arrangement might have on the lot. He mentioned installation of an 8 foot tall black nylon fence on his own property which has successfully kept deer out of his garden.

Mr. Kellman raised the subject of height restrictions and suggested the property owners contact the Office of Permits, Approvals and Inspections to inquire as to restrictions and/or limitations the proposal may be subject to.

Mr. Myer indicated he had no issue with the proposed design and had seen similar fences erected in that area of the County. He also appreciated the proposal to use doors found on the property as gates to the garden.

Ms. Rising commented that the Design Guidelines followed by the LPC indicate proposals will be considered on a case by case basis. The Design Guidelines indicate type and height may vary depending on location on the property and heights may be greater in areas not visible from the public right away. She noted the proposed fence is set well off any property line and the proposed location is not readily visible as per the application and site plan.

Mr. Boswell moved to vote to issue an ex post facto Notice to Proceed for the demolition of the shed and a Certificate of Appropriateness for installation of the garden/deer fence and entrance gate. Mr. Syed seconded the motion which passed unanimously on a voice vote.

6. “Dundalk Company Building” (Dundalk Public Library), 4 Center Place, Final Landmarks List #126, (MIHP #BA-3213) contributing structure in the Dundalk National Register Historic District; repair of existing windows [County Council District #7]

Ms. Rising stated that Baltimore County is seeking permission to repair deteriorating historic windows in the former Dundalk Company Building now being used as the Dundalk-Patapsco Neck Historical Society.

Mr. Evan Gray, representing Manns Woodward Studios, was present to answer questions. Mr. Gray reviewed the existing conditions of the windows indicating that in addition to needed routine maintenance some of the windows have been vandalized and therefore also in need of repair. All repairs are to be in-kind.

Ms. Horst asked when Mr. Gray thought the work would begin. He stated they hope to pull the permit by the end of May.

Mr. Diggs moved to vote to issue a Certificate of Appropriateness for the in-kind repairs of existing windows. Ms. Allen seconded the motion which passed unanimously on a voice vote.

### **Applications for Tax Credit**

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

Gillman/Black property, 718 Cliveden Road, contributing structure in the Sudbrook Park County Historic District and Sudbrook Park National Register Historic District; fascia board repairs, in-kind gutter replacement, in-kind repair/replacement of front porch floor, posts and railing, in-kind repair/replacement of interior wood floors; in-kind repair/replacement of interior brick fireplace, repair of masonry basement window sill and exterior basement staircase, restoration of attic bedroom window, paint house exterior including shutters and porch ceiling [County Council District #2]

Kysiak property, 406 Dunkirk Road, contributing structure in the Rodgers Forge National Register Historic District; installation of a new air conditioning system [County Council District #5]

“Onion-Rawl House”, Rawl property, 11314 Reynolds Road, Bradshaw, Final Landmarks List #391; extensive interior and exterior renovations [County Council District #3]

Chason property, 7107 Bristol Road, contributing structure in the Stoneleigh National Register Historic District; bathroom plumbing repairs [County Council District #5]

Thomas property, 53 Dunkirk Road, contributing structure in the Rodgers Forge National Register Historic District; installation of a new air conditioning system [County Council District #5]

### **Other Business**

Retreat scheduled for Thursday, June 25, 2015 between 12:30 and 4:30 at Sherwood House in Cromwell Valley Park. Subject matter will be Comprehensive Zoning Map Process and will be a joint event with the Planning Board. Agenda and other details to follow.

Ms. Allen moved to adjourn the meeting. Mr. Myers seconded the motion, which was approved unanimously on a voice vote. The meeting adjourned at 6:44 p.m.

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