

Minutes
Baltimore County Landmarks Preservation Commission
June 11, 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 6:00 p.m. The following Commission members were:

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. Faith Nevins Hawks
Mr. Jonathan Herbst
Mr. Ed Hord
Mr. Mitch Kellman
Mr. Stephen P. Myer

Not Present

Mr. Christopher S. Norman
Mr. Qutub U. K. Syed
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 there were no changes to the Preliminary Agenda published June 4, 2015.

2. **Approval of the Minutes**

Mr. Brennan asked if anyone proposed changes to the May 14, 2015 Minutes. Hearing none, he called for a motion to approve the Minutes as drafted. Mr. Diggs moved to approve the Minutes. Mr. Myer seconded the motion, which passed unanimously on a voice vote.

3. **Consent Agenda**

Ms. Rising read the Action Recommendations for Consent Agenda Items 4, 6, 8 and 9.

Mr. Brennan called for a motion. Ms. Horst noted someone had signed up to speak with regard to the Prospect Hill Cemetery proposal. Mr. Brennan determined the speaker was in support of the proposal. Ms. Rising suggested the Commission proceed with a motion and then invite the speaker to address the Commission after the vote.

Mr. Diggs moved to approve the Consent Agenda items as presented. Ms. Benton seconded the motion, which passed unanimously on a voice vote.

Alteration to properties in County Historic Districts or Landmark structures

- **4. “Prospect Hill Cemetery”, 701 York Road, Final Landmarks List #101 (MIHP #BA-2478); sign installation on a stone wall within the bounds of the cemetery [County Council District #5]

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

Ms. Carolyn Parker Knott, President of Prospect Hill Cemetery of Towson, Inc. thanked the Commission for approving the project and for giving her the opportunity to explain the proposal. She presented a brief history of the cemetery which included the creation of a non-profit corporation who took ownership in 1984. Ms. Knott explained the area being referred to as Babyland is the site of over 100 burials. Records are incomplete and the majority of the children buried there do not have individual memorials possibly due to the parents of these children being young and of modest means.

5. "Kessler House", Bray property, 5134 South Rolling Road, MIHP #BA 2524, contributing structure in the Relay County Historic District; construction of a rear deck with roof; removal of damaged stone wall [County Council District #1]

Ms. Rising introduced the project indicating it was previously considered by the LPC at the June 2014 meeting. She reported a site visit had been conducted prior to the June 2014 meeting and noted the LPC requested additional information from the homeowners at the June 2014 meeting.

Ms. Rising noted that after working with staff, the owners have submitted a new package with the required additional information and have also applied for a building permit. In addition, the applicants are proposing the removal of a non-original stone wall which has been damaged and presents a hazard.

The homeowners, Mr. and Mrs. Bray, were present and addressed the commission. They indicated the stone wall had started to fall this past winter and were aware that removing the existing stone wall would require significant re-grading of the adjacent yard.

Mr. Hord stated he found the application to be lacking necessary details. He also asked members of the Technical Committee visiting the property last year what they recalled about the stone wall.

Ms. Rising pointed out the wall was not a part of the previous application submitted and therefore the Technical Committee did not comment on the subject. She mentioned the homeowners had provided all information required per the existing Historic Permit Application and the project was consistent with the Design Guidelines. She further noted the homeowners would be working with Permits, Approvals and Inspections to satisfy standard County Code requirements and would need to return to the LPC should Permits, Approvals and Inspections require changes to the proposal as it currently exists.

Mr. Boswell indicated he didn't see a rationale for removing the stone wall.

Mr. Herbst stated he was inclined to accept staff's recommendations to issue a Certificate of Appropriateness for both the addition and removal of the non-historic stone wall. He cautioned against micro-management of these type of proposals especially given the oversight required and in place via the Office of Permits, Approvals and Inspections.

Ms. Nevins pointed out the existing rear addition is not original to the house and the proposed project could be viewed as a non-historic addition to a non-historic addition.

Mr. Bryan moved to vote to issue a Certificate of Appropriateness for the construction of a rear deck with roof as proposed and for moving the damaged part of the stone wall back from the current location a distance of 1 to 2 feet. Mr. Boswell seconded the motion which passed unanimously on a voice vote.

- **6. "Carver School", 300 Lennox Avenue, East Towson, Final Landmarks List # 306 (MIHP # 1075) – Replacement of non-historic lighting [County Council District # 5]

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

Applications for Tax Credit

7. Hermann property, 5009 Hazel Avenue, contributing structure in the Relay County Historic District; replacement of 8 non original wood storm windows with aluminum storm windows, installation of 7 aluminum storm windows where none currently exist and insulation in attic and basement rim joists [County Council District #1]

Ms. Rising described the proposals and explained the homeowners were not able to attend as one underwent a surgical procedure this day. She noted that even though Maryland Historical Trust had approved both projects for the State tax credit program, the proposal involves an exterior change to a contributing structure in a County Historic District.

Ms. Horst questioned the need to replace the existing wood storm windows with aluminum.

Ms. Nevy reported the homeowner indicated only two of the existing wood storm windows were in place on the house at the time they purchased the house. Those two storm windows were in place at the basement level underneath the front porch. Mr. Hermann had explained he moved and adjusted those to fit windows more exposed to the elements many years ago. He also had explained the remaining wood storm windows came to him via a friend who was a painter and happened upon discarded wood storm windows from time to time. Mr. Herman then adjusted those to fit his windows. Ms. Nevy noted Mr. Hermann is a retired wood shop teacher.

Ms. Rising explained the same style of aluminum storm windows being proposed have been approved for installation on other contributing structures within the Relay County Historic District and also pointed out Maryland Historical Trust required the new storm windows to have a meeting rail that aligns with the meeting rail of the existing window sashes.

Mr. Hord moved to vote to issue a Certificate of Appropriateness for the replacement of non-original wood storm windows with aluminum storm windows, installation of aluminum storm windows where none currently exist and insulation in the attic as well as basement rim joists. Ms. Allen seconded the motion which passed unanimously on a voice vote.

- **8. "Johnson Bowie House", Mullin/O'Neill property, 1611 Francke Avenue, contributing structure in the Lutherville County Historic District and Lutherville National Register Historic District (MIHP #BA-0306); cleaning, in-kind repairs and painting of exterior shutters/porches/molding/soffit/lattices [County Council District #3]

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

- **9. Lalumia/Mundorf property, 7002 Wardman Road, contributing structure in the Stoneleigh National Register Historic District; in-kind replacement of existing slate front roof, in-kind replacement of existing cooper flashing, install stainless steel snow guards, in-kind replacement of existing cedar siding on front dormers [County Council District #5]

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

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

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:

Judkins property, 121 Fairfield Drive, contributing structure in the Central Catonsville and Summit Park National Register Historic District; replacement of non-historic windows and doors with more historically accurate windows and doors, installation of historically accurate storm windows and doors, plaster wall repairs, interior painting, in-kind repairs of existing interior doors, repair and refinish wood trim and floors, reinforce and/or replace termite damaged joists, replacement of existing boiler, masonry repairs, electrical system updates, replacement of existing radiators [County Council District #1]

Fleming property, 654 Regester Avenue, contributing structure in the Stoneleigh National Register Historic District, installation of central air conditioning systems [County Council District #5]

"Bellevue Farm" (Davenport House and accessory structures), Mitchell property, 2101 Mt. Carmel Road, Final Landmark List #376 (MIHP #BA-0580) in-kind repairs of garden house to include stone foundation, wood siding and metal roof[County Council District #3]

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.

Mr. Diggs moved to adjourn the meeting. Mr. Kellman seconded the motion, which was approved unanimously on a voice vote. The meeting adjourned at 6:45 p.m.

VKN:vkn