

Minutes
Baltimore County Landmarks Preservation Commission
January 14, 2010 Meeting

Mr. John Hill, Chairman, opened the regular monthly meeting of the Baltimore County Landmarks Preservation Commission (LPC) at 6:00 p.m. The following Commission members were:

<u>Present</u>	<u>Not Present</u>
Mr. John W. Hill, Chairman	Ms. Nancy W. Horst
Mr. C. Bruce Boswell, Vice Chairman	Ms. Gloria McJilton
Ms. Carol Allen	Mr. Thomas J. Reynolds
Mr. Robert P. Brennan	
Mr. David Bryan	
Mr. John E. Day	
Mr. Louis S. Diggs	
Mr. Dean C. Hoover	
Ms. Nancy M. Hubers	
Ms. Wendy McIver	
Ms. Norma Secoura	
Mr. Qutub K. Syed	

County staff present included Karin Brown (Chief for Preservation Services) and Teri Rising (Preservation Services staff) and Vicki Nevy (Secretary to the Commission).

Annual election of Chairman and Vice-Chairman

Mr. Hill stated that the annual election of officers was at hand. He noted that he plans to step down after having served two terms. Mr. Boswell agreed to serve as Chairman and Ms. Allen consented to serve as Vice-Chairman should they, respectively, be nominated by the Commission. Mr. Diggs moved to elect Mr. Boswell as Chairman and Ms. Hubers seconded the motion. Ms. McIver moved to elect Ms. Allen as Vice-Chairman and Mr. Diggs seconded the motion. Both motions were approved unanimously on a voice vote.

Review of the Agenda

1. Ms. Brown advised the Commission that the changes to the Preliminary Agenda concerned the addition of an item involving alterations to a property within the boundaries of a County Historic District, a tax credit application project and the removal of a minor subdivision and tax credit application of a Landmark property.

Approval of the Minutes

2. Mr. Hill asked if anyone proposed any changes to the November 12, 2009 Minutes. Mr. Boswell asked that a change be made to the item 6 description of the front door and Mr. Hill asked staff to refrain from using specific product names, such as AZEK, in the minutes. Ms. McIver moved to approve the November 12, 2009 Minutes. Mr. Bryan seconded the motion, which passed unanimously on a voice vote.

Consent Agenda

3. Mr. Hill asked Ms. Brown to describe the items scheduled on the Consent Agenda. Mr. Hill noted that no one had signed up to speak in regard to any of the consent agenda items. Mr. Diggs moved that, for the reasons stated, and in accordance with the conditions stated in the written Action Summaries provided to the members of the Commission by staff, items 7, 8, and 10 be approved as submitted. Ms. Hubers seconded the motion, which passed unanimously on a voice vote.

Public Hearing on a Demolition Request for a Building on the County Inventory

5. Gerst-Gambrill House, 5428 Ebenezer Road, White Marsh, County Inventory # CI- 2841 (MIHP # BA-2841); demolition permit was submitted on 11/16/09 [County Council District # 5]

Ms. Rising provided background information and read staff's recommendation to vote to issue a notice to proceed with the demolition request.

Mr. Hill explained that this matter involves a demolition request for a structure that has a County Inventory number. The LPC would need to decide whether to place the property on the Preliminary Landmarks List or whether to approve the demolition request.

Mr. Boswell read the Technical Committee's report and noted the Committee found the structure not worthy of landmarks consideration. The Committee did suggest that an effort be made to reuse/recycle the southern heart pine found throughout the structure.

Mr. Kenneth Bielecki, Sr. spoke on behalf of the Board of Directors for the White Marsh Volunteer Fire Company. He advised the LPC that the Fire Company is interested in expanding their facility at this site since they are unable to expand at their current location. He further informed the LPC that the house had been vacant for about eight years.

Mr. Diggs moved to vote to issue a notice to proceed with the demolition. Ms. Allen seconded the motion, which passed unanimously on a voice vote.

Alteration to properties in County Historic Districts or Landmark structures

6. Chester property, 3607 Briarstone Road, Fieldstone County Historic District. Request to replace the existing roof, gutters, front door, back door, vinyl siding and garage door with in-kind materials; to add replacement shutters, a new front porch roof and a new stone patio in the rear [County Council District # 4]

Ms. Brown described the project that was being proposed by the homeowner. She advised the LPC that staff recommends approval of the in-kind rehabilitation projects, as well as the patio, but did not recommend approval of the requests to install shutters and constructing a porch roof over the front entrance door. She explained that according to the owner, the porch roof was necessary to prevent water damage to the entrance. She informed the LPC that the homeowner had to work and was therefore unable to attend the evening's meeting.

Mr. Bryan asked whether there was any hardware that indicated that the house originally had shutters. He also noted that there are very few houses in the Fieldstone County Historic District with porches and wondered if building a porch would resolve the water problems the homeowner is experiencing.

Mr. Diggs asked why there were no recommendations from the local advisory committee. Staff explained that the homeowner was anxious to have the work approved quickly because of the availability of his contractor and that the local advisory committee was not in a position to review the project as quickly as needed. They were, however, informed about the project.

Mr. Boswell moved to issue a certificate of appropriateness for the in-kind replacement of the roof, gutters, front door (solid front without a fan light), back door, vinyl siding, garage door (solid panel without windows) and the addition of a new stone patio in the rear. Mr. Hoover seconded the motion, which passed unanimously on a voice vote.

Applications for Tax Credit

Request for LPC approval for County Part II Tax Credit application

- **7. Mazzocc/Abrams, 103 Forest Drive, Central Catonsville and Summit Park National Register Historic District; replace existing aluminum k-shaped gutters with half round copper or aluminum gutters; update existing hall bathroom by removing false ceiling and repair water damage; replace polybutylene pipes from master bath to basement water supply; repair water damage caused by leaking into the dining room; replace ventilation system, electrical system and plumbing in the 1950's era attic bathroom; replace existing glass pane front door; add heat, insulation and walls creating a functional powder room from previously modified former pantry; replace and paint rotted lattice around exterior foundation;

repair/replace existing slate roof using slate; paint and replace attic fascia vents; replace existing 1980's shingle roof over front porch with imitation slate shingles; [County Council District # 1]

Approved via the consent agenda to issue Certificate of Appropriateness.

- **8. Heath, 7104 Bristol Road, Stoneleigh National Register District; installation of an air conditioning system and a sump pump system, upgrade electrical system and repair/painting of house and garage exterior trim [County Council District # 5]

Approved via the consent agenda to issue Certificate of Appropriateness.

9. Maumenee, 1700 Hillside Road, Greenspring Valley National Register District; installation of an air conditioning system, replace/repair existing plumbing, replace an existing non-original rear entry addition and bathroom with three windows, replace existing rear window with a door and add a new covered porch; construct a new covered porch at west elevation entrance (where a porch had previously existed), replace the existing door and transom with a new door with sidelights and transom; repair/replace existing French doors and sidelights on the south elevation [County Council District # 2]

This project involves a tax credit application for extensive renovations and changes to the existing structure.

Mr. Boswell asked the architect, Ms. Sarah C. Schweizer, to explain the existing odd fenestration on the house. Ms. Schweizer surmised that the previous owner had not involved an architect when making changes to the house, but rather attempted to copy something they admired elsewhere in the valley. She explained the existing features of the house and the changes the current owner wished to make.

Mr. Bryan moved to issue a certificate of appropriateness for the tax credit application work for items # 1, 4, 5, 6 and 7 and to consider the remaining work items after a technical committee reviewed the proposals with the architect on the site. Ms. Allen seconded the motion, which passed unanimously on a voice vote.

- **10. Easter, 302 Central Avenue, Glyndon National Register District; replacement of existing gutters and downspouts [County Council District # 3]

Approved via the consent agenda to issue Certificate of Appropriateness.

Other Business

11. Request to have the LPC withdraw its November 12, 2009 action regarding the County Jail.

Ms. Brown explained that on November 12, 2009 the LPC voted to establish an historic environmental setting. This action was believed to be necessary to make the rehabilitation of the County Jail eligible for State and Federal Rehabilitation Tax Credits. Staff later learned that a setting had already been established when the structure (and its setting) were placed on the National Register of Historic Places. Accordingly, the November 12, 2009 action was superfluous.

Mr. Diggs moved to withdraw the action made in November, 2009 regarding the County Jail. Ms. Hubers seconded the motion, which passed unanimously on a voice vote.

Report of Approved Part II Applications

Clary, 6904 Petworth Road, Stoneleigh National Register District; emergency work approval repair and/or replace the slate roof with like material, repair and/or replace the cooper gutters with like material, repair the walls damaged by the leaky roof and remove and replace the existing tile and sub-floor in the sunroom [County Council District # 5]

Pulsipher, 32 Melvin Avenue, Old Catonsville National Register District; Part II approval from MHT for installation of an air conditioning system, repair/replace original pine floors, installation of a new water heater

Ms. Brown noted that staff approved one project because it was an emergency and the Maryland Historical Trust had already approved the other.

Finally, Ms. Brown reviewed the inclement weather policy followed by the LPC.

Ms. Allen moved to adjourn the meeting. Mr. Diggs seconded the motion, which was approved unanimously on a voice vote. The meeting adjourned at 7:35 p.m.

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