

Minutes
Baltimore County Landmarks Preservation Commission
October 9, 2014 Meeting

Call to order; introduction of Commission members; pledge of allegiance to the Flag; statement of purposes 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:

<u>Present</u>	<u>Not Present</u>
Mr. Robert P. Brennan, Chairperson	Ms. Nancy Hafford
Ms. Carol Allen	Ms. Nancy W. Horst, Vice-Chair
Ms. Rose A. Benton	Mr. Christopher S. Norman
Mr. C. Bruce Boswell	
Mr. David J. Bryan	
Mr. Louis Diggs	
Ms. Faith Nevins Hawks	
Mr. Ed Hord	
Mr. Mitch Kellman	
Mr. Stephen P. Myer	
Mr. Qutub U. K. Syed	
Mr. David S. Thaler	

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

1. **Review of the Agenda**

Ms. Brown noted the only change made to the Preliminary Agenda was that one item was withdrawn by the homeowner.

2. **Approval of the Minutes**

Mr. Brennan asked if anyone proposed changes to the September 11, 2014 Minutes. Hearing none, he called for a motion to approve the Minutes as drafted. Mr. Myer moved to approve the Minutes. Mr. Diggs seconded the motion, which passed unanimously on a voice vote.

3. **Consent Agenda**

Ms. Brown read the Action Recommendations for Consent Agenda Items 6 and 7.

Mr. Brennan called for a motion. Mr. Hord moved to approve the Consent Agenda items. Ms. Nevins seconded the motion, which passed unanimously on a voice vote.

Alteration to properties in County Historic Districts or Landmark structures

4. English property, 518 Sudbrook Lane, non-contributing structure in both the Sudbrook Park County Historic District and Sudbrook Park National Register Historic District; replacement of a slate roof with an asphalt shingle roof [County Council District #4]

Ms. Brown informed the Commission that the owner requests to replace an existing slate roof with an asphalt shingle roof on a non-contributing structure. She explained that the homeowner cannot afford replacing the slate roof in-kind. To prove her case she provided multiple estimates from various contractors for different roofing products. Ms. Brown noted the local advisory committee had considered the proposal and conveyed their preference for in-kind replacement, but if that was not feasible, they wish the roof be replaced with an asphalt shingle product resembling a slate shingle as much as possible.

Ms. Brown noted a Technical Committee consisting of Mr. Myer and Ms. Nevins had visited the property and found many of the nearby contributing structures in the Districts have asphalt shingle roofs. The Technical Committee supported the installation of an asphalt shingle roof.

Mr. Myer moved to issue a Notice to Proceed with the replacement of a slate roof with an asphalt shingle roof which should resemble a slate shingle roof as close as possible. Ms. Nevins seconded the motion, which passed unanimously on a voice vote.

Applications for Tax Credit

5. Frisch property, 907 Kingston Road, contributing structure in the Stoneleigh National Register Historic District; basement waterproofing and interior painting [County Council District #5]

Ms. Brown explained the State had approved the tax credit application for all the proposed work on the property in question. In accordance with County policy, which permits staff to approve tax credit applications that had been approved by

the State, staff allowed the home owner to go ahead with the proposed work except for a basement waterproofing project and an interior painting proposal.

Ms. Brown noted that a Technical Committee consisting of Messrs. Myer and Boswell and Ms. Horst had visited the site to evaluate the appropriateness of the waterproofing measures. The resulting Technical Committee report recommends acceptance of the injection of bentonite but not the installation of a drainage tile system or sump pump. The Technical Committee did not go inside the house to examine the paint.

Mr. Boswell explained that 907 Kingston Road is located on a sloping site. There is a street storm drain inlet situated directly in front of the house. The underground storm drain pipe parallels the west exterior wall of the house. This presents a potential risk of leaks in this pipe. Gutters, downspouts and perimeter grading are in good working conditions with the exception of the downspout outlet at the northwest corner which needs extending and the west side downspout outlet which needs cleaning where grass has grown over. The owner has proposed a number of repairs to insure the basement does not leak. The repairs include the injection of bentonite clay at the exterior foundation walls; the demolition of damaged basement interior partition walls, and the installation of an interior drain tile/ sump pump system. Mr. Boswell noted the proposed installation of bentonite should make the basement dry, but feels the installing of a basement interior drain tile/sump pump system does not serve the long term stability of the foundation walls and therefore this portion of the tax credit application should be denied

Mr. Hord stated that the installation of a drainage tile system and sump pump is prudent in this case.

Mr. Bryan asked the homeowner, Mr. Frisch, about the condition of a box drain well located at the basement exterior exit.

Mr. Hord questioned Mr. Frisch about the installation of an interior vapor barrier and a discussion ensued regarding the various types of vapor barriers available and placement in relation to the wall and insulation.

Ms. Brown reminded the Commission that the request for interior painting also needed to be addressed. She stated that in staff's opinion the paint looked in good condition and that staff viewed the repainting request as remodeling rather than rehabilitation.

Mr. Frisch indicated that after speaking with Ms. Nevy, he understood that painting the entire interior of the house at this point would not be eligible for the credit however, portions could be eligible. He stated he would withdraw the current proposal and re-submit another application for painting at a future point in time.

Mr. Thaler moved to vote to issue a Certificate of Appropriateness for the installation of a basement interior drain tile/sump pump system, the injection of bentonite clay at the exterior foundation walls and the repair of earlier damaged interior walls. Mr. Syed seconded the motion which passed unanimously on a voice vote, with Mr. Boswell abstaining from the vote.

- *6. Berger property, 734 Pleasant Hill Road, contributing structure in the Oella National Register Historic District; replacement of existing HVAC system [County Council District #1]

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

- *7. “Howser House”, Vetock property, 5129 S. Rolling Road, contributing structure in the Relay County Historic District (MHIP #BA-02517); in-kind replacement of existing asphalt shingle roof [County Council District #2]

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

- 8. “Bacon-Crosby House”, Hawks property, 2939 Monkton Road, Final Landmarks List #62, contributing structure in the My Lady’s Manor National Register Historic District (MIHP #BA-0119); replacement of non-historic kitchen door with a wooden Dutch door and replacement of two existing metal storm doors with wooden storm doors [County Council District #3]

Ms. Brown described the project involves replacement of an existing non-historic kitchen door with a wooden Dutch door designed to match an existing door elsewhere on the house and to replace two existing metal storm doors with wooden storm doors.

Ms. Nevins, one of the property owners, made herself available for questions.

Mr. Thaler asked what period the house was constructed and Ms. Nevins answered circa 1850.

Ms. Allen moved to vote to issue a Certificate of Appropriateness for the Part II approval of the replacement of the existing non-historic kitchen door with a Dutch door and the replacement of two existing metal storm doors with wooden storm doors. Mr. Bryan seconded the motion which passed unanimously on a voice vote with Ms. Nevins-Hawks having recused herself from the vote.

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

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

“Whyte-Levering House”, Wiggs property, 1614 Ruxton Road, Final Landmarks List #226; in-kind replacement of stolen copper downspouts [County Council District #2]

Barringer property, 768 Oella Avenue, contributing structure in the Oella National Register Historic District; in-kind replacement of existing asphalt shingle roof/gutters/downspouts/window trim/wood siding [County Council District #1]

Frisch property, 907 Kingston Road, contributing structure in the Stoneleigh National Register Historic District; installation of new air conditioning system, heater/water heater, oil tank removal and exterior painting [County Council District #5]

Katzenberg property, 7704 Crossland Road, contributing structure in the Dumbarton National Register Historic District; extensive interior and exterior repairs/rehabilitation [County Council District #2]

Other Business

Ms. Brown reminded the Commission members that the Fall Retreat was scheduled for Thursday, October 23, 2014 and that both the use of alternate materials and the subject of basement waterproofing would be issues being discussed.

Mr. Bryan moved to adjourn the meeting. Mr. Syed seconded the motion, which was approved unanimously on a voice vote. The meeting adjourned at 6:38 p.m.

VKN:vkn