

Minutes
Baltimore County Landmarks Preservation Commission
February 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 6:00 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. David J. Bryan
Mr. Louis Diggs
Mr. Jonathan Herbst
Mr. Ed Hord
Mr. Mitch Kellman
Mr. Stephen P. Myer
Mr. David S. Thaler
Mr. Qutub U. K. Syed

Not Present

Mr. C. Bruce Boswell
Ms. Faith Nevins Hawks
Mr. Christopher S. Norman

Attending County staff, Andrea Van Arsdale (Director, Department of Planning), 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 made to the Preliminary Agenda published February 5, 2015.

2. **Approval of the Minutes**

Mr. Brennan asked if anyone proposed changes to the January 8, 2015 Minutes. Hearing none, he called for a motion to approve the Minutes as drafted. Mr. Hord moved to approve the Minutes. Mr. Myers seconded the motion, which passed unanimously on a voice vote.

3. **Consent Agenda**

Ms. Rising read the Action Recommendations for Consent Agenda Items 10 and 11.

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

Public Hearing on a Nomination to the Preliminary Landmarks List

- 4 “Somogyi House” and setting, 1501 Somogyi Road, Essex [County Council District #7]

Nomination Withdrawn at Applicant’s Request

Alteration to properties in County Historic Districts or Landmark structures

5. “MA & PA Railroad Bridge Abutments”, York Road and Towsontown Boulevard, Towson, Final Landmarks List #305, (MIHP #BA-1542); alteration to abutments as part of Towson Row Development Plan and recommendation to Planning Board [County Council District # 5]

Ms. Rising introduced the proposal to replace and reconstruct a non-historic wall attached to the historic abutments located near the intersection of York Road and Towsontown Boulevard. She indicated that both this proposal and a proposal for signage to straddle York Road are being made as part of the Towson Row development. She noted the proposed signage will not impact the abutments themselves. Ms. Rising explained the LPC is to consider both the alterations to the abutment and consider making a recommendation or advisory comments to the Planning Board regarding any adverse impact the proposed development may have to the abutments.

Mr. Chris Mudd of Venable LLC was present and representing the applicant. He introduced both Ryan Kautz of Design Collective and Steve Warfield of Matis Warfield, an engineering firm. Mr. Mudd offered a general description of the concept plan for the Towson Row development which included the overall citing of the proposed Towson Row development and the various parcels involved.

Mr. Ryan Kautz explained that the proposal to replace and reconstruct the non-historic wall attached to the historic abutments stems from plans to address the grade difference between the corner and a proposed pedestrian plaza and a desire to celebrate the abutments rather than isolate them. A planter wall and stairs are planned for the corner and offered concept plan drawings to demonstrate how the corner could be showcased. Noting that plans for signage to straddle York Road have not been finalized, he offered various options currently being considered. He also noted none of the various options will actually touch the abutments.

Mr. Mudd pointed out the abutment located across the street is not currently controlled by the applicant and that the signage will not actually touch the abutments. He also noted the signage will be part of the concept plan to be presented to the Planning Board and that some of the options presented came in response to meeting with the LPC Technical Committee and their feedback that the signage might be a little more understated.

Mr. Brennan asked Ms. Allen to report on the findings of the Technical Committee. Ms. Allen reviewed the report provided and commented further that she appreciated the attempt to match the dark granite present in the abutment and the attempt to create signage that would not block the view if it straddles York Road.

Ms. Trish Bentz, representing the Preservation Alliance of Baltimore County, indicated they had discussed the various proposals with community representative who also preferred the darker granite. Further, they wanted to make sure the existing historic marker present on the abutment remained and they preferred a pedestrian bridge rather than a faux bridge.

Mr. Paul McKeen asked how a connection would be made from one side of York Road to the other if the developer had no control over both sides. Mr. Mudd explained obtaining rights for use of the library side of York Road remains an issue for the developer to work out.

Mr. Thaler stated he found the plans offered an inspired use of a derelict corner and thought the abutments were being beautifully integrated into the overall development concept.

Mr. Thaler moved to vote to issue a Certificate of Appropriateness for the proposed alteration to the abutments. Mr. Syed seconded the motion which passed unanimously upon a voice vote with Mr. Herbst recusing himself from the vote.

Ms. Rising explained a memo will be prepared reporting the proposed development has no adverse impact to the landmarks involved. The memo will be circulated to members of the LPC prior to being submitted to the Planning Board.

6. “Riley House”, 5008 Cedar Avenue, contributing structure in the Relay County Historic District, (MIHP #BA-2382); replacement of 25 windows, replace existing asbestos siding with stucco, replacement of front door, replace gutters and down spouts w/ 6 inch galvanized round gutters[County Council District #1]

Ms. Rising explained this matter was brought to the attention of staff via a code enforcement issue relating to work being initiated at the property without the prior approval of the LPC. A stop work order was issued until such a time as the LPC could consider an application. She reported a Technical Committee visited the site on February 6, 2015 and prepared a report accordingly.

Ms. Rising also reported that while there is no local advisory group operating in Relay, several community members were aware of the proposals and had expressed the hope that Secretary of Interior Standards and Design Guidelines would be applied and followed.

Ms. Rising read the staff recommendations.

Mr. Brennan determined that a representative of the property owner was in attendance.

Mr. Reuven Lurie addressed the LPC noting he is the managing member of the LLC. He indicated he was not aware the house was subject to LPC oversight until Vicki Nevy contacted him. He explained the LLC he represents purchased this property quickly. He also noted that after personally visiting the site at the time of the February 6, 2015 Technical Committee site visit, the LLC had decided there was no need to replace the existing gutters, agreed to the suggestion of repairing the existing siding rather than proceeding with an application of stucco and wanted to pursue the option of expanding the current front door opening.

Mr. Brennan explained that Relay was a County Historic District and as such exterior changes must be approved in advance of any work being done in order to protect the integrity of historic districts county wide.

Mr. Brennan asked Mr. Myer to report on the findings of the Technical Committee having visited the site.

Mr. Myer noted the current front door does not fit the door jamb and is simply sitting on the inside of what may be a 36’ wide opening.

Mr. Lurie commented the opening is 28’ wide.

Mr. Myer described the various window styles present including the 3rd story gable windows which he accepted as being painted per Mr. Lurie’s statement on site. He explained the proposal to apply stucco to the house would be completely inappropriate for a house of the same time period and is not a material seen elsewhere within the Relay County Historic District. Mr. Myer confirmed Mr. Lurie’s acceptance of the suggestion

to repair the existing siding in-kind rather than proceeding with an application of stucco or introduction of another siding material. Mr. Myer strongly recommended Mr. Lurie consult with an abatement or remediation firm with regard to handling of the existing shingles. Mr. Myer also pointed out some of the front porch boards and railing were either missing or in need of repair.

Mr. Brennan explained that replacing windows is not an all or nothing proposition and rather is dependent on the individual condition of each window. Depending on the individual condition, many could be salvaged or repaired rather than replaced.

Mr. Lurie stated he had two window contractors come to the house. He explained that the property had been empty for some time and due to the prolonged exposure of the structure to the elements, the window frames crumble when touched.

Ms. Benton confirmed the window frames appeared rotted.

Mr. Brennan mentioned the 3rd story windows appeared to be rather unique in their pattern and color. He asked if members of the Technical Committee went to the 3rd floor. Mr. Myer and Ms. Benton stated they had not.

Mr. Lurie commented that the 3rd story windows look to him to be like kindergarten arts and crafts based upon how the pieces of wood separating the colored panes appear to be bent rather than straight. He felt the panes would crack if the wood were to bend rather than remain straight.

Mr. Brennan asked Ms. Rising about staff's recommendation regarding the 3rd story windows. Ms. Rising explained that because the application did not include specific information about the 3rd story windows, staff was recommending repair of the fixed sash gable windows with missing or damaged glass to be replaced in kind with the requirement that the applicant should propose an alternative to the LPC to consider if the windows could not be replaced or repaired in kind. Ms. Rising continued that staff had heard from members of the community who firmly believed the windows to be stained glass and not painted.

Mr. Lurie suggested using a window with snap-in muntins for this property but noted they were agreeable to whatever the LPC approved as they are anxious to begin working. He elaborated that both he and his partner, Daniel Kermaier, don't mind taking the time for everyone to come together on how to proceed with the outside of the house but doing so was preventing them from proceeding with interior work. He explained he had spoken with Arnold Jablon who was holding the permits for interior work until such a time as the LPC makes a decision on the exterior work. Mr. Lurie asked for a letter which would allow work to proceed on the inside.

As a point of clarification, Ms. Rising explained there is an outstanding code enforcement issue with regard to work done on the interior without an appropriate permit and those interior code enforcement violations are scheduled for a hearing in March, 2015.

Mr. Brennan called upon Mr. Paul McKeen who had signed in to speak.

Mr. McKeen introduced himself as a resident of Relay, a representative of Historic Relay Association and noted that he had served for 20 years on the LPC and had a construction business experienced in historic restoration and rehabilitation. He reported that at the request of someone associated with the County, he visited the site to specifically view the 3rd story windows using powerful binoculars. Although he found 2 or 3 of the panes to be broken and repaired with clear glass, it was his professional opinion that the colored glass panes were actually stained and not painted. He further stated there was no sign of rot to the frames of the second story windows and even though the windows on the first story have been removed, the frames were not rotted. He noted the paint is in horrible condition but the wood seems fine. He recommended not replacing the existing old growth wood frames with modern wood and not replacing the existing asbestos siding with another material.

Ms. Rising provided a picture of the house as it was in 2010.

Ms. Horst raised the mention of a proposal to close in a few of the 1st story windows in the rear of the house.

Mr. Lurie described other projects they had completed where from the exterior, there appears to be a window with a closed blind present. From the interior however, the window opening is closed from the inside.

Ms. Rising noted that proposal is not a part of the application being currently considered and if the applicant wishes to do so, he could complete an application for such an arrangement to be considered another time. Mr. Brennan confirmed the applicant could submit a subsequent application.

Mr. Brennan determined no one wished to comment further and called for a motion.

Mr. Bryan asked if the Technical Committee members would elaborate on the condition of the windows.

Mr. Myer stated the windows that were intact were on the 2nd and 3rd stories and the Technical Committee was accepting the statements of the owners as to the condition.

Ms. Horst pointed out that the application is for replacing 25 windows. She continued that while she did not go around the house and count how many windows were there, she was intuiting that the request is to rip out every window and install the proposed replacement windows at every currently existing window opening.

Mr. Bryan moved to vote to issue a Certificate of Appropriateness for (1) the installation of L-200 Trimline Windows (Liberty Wood Series Collection) with a 2 over 2 muntin profile in all current window openings without existing windows; (2) to repair all existing

windows in kind including the existing fixed sash gable windows on the 3rd floor; (3) to replace the existing gutters in kind with 6” standard galvanized round gutters and existing downspouts in kind; (4) to replace the wood front and rear doors with a wood single fixed light door fitting into the existing frames without alteration to any decorative elements, sidelights or transoms; (5) to repair/replace in kind the existing asbestos shingles; and (6) that any additional work be brought back to the LPC for consideration

Mr. Hord seconded the motion.

Ms. Allen asked that the motion be amended to include the requirement that all proposed work must fulfill all Baltimore County Code and licensing regulations. Mr. Bryan accepted Ms. Allen’s amendment.

Ms. Horst asked that the motion be amended to require the wood front and rear door existing openings remain without alteration. Mr. Bryan accepted Ms. Horst’s amendment.

The motion passed unanimously on a voice vote.

7. “Eck Farm Barn”, Cromwell Valley Park, Final Landmarks List #288; repointing of stone wall attached to the barn [County Council District # 3]

Ms. Rising explained that Baltimore County Department of Property Management is planning on a number of various repairs to the structures at Cromwell Valley Park. This particular project involves the repointing of a stone wall attached to the barn. Staff’s recommendation is to issue a Certificate of Appropriateness.

Mr. Hord moved to vote to issue a Certificate of Appropriateness for the repointing of the stone wall attached to the Eck Farm Barn. Mr. Diggs seconded the motion which passed unanimously on a voice vote.

8. “Sherwood House”, Cromwell Valley Park, Final Landmarks List #282 (MIHP #BA-2628); routine maintenance of brick wall [County Council District # 3]

Ms. Rising reported that another of the various repairs planned for structures at Cromwell Valley Park involves the repair and repointing of the brick walkway and brick garage base at Sherwood House. Staff’s recommendation is to issue a Certificate of Appropriateness.

Mr. Hord moved to vote to issue a Certificate of Appropriateness for the proposed repointing/maintenance of the brick walkway and garage columns at Sherwood House. Ms. Allen seconded the motion which passed unanimously on a voice vote.

9. Valley Inn (Brooklandville House), 10501 Falls Road, Final Landmarks List # 198 (MIHP # BA-218); alteration to previously approved patio layout [County Council District # 2]

Ms. Rising explained this project involves the request to consider alterations to previously approved plans for a sunroom, patio and addition to the Valley Inn and ex-post facto approval for changes made during construction to the sunroom door configuration previously approved by the LPC in April, 2014. Ms. Rising indicated a Technical Committee had visited the site on February 6, 2015. She read staff's recommendation to issue a Certificate of Appropriateness subject to the requirements established by the Technical Committee and an ex-post-facto Certificate of Appropriateness for the reconfiguration of the sunroom door.

The applicant's architect, Mr. Peter Ratcliffe, was present and available to answer questions.

Mr. Brennan noted the Technical Committee found the new addition for covered seating (open air) brings the building back to what was originally intended even though some of the openings were expanded beyond what was previously approved. He reported the committee was concerned, however, with the current maintenance of the exterior of the building.

Mr. Ratcliffe indicated the owner has made a major investment in the building and plans on continuing to address conditions going forward. Mr. Ratcliffe also indicated he is committed to bringing any future modifications of approved plans back to the LPC if need be.

Ms. Horst moved to vote to issue a Certificate of Appropriateness subject to the requirements of the Technical Committee and as ex-post facto Certificate of Appropriateness for the door reconfiguration. Mr. Syed seconded the motion which passed unanimously on a voice vote.

(Mr. Herbst left at 7:07 p.m.)

- **10. "Singer House", 24 Chatsworth Avenue, Final Landmarks List # 104, contributing structure in the Glyndon National Register Historic District, (MIHP # BA-0740); finish partially picket fenced in backyard with new picket fencing [County Council District #3]

Approved via the consent agenda to issue a Notice to Proceed.

Applications for Tax Credit

- **11. Truitt property, 148 Stanmore Court, contributing structure in the Rodgers Forge National Register Historic District; replacement of existing furnace [County Council District #5]

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

12. “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 reported this matter concerns a tax credit application submitted for replacement of existing vinyl windows as directed previously by the LPC. She reported the LPC directed the homeowner to replace the windows within 6 months of April 10, 2014 and had agreed to a 3 month extension which expired January 10, 2015. Ms. Rising indicated staff did not make a recommendation on the application due to insufficient information being available and commented the LPC may wish to grant another extension or refer the matter to Code Enforcement.

Representing the Preservation Alliance of Baltimore County, Ms. Trish Bentz expressed the opinion that the matter should be referred to Code Enforcement with no extension being granted.

Mr. Thaler moved to vote to refer the matter to Code Enforcement with no extension beyond January 10, 2015 being offered. Mr. Hord 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:

Woods Property, 97 Dunkirk Road, Rodgers Forge National Register Historic District; in-kind replacement of slate roof, flashing, gutters and snow guards [County Council District # 5]

Mr. Syed moved to adjourn the meeting. Mr. Thaler seconded the motion, which was approved unanimously on a voice vote. The meeting adjourned at 7:18 p.m.

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