

**Minutes**  
**Baltimore County Landmarks Preservation Commission**  
**September 10, 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. Carol Allen  
Mr. C. Bruce Boswell  
Mr. David J. Bryan  
Mr. Louis Diggs  
Mr. Ed Hord  
Mr. Mitch Kellman  
Mr. Stephen P. Myer  
Mr. Qutub U. K. Syed  
Mr. David S. Thaler

Not Present

Ms. Rose A. Benton  
Ms. Faith Nevins Hawks  
Mr. Jonathan Herbst  
Ms. Nancy W. Horst, Vice-Chair  
Mr. Christopher S. Norman

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 the only change to the Preliminary Agenda published August 27, 2015 was the postponement of Agenda Item #11 at the request of the property owner.

2. **Approval of the Minutes**

Mr. Brennan asked if anyone proposed changes to the July 9, 2015 Minutes. Hearing none, he called for a motion to approve the Minutes as drafted. Mr. Hord 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 5, 7, 8 and 12.

Mr. Brennan called for a motion. Mr. Boswell moved to approve the consent agenda items as presented. Mr. Syed seconded the motion, which passed unanimously on a voice vote.

### **Items for Discussion and Vote**

4. Wallace property, 1511 Francke Avenue, contributing structure in the Lutherville County Historic District and Lutherville National Register Historic District; installation of a 6' tall wood stockade privacy fence along the rear and one side of the property, clean/repair/paint the exterior and replace the existing non-historic front entry with a larger front entry [County Council District #3]

Ms. Rising noted the property is located behind St. John's Methodist Church on Seminary Avenue with the present driveway being assessed from the church's parking lot. She explained the house pre-dates the majority of buildings in Lutherville which accounts for its unusual location.

Ms. Rising described the various components of the application and reported on the findings of the Technical Committee having visited the site. She noted the Technical Committee supported the installation of a fence as proposed as well as the proposal to clean, repair and paint the exterior of the house.

Ms. Rising indicated the remaining proposal involved the alteration of an existing non-historic bracketed door portico in an effort to better expose an existing transom and thus allow more light into the house. She noted the façade directly above the portico is empty, that the property sits below grade of the church parking lot and that a small narrow patio projects from the front of the house. Ms. Rising reported the Technical Committee expressed concerns that a more elaborate portico might be too architecturally incompatible with the vernacular building style and could dominate and crowd an already small space. She further noted the Technical Committee discussed suggestions such as removing the portico entirely or moving the brackets up and creating a more steep pitch on the portico to mimic the center gable directly above the door.

Mr. Brennan determined the property owner, Ms. Pam Wallace, was present and invited her to address the Commission. Ms. Wallace explained the existing portico is aluminum and that the shingles need to be replaced. She offered a picture of a style of portico she prefers. The picture reflected a simple bracketed roof which matched the pitch of the existing center gable directly above the door. She also explained the fence installation is being made to accommodate the needs of a dog.

Mr. Brennan mentioned that stripping the existing portico of the aluminum coverings might increase visibility of the transom and bring more light into the interior of the house.

Ms. Allen shared concerns about expanding the portico because of the confines of the small narrow patio.

Mr. Bryan moved to vote to issue a Certificate of Appropriateness for the fence installation, cleaning and repairs of the exterior of the house, and for either the removal of the non-historic door portico or relocation and replacement of the existing door portico with a wood bracketed portico that is located above the transom with a more steeply pitched roof to match the center gable. Mr. Myer seconded the motion which passed unanimously on a voice vote.

*Citing County Code Section 32-7-403 and Historic Design Guidelines: Fences & Landscapes, page 4, Additions & Infill pages 2-3 and Doors, page 7.*

- \*\*5. Mosner property, 911 Windsor Road, non-contributing structure in the Sudbrook Park County Historic District and National Register Historic District; installation of a free standing 4' tall wood board on board fence topped with 1' lattice (total height of 5') along a 45' portion of the side/rear yard [County Council District # 2]

Approved via the Consent Agenda to issue a Certificate of Appropriateness.

*Citing County Code Section 32-7-403 and Historic Design Guidelines: Fences & Landscapes, page 4.*

6. Falk property, 907 Adana Road, contributing structure in the Sudbrook Park County Historic District; replacement of slate roof with an asphalt shingle roof [County Council District #2]

Ms. Rising introduced the proposal to replace an existing slate roof on the house with an asphalt shingle roof. She noted the project would not qualify for the tax credit program as the property is maintained as a rental. Ms. Rising further noted the property owner lives out-of-state and was not able to attend the meeting.

A representative of the local advisory committee, Dr. Charles Locke was present and offered the committee's rationale for supporting the proposal. Dr. Locke explained that while their preference is for slate roofs to be repaired or replaced in-kind, they recognize that in most cases, doing so is not an option due to costs.

Ms. Rising reported other similar projects have been granted a Notice to Proceed in this section of the district and that the National Park Service allows for replacements of original elements with alternative materials if the overall character of the building is not adversely affected.

Mr. Hord moved to vote to issue a Notice to Proceed with the replacement of the existing slate roof with the asphalt shingle product proposed. Mr. Diggs seconded the motion which passed unanimously on a voice vote.

*Citing County Code, Section 32-7-403 and National Park Service, Preservation Brief #4 “Roofs, Section – Alternative Materials”.*

- \*\*7. “Dr. Herbert Harlan House”, Locke/Hozore property, 722 Howard Road, contributing structure in both the Sudbrook Park County Historic District and Sudbrook Park National Register Historic District, MIHP #BA-3017; in-kind replacement of roofs on both a non-historic pool house and non-historic addition and removal of a railing in place on the roof of the non-historic addition [County Council District #2]

Approved via the Consent Agenda to issue a Certificate of Appropriateness.

*Citing County Code Section 32-7-403 and Historic Design Guidelines: Roofs, pages 8 and 9 and Porches & Steps, page 6.*

- \*\*8. Schaffer property, 716 Howard Road, contributing structure in the Sudbrook Park County Historic District and Sudbrook Park National Register Historic District; in-kind roof replacement and addition of ridge vents [County Council District #2]

Approved via the Consent Agenda to issue a Certificate of Appropriateness.

*Citing County Code Section 32-7-403 and Historic Design Guidelines: Roofs, page 8.*

9. Homan property, 912 Adana Road, contributing structure in the Sudbrook Park County Historic District; ex-post facto replacement of existing windows with vinyl windows [County Council District #2]

Ms. Rising stated this matter was brought to the attention of staff through a complaint to Code Enforcement that the windows were being removed without prior approval from the LPC. She explained Code Enforcement visited the site to confirm that the alteration had taken place and issued a Correction Notice on July 31, 2015. Based upon a file photograph taken in 2011, staff determined double hung wood windows on the first and second floors of the front façade and a window on the left side of the house had been replaced with vinyl windows. She commented that staff had limited success trying to gain information about the replacement windows even though they had been working with the property owner since August 6, 2015.

Mr. Brennan determined the home owner was not present.

Mr. Bryan commented this situation is similar to many others previously considered by the commission.

Ms. Rising indicated the staff recommendation was proposed based upon similar circumstances the commission has previously approved.

Mr. Diggs stated he preferred waiting until the homeowner could be present to discuss the matter before making a decision.

Ms. Rising explained that because the matter involves a Correction Notice the existing violation must be addressed.

Ms. Allen moved to vote to issue an ex-post facto Certificate of Appropriateness for the reinstallation and repair of all the windows that were removed or to replace all windows at the front façade with wood windows identical in style and profile to the windows that were removed (and which can be reviewed from the street); and vote to issue an ex-post facto Notice to Proceed for the vinyl window on the left side of the house; noting all work is to be completed before February 11, 2016. Mr. Syed seconded the motion which passed unanimously on a voice vote.

*Citing County Code, Section 32-7-403; Resolution Establishing Procedures & a Timeframe where violations to Section 32-7-403 of the Baltimore County Code must be corrected (adopted 10/15/08) and citing Baltimore County Historic Design Guidelines: Windows & Doors, pages 2 & 5.*

10. “Harvey Tracy House”, MARP MD LLC property, 331 W. Seminary Avenue, contributing structure in the Lutherville County Historic District and Lutherville National Register Historic District, MIHP #BA-0305; replacement of a metal porch roof with a metal overlapping seam roof and replacement of an existing roofing material on the house with an asphalt shingle (non-patterned) roofing product [County Council District #3]

Ms. Rising reported this issue was also brought to the attention of staff through a complaint to Code Enforcement that roofing materials were in the process of being removed without the prior approval of the LPC. Code Enforcement visited the site to confirm the alteration had taken place and issued a Correction Notice on August 19, 2015. Ms. Rising explained the contractor hired by the new owner to do the work stopped work immediately and contacted staff for further instruction. She further explained the contractor had indicated the owner would willingly and promptly follow directives issued by the LPC.

Ms. Rising noted a Technical Committee consisting of Mr. Brennan, Ms. Allen and Mr. Myer visited the site and met with the contractor. What remained of the existing roofing material was found to be badly deteriorated.

Mr. Brennan asked if the local advisory committee had commented. Ms. Rising explained they had not because they did not have all of the details in time to offer a comment.

A representative of the local advisory committee, Marie Frederick was present and indicated the contractor had informed her that the new owner was not aware the property was within the boundaries of a historic district.

Mr. Myer moved to vote to issue a Certificate of Appropriateness for the ex-post facto removal of the metal paneled porch roof and diamond shaped composite shingle roof on the main house to be replaced in kind with materials to match the existing in shape, color and style and work to replace the porch roof and house roof to be completed before November 12, 2015; and moved to vote to issue a Certificate of Appropriateness for the in-kind replacement of the existing gutters and downspouts. Mr. Thaler seconded the motion which passed unanimously on a voice vote.

*Citing County Code, Section 32-7-403; Resolution Establishing Procedures & a Timeframe wherein violations to Section 32-7-403 of the Baltimore County Code must be corrected (adopted 10/15/08) and citing Baltimore County Historic Design Guidelines: Roofs, page 5, pages 7-8 and page 10.*

11. Putnam House, DeHaven property, 1 Chatsworth Avenue, Final Landmarks List #371, contributing structure in the Glyndon National Register Historic District, MIHP #BA 0749; replacement of two 6 over 6 true divided light non-historic windows with 2 over 2 metal clad wood windows with simulated divided lights and mutin size and profile to match other existing 2 over 2 double hung windows original to the house [County Council District #3]

*Postponed at the request of the Owner*

*Revised Resolution Establishing Procedures and Principles on Requests for Postponement of Items Scheduled for Action by the Landmarks Preservation Commission - 2006*

- \*\*12. Fillmore property, 809 Tred Avon Road, contributing structure in the Stoneleigh National Register Historic District; in-kind slate roof repairs [County Council District #5]

Approved via the Consent Agenda to issue a Certificate of Appropriateness.

*Citing County Code 11-2-201 and Baltimore County Historic Design Guidelines: Roofs, page 9.*

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

Allen property, 701 Stoneleigh Road, contributing structure in the Stoneleigh National Register Historic District; exterior painting, repair/replacement of existing wood shutters and planter box supports and electrical system updates [County Council District #5]

Wagner property, 208 Hopkins Road, contributing structure in the Rodgers Forge National Register Historic District; installation of a high velocity air conditioning system [County Council District #5]

McCurdy property, 7029 Kenleigh Road, contributing structure in the Stoneleigh National Register Historic District; installation of a high velocity air conditioning system [County Council District #5]

Towsley property, 215 Dunkirk Road, contributing structure in the Rodgers Forge National Register Historic District; in-kind replacement/repairs of existing slate roof [County Council District #5]

Herlong property, 45 Dunkirk Road, contributing structure in the Rodgers Forge National Register Historic District; masonry repairs of garage, house and chimney [County Council District #5]

Dai/Wang property, 86 Dunkirk Road, contributing structure in the Rodgers Forge National Register Historic District; in-kind repair of slate roof, replacement of existing air conditioning system and installation of insulation [County Council District #5]

Barden property, 112 Fairfield Drive, contributing structure in the Summit Park National Register Historic District; in-kind replacement of the existing asphalt shingle roof [County Council District #1]

Putnam House, DeHaven property, 1 Chatsworth Avenue, Final Landmarks List #371, contributing structure in the Glyndon National Register Historic District, MIHP #BA 0749; electrical issue repairs, framing damage repairs, clean/repair/paint existing exterior siding/trim/brackets, in-kind fascia repairs, in-kind replacement of existing K shape gutters, installation of downspouts/snow guards as necessary and in-kind replacement of existing interior mudroom wood hatch [County Council District #3]

Bouton property, 88 Murdock Road, contributing structure in the Rodgers Forge National Register Historic District; replacement of existing boiler with new gas boiler and water heater [County Council District #5]

Guonjian/Pettit property, 7108 Bristol Road, contributing structure in the Stoneleigh National Register Historic District; replacement of existing storm door [County Council District #5]

Johnson/Rounds property, 5173 Viaduct Avenue, contributing structure in the Relay County Historic District; in-kind window repairs, repoint foundation, in-kind siding repairs and extensive interior rehabilitation [County Council District #1]

Joice property, 518 Murdock Road, contributing structure in the Anneslie National Register Historic District; in-kind replacement of an existing roof, water damaged ceiling repairs and extensive repairs to water damaged bathroom [County Council District #5]

Wells property, 801 Kingston Road, contributing structure in the Stoneleigh National Register Historic District; in-kind replacement of existing upper rear slate roof [County Council District #5]

### **Other Business**

Ms. Rising reported the proposal to consider the demolition of the Gambrill Barn in Glyndon has been withdrawn by the property owner. The property owner's representative has indicated the owner instead plans to pursue a tax credit application with Maryland Historical Trust for the renovation of the barn.

Ms. Rising shared a Police Department report on the fire having occurred last winter at 5008 Cedar Avenue in Relay. The investigation apparently has ended with the fire being classified as "Undetermined" and there being "no solvability factors to this case".

A tentative meeting schedule for 2016 was provided to all commissioners.

Tentative dates for the Fall Retreat were mentioned. The likely location for the retreat will be the Cherry Hill Church in Granite and possible subjects will be mitigating hazards and code enforcement issues.

Several upcoming events throughout the region were reported.

Mr. Diggs moved to adjourn the meeting. Mr. Thaler seconded the motion, which was approved unanimously on a voice vote. The meeting adjourned at 7:02 p.m.

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