

Minutes
Baltimore County Landmarks Preservation Commission
November 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 6:02 p.m. The following Commission members were:

Present

Mr. Robert P. Brennan, Chair
Ms. Carol Allen
Ms. Rose A. Benton
Mr. C. Bruce Boswell
Mr. Louis Diggs
Ms. Faith Nevins Hawks
Mr. Ed Hord
Ms. Nancy W. Horst, Vice-Chair
Mr. Mitch Kellman
Mr. Stephen P. Myer
Mr. Qutub U. K. Syed
Mr. David S. Thaler

Not Present

Mr. David J. Bryan
Mr. Christopher S. Norman

Attending County staff, Jeff Mayhew (Deputy Director, Department of Planning), Teri Rising (Preservation Services staff), Jennifer Frankovich (Attorney, Office of Law) and Vicki Nevy (Secretary to the Commission).

1. **Review of the Agenda**

Ms. Rising noted the only change to the Preliminary Agenda published November 5, 2015 was the removal of one application and the addition of another.

2. **Approval of the Minutes**

Mr. Brennan asked if anyone proposed changes to the October 8, 2015 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. Rising read the Action Recommendations for Consent Agenda Items 6, 7, 8, 10 and 11.

Mr. Boswell asked if the series of numbers written on the top of the contractor's estimate regarding Item 10 was the contractor's license number. Ms. Rising confirmed it was.

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

Items for Discussion and Vote

4. "Valley Inn", 10501 Falls Road, Brooklandville, Final Landmark #198, contributing structure in the Greenspring Valley National Register Historic District (MIHP #BA-0218); exterior alterations and stair additions to comply with fire codes; replacement of non-historic 2nd floor porch railings with wood; window conversion to a door for means of additional 2nd floor egress [County Council District #2]

Ms. Rising noted the 2nd floor of the building is being renovated to serve as additional dining space. Fire Codes require additional emergency exits be created to accommodate the additional dining space. The plans being proposed include the addition of an exterior staircase projecting from the southern end of the 2nd story roof on the western elevation and another to project from the 2nd story southern end porch to the lawn. The existing door opening on the western elevation is to be used as an exit with modifications made to the height of the sill. A new door is to be fitted for the modified door opening and is to match the existing door in materials and style. Replacement of the existing non-historic guardrail on the 2nd floor porch is proposed. The new guardrail is to be a style consistent with an earlier style depicted in a historic photograph and will be 42" in height as required by code. The replicated wood guardrail is to run along the porch perimeter. A 36" safety handrail, hidden from view from the street, is also to be installed to guide patrons to the wood stairs. To provide the second required exit on the southern elevation, the applicant proposes altering an existing window to serve as a door. The new door will feature a paneled design similar to the one on the western elevation. Ms. Rising explained the existing non-historic wood window is to be retained and stored, the shutters are to remain and the dormers on the southern elevation are to be rehabilitated.

Ms. Rising reported a Technical Committee consisting of Mr. Brennan, Ms. Horst and Ms. Allen had visited the site and met with the applicant and his architects on October 30,

2015. The findings of the Technical Committee were reported and filed for consideration.

Mr. Boswell recalled an agreement being made with the applicant a few years ago to store any materials being removed to accommodate exterior changes. Mr. Ratcliffe indicated a non-historic window is currently being stored in the basement. He offered to store the window proposed for replacement with a door as well. Mr. Boswell asked that the stone being proposed for removal also be stored. Mr. Ratcliffe agreed to the request.

Mr. Brennan commented that the installation of a second safety handrail will be interesting. Mr. Ratcliffe explained it is intended to be inconspicuous while helping guide patrons to the exit stairs.

Mr. Brennan reminded Mr. Ratcliffe that the Technical Committee noted the dormers on the southern elevation are in need of rehabilitation as well as gutters, downspouts and portions of the existing roof.

Mr. Hord moved to vote to issue a Certificate of Appropriateness for the proposed exterior alterations and stair additions; replacement of non-historic 2nd floor porch railings with wood window conversation to a door for means of additional 2nd floor egress and the rehabilitation of the dormers. Mr. Diggs seconded the motion with passed unanimously on a voice vote.

Citing County Code, Section 32-7-403; National Park Service Secretary of the Interior's Guidelines for Rehabilitation, Special Considerations: Health & Safety; Baltimore County Historic Design Guidelines: Windows & Doors, page 4; Porches & Steps, page 6; Additions & Infill, pages 2 and 3; Roofs, page 11; International Existing Building Code, Chapter 12, Section 1203: Fire Safety)

5. Bigham/Majestic property, 920 Adana Road, non-contributing structure in the Sudbrook Park County Historic District; replacement of existing slate roof with an asphalt shingle roof, replacement of existing flashing, replacement of existing wood front door with a steel door with 3 over 3 panel windows at the top, replacement of the existing non-original garage door with two hinged wood doors to include one glass panel in the upper middle of each door, in-kind replacement of existing vinyl shutters and replacement of various types of existing siding with vinyl clapboard siding [County Council District # 2]

Ms. Rising described the proposals noting the work is not tax credit eligible as the property is a rental and not the owner's primary residence.

Mr. Brennan determined the property owners were present and invited them to address the LPC. Mr. Majestic explained the property is in a deteriorated condition and the work being proposed is intended to address the conditions. He also explained the original garage was previously converted to living space with an approximate 3 foot deep storage space remaining directly behind the garage doors. The storage space is only accessible from the interior as the current garage doors are bolted closed and permanently fixed in

place. The proposal is to replace the existing non-original garage door with a more historically accurate style door which currently exists elsewhere on the street. The new doors will be operable and will allow exterior access to the storage space.

Mr. Brennan explained that typically copper flashing would be installed on a slate roof. He suggested the new flashing planned for installation be brown rather than white in an effort to more closely resemble copper flashing. Mr. Majestic expressed appreciation for the suggestion.

Ms. Allen moved to vote to issue a Notice to Proceed with the proposed roof replacement and to issue a Certificate of Appropriateness for the replacement of the various siding materials with an asphalt shingle roof, shutter replacement, front door replacement, garage door replacement and installation of roof flashing to match the existing in color and pattern. 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", Baltimore County Historic Design Guidelines: Roofs, page 5 and page 11; Windows & Doors, page 6 and page 8; Façade Materials, page 4.

- **6. Stetten property, 6219 Falls Road, carriage house, contributing structure in the Bare Hills National Register Historic District; Part II application review for the in-kind replacement of existing cedar shake shingle roof, replacement of existing flat roof to include the installation of EPDM roofing, installation of ice-water shield to roofs, in-kind repair of existing wood doors and in-kind repair/replacement of some interior wood boards [County Council District #2]

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

Citing County Code Section 11-2-201 and Historic Design Guidelines: Roofs, page 8 and page 10; Windows & Doors, page 7; Secretary of the Interior's Standards #5 and #6

- **7. Baxter property, 736 Oella Road, contributing structure in the Oella National Register Historic District; Part II approval for the replacement of an existing flat roof with EPDM roof system [County Council District #1]

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

Citing County Code Section 11-2-201 and Historic Design Guidelines: Roofs, pages 2, 10 and 13

- **8. "Payne-Tolley House", Yocham property, 16205 Corbett Village Lane, Corbett County Historic District; Part II approval for the replacement of the existing front door and screen door [County Council District # 1]

Approved via the Consent Agenda to issue a Certificate of Appropriateness for replacement of the front door to match the existing style and materials and to be painted rather than varnished and repair or replacement of the existing screen door subject to a replacement screen door replicating the existing in style and materials.

Citing County Code Section 32-7-403; Section 11-2-201 and Historic Design Guidelines: Windows & Doors, pages 1 and 8; Secretary of the Interior Standards #2, #5 and #6

9. “Shaw’s Discovery” (Shaw-Bauer House), 2901 Bauers Farm Road, Edgemere vicinity Final Landmarks List #238 (MIHP # BA-0940)

Ms. Rising reported at the October 8, 2015 meeting it was determined that a long term mothballing action plan needed to be outlined per previous recommendations from the LPC as part of an initial code enforcement action. A Technical Committee consisting of Mr. Brennan, Mr. Myer, Ms. Benton and Ms. Nevins-Hawks joined Ms. Rising at the site on October 20, 2015 to observe the current conditions and to make recommendations for long term mothballing. The Technical Committee identified issues needing to be addressed to ensure continued stabilization and long term mothballing. The findings of the Technical Committee were reported and filed for consideration.

Mr. Brennan recognized Ms. Patricia Malone. Representing the owner of “Shaw’s Discovery”, Ms. Malone indicated the Technical Committee report had been shared with her client and that her client agreed to address the issues cited and as specified. She also indicated there are no current plans to transfer the property.

Mr. Boswell suggested a structural engineer, licensed in the State of Maryland, complete the structural assessment being required rather than a home inspector. Mr. Boswell also stressed the importance of adequate ventilation as stated in Preservation Brief #31.

Ms. Benton pointed out the existing issue with how louvers were incorrectly installed in the basement windows. She noted the Technical Committee report states the installation needs to be corrected.

Ms. Nevins-Hawks moved to vote to accept the Technical Committee’s recommendations as written with the added requirements that a licensed structural engineer complete the structural assessment and that the currently improperly installed basement louvers be replaced with properly fitted water proof louvers. The motion further stipulated that the owner should submit photographic notification to staff no later than December 22, 2015 that shows the work as completed and the Technical Committee should reconvene and reassess the condition of the house no later than the May 12, 2016 meeting of the LPC. Mr. Syed seconded the motion which passed unanimously on a voice vote.

Citing County Code Section 32-7-405(b) and National Park Service, Technical Services, Preservation Brief #31

- **10. Rothbaum property, 300 Hopkins Road, Rodgers Forge National Register Historic District; Part II approval for the in-kind repair of the existing slate roof, replacement of 3 pipe collars and chimney flashing, repoint the chimney, installation of a cement crown, clean/rehang existing gutters to correct pitch and add downspouts/extender on the side yard [County Council District #5]

Approved via the Consent Agenda to issue a Certificate of Appropriateness for the project as proposed with the exception that the existing chimney crown should be repaired or replaced in kind.

Citing County Code Section 11-2-201 and Historic Design Guidelines: Roofs, pages 9-12

- **11. “Broadbent House”, Swem property, 115 Central Avenue, Glyndon County Historic District and Glyndon National Register Historic District (MIHP #BA-0780); construction of a shed in the rear yard [County Council District #3]

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

Citing County Code Section 32-7-403 and Historic Design Guidelines: Additions & Infill, page 5

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:

Sirota property, 206 Hopkins Road, contributing structure in the Rodgers Forge National Register Historic District; replacement of existing boiler [County Council District #5]

Hughes property, 717 Pleasant Hill Road, contributing structure in the Oella National Register Historic District; installation of downspouts and the in-kind repair/replacement of the existing wood siding and exterior painting [County Council District #1]

Other Business

Ms. Rising shared an invitation with all Commissioners to the Baltimore County Volunteer Boards and Commissions Holiday Party scheduled for December 8, 2015.

Mr. Myers moved to adjourn the meeting. Ms. Allen seconded the motion, which was approved unanimously on a voice vote. The meeting adjourned at 6:50 p.m.

VKN:vkn