

**Minutes**  
**Baltimore County Landmarks Preservation Commission**  
**January 14, 2016 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, Chair  
Ms. Carol Allen  
Ms. Rose A. Benton  
Mr. C. Bruce Boswell  
Mr. Louis Diggs  
Mr. Ed Hord  
Ms. Nancy W. Horst, Vice-Chair  
Mr. Mitch Kellman  
Mr. Stephen P. Myer

Not Present

Ms. Faith Nevins Hawks  
Mr. Christopher S. Norman  
Mr. Qutub U. K. Syed  
Mr. David S. Thaler  
Mr. Richard Yaffe

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

**1. Selection of Chair & Vice-Chair**

Ms. Rising reported that she had been asked to confirm the legal process established in the County Code involving the annual election, traditionally held in January, for the Chair and Vice-Chair positions. She explained that each board and commission has its own separate language that defines their election process and each one is unique.

The County Council Bill referenced in the Code (31-99) addresses term limits, the election process, among other administrative items, for multiple boards and commissions including the LPC. One item of note was the term “commissioner” as it had been used was changed to “member”. Consequently, the LPC is comprised of Commission Members versus Commissioners.

The Bill also added the item “as required by vacancy” to the procedures for an election. Previously, the Code had indicated that the election was to be held each January.

It presently states -

*§ 3-3-1203. OFFICERS. At a meeting to be held in January of each year and as required by vacancy, the Landmarks Preservation Commission shall elect a member to serve as chairman and a member to serve as vice chairman during that year. (1988 Code, § 26-536) (Bill No. 18, 1990, § 2; Bill No. 31-99, § 3, 7-1-2004*

Ms. Rising explained that since both Mr. Brennan and Ms. Horst have indicated their wish to serve an additional term, unless there is an objection, it seemed reasonable that their selection to continue be verbally affirmed by the LPC at the beginning of the evening's meeting, hence the change in the agenda's wording. If one chooses to vacate the position, an election would be held so possible nominees could be brought forward for consideration and vote.

Mr. Hord moved to vote to accept the current slate of officers. Mr. Myers seconded the motion which passed unanimously on a voice vote.

2. **Review of the Agenda**

Ms. Rising noted the only change to the Preliminary Agenda published January 7, 2016 was the addition of one item under Other Business.

3. **Approval of the Minutes**

Mr. Brennan asked if anyone proposed changes to the November 12, 2015 Minutes.

Hearing no comments other than a question posed by Mr. Boswell to Ms. Rising regarding the mothballing status of Shaw's Discovery, Mr. Brennan called for a motion to approve the Minutes as drafted. Ms. Allen moved to approve the Minutes. Mr. Myer seconded the motion, which passed unanimously on a voice vote.

Ms. Rising noted that the reports relating to the mothballing completion at Shaw's Discovery were being assembled for distribution to the respective Technical Committee.

4. **Consent Agenda**

Ms. Rising read the Action Recommendations for Consent Agenda Items 5, 6, and 8.

Mr. Hord asked about references to contributing vs. non-contributing structures on the agenda and action summaries. Ms. Rising noted the references on the agenda were correct.

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**

- \*\*5. Cusick property, 909 Windsor Road, non-contributing structure in the Sudbrook Park County Historic District and Sudbrook Park National Register Historic District; installation of a shed in the 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 and Landscapes, page 5*

- \*\*6. Kastner property, 112 Dunkirk Road, contributing structure in the Rodgers Forge National Register Historic District; Part II approval for the replacement of an existing oil furnace with a natural gas furnace and installation of a central air conditioning system [County Council District #5]

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

*Citing County Code Section 11-2-201 and Citing National Park Service, Technical Preservation Services, Preservation Brief #24 – Heating, Ventilating, and Cooling Historic Buildings – Problems and Recommended Approaches.*

7. Gladden property, 913 Windsor Road, non-contributing structure in both the Sudbrook Park County Historic District and Sudbrook Park National Register Historic District; installation of solar panels on the rear roof of the house and roof of a rear addition [County Council District #2]

Ms. Rising explained the applicant is proposing to place 10 solar panels on the rear roof of his home and on a non-historic rear addition. The installation will not be visible from a public right of way and the installation has the support of the local advisory committee.

Mr. Hord asked for clarification on whether the structure is considered to be a non-contributing structure or a contributing structure. Ms. Rising confirmed the structure is considered a non-contributing structure.

Mr. Brennan determined no one present wished to comment on the proposal and called for a vote. Mr. Diggs moved to vote to issue a Certificate of Appropriateness. Mr. Myer seconded the motion which passed unanimously on a voice vote.

*Citing County Code Section 32-7-403 and Historic Design Guidelines: Roofs, page 13; Secretary of the Interior's Standards and Guidelines, Guidelines on Sustainability: Solar Technology.*

- \*\*8. McLaughlin property, 1016 Windsor Road, contributing structure in both the Sudbrook Park County Historic District and Sudbrook Park National Register Historic District (MIHP #BA-3034); installation of a prefabricated wood shed on the right side of the 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 and Landscapes, page 5.*

9. Goldman property, 610 Upland Road, contributing structure in both the Sudbrook Park County Historic District and Sudbrook Park National Register Historic District (MIHP #BA-3030); Part II approval for the installation of 6 inch half-round gutters, 4 inch downspouts and a stainless steel flex liner in a chimney [County Council District #2]

Ms. Rising explained the property owner is proposing to replace existing gutters and downspouts with those that are the same style but with a larger capacity in order to correct existing drainage issues. Installation of a new flue liner and repairs to the chimney are also proposed in order to address energy or related safety issues currently existing.

After determining no one present wished to comment on the proposals, Mr. Brennan called for a motion. Mr. Hord moved to vote to issue a Certificate of Appropriateness for the Part II application submitted. Mr. Diggs seconded the motion which passed unanimously on a voice vote.

*Citing County Code Section 32-7-403 and Section 11-2-201 and Citing National Park Service, Technical Preservation Services, Preservation Brief #24 – Heating, Ventilating and Cooling Historic Buildings – Problems and Recommended Approaches; Preservation Brief #39 – Holding the Line: Controlling Unwanted Moisture in Historic Buildings.*

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:

Wells property, 801 Kingston Road, contributing structure in the Stoneleigh National Register Historic District; replacement of existing hot water heater, removal of existing oil furnace and installation of a gas furnace [County Council District #5]

Klein/Green property, 43 Murdock Road, contributing structure in the Rodgers Forge National Register Historic District; paint/repair ceiling damages, repair basement walls to include installation of insulation, in-kind replacement of basement floor, paint exterior porch railings and rear foundation wall [County Council District #5]

Duguid property, 421 Regester Avenue, contributing structure in the Rodgers Forge National Register Historic District; in-kind slate roof repairs, in-kind vent pipe flashing repairs, in-kind gutter replacement, chimney re-pointing and in-kind crown replacement [County Council District #5]

Schweitzer property, 603 Stoneleigh Road, contributing structure in the Stoneleigh National Register Historic District; in-kind replacement of existing cracked bathroom floor [County Council District #5]

Gambrill property, 4701 Butler Road, contributing structure in the Glyndon County Historic District and the Glyndon National Register Historic District; foundation wall repairs, in-kind roof/siding replacement, in-kind repair/replacement of sill plates/posts and installation of concrete slab [County Council District #3]

### **Other Business**

Ms. Rising reported the County Council public hearing for “Mensana” is scheduled for Tuesday, January 19, 2016. She encouraged those supporting the nomination to join her in attending the public hearing.

Ms. Trish Bentz, representing the Preservation Alliance, explained the Valley’s Planning Council no longer supported the nomination and that she could not state definitively whether Preservation Alliance would attend the public hearing in support of the nomination or not.

Ms. Rising reported the current owner of the Glencoe Railroad Station (Final Landmarks List # 94) is the Maryland Department of Natural Resources (DNR). DNR has indicated a desire to demolish the structure. Such a proposal is subject to Section 106 review by Maryland Historical Trust (MHT) and requires comments from interested parties. She read comments made by Department of Planning and submitted to DNR and MHT objecting to a demolition and proposing other possible options. MHT will make a final determination as to what happens with the structure going forward.

Regarding the need to secure a permit for demolition of a Final Landmarks List structure, Permits, Approvals and Inspections has indicated DNR does need to pull a permit unless the State’s Attorney’s Office makes a request and offers justification as to why they do not need to adhere to County regulations.

Speaking on behalf of the Preservation Alliance, Ms. Trish Bentz indicated they had asked Mr. Boswell to contact DNR in an effort to conduct a structural evaluation. She noted those

arrangements had not yet been made. Ms. Ruth Mascari, also representing the Preservation Alliance, explained she was a Commission member at the time this structure was placed on the Final Landmarks List. She pointed out the structure is 1 of only 2 stations remaining that were operating when the Lincoln funeral train passed through Baltimore County. She pleaded that should a permit be received for demolition, it not be approved.

In light of the approach of winter, Ms. Rising reviewed the existing Inclement Weather Policy.

Mr. Jeff Mayhew offered a status report for the currently on-going Comprehensive Zoning Map Process.

Ms. Allen moved to adjourn the meeting. Mr. Hord seconded the motion, which was approved unanimously on a voice vote. The meeting adjourned at 6:47 p.m.

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