

Minutes
Baltimore County Landmarks Preservation Commission
March 10, 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 6:03 p.m. The following Commission members were:

Present

Mr. Robert P. Brennan, Chair
Ms. Carol Allen
Ms. Rose A. Benton
Mr. Louis Diggs
Mr. Ed Hord
Ms. Nancy W. Horst, Vice-Chair
Mr. Stephen P. Myer
Mr. Qutub U. K. Syed
Mr. David S. Thaler

Not Present

Mr. C. Bruce Boswell
Ms. Faith Nevins Hawks
Mr. Mitch Kellman
Mr. Christopher S. Norman
Mr. Richard Yaffe

Attending County staff, 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 February 4, 2016 was the addition of a tax credit application being approved by staff as an emergency repair.

2. **Approval of the Minutes**

Mr. Brennan asked if anyone proposed changes to the February 11, 2016 Minutes.

Hearing none, Mr. Brennan called for a motion to approve the Minutes as drafted. Mr. Diggs moved to approve the Minutes. Mr. Myer seconded the motion, which passed unanimously on a voice vote.

Items for Discussion and Vote

3. Monde property, 1554 S. Rolling Road, contributing structure in the Relay County Historic District; replacement of an existing deck/steps, construction of a 3 foot wide rear addition, removal of an existing chimney, in-kind repair and painting of existing shutters, replacement/installation of gutters and downspouts, installation of handrails along steps at side entrance door, paint/repair all exterior wood trim, electrical system up-date, installation of central air conditioning, removal of oil tank, replacement of oil furnace and heating system with high efficiency gas furnace and hot water heater [County Council District #1]

Ms. Rising noted the house is a contributing structure in need of extensive rehabilitation. In addition to the rehabilitation projects proposed, the homeowner is also requesting approval for the construction of a small rear addition.

Ms. Rising indicated a Technical Committee visited the site and prepared a report which recommended approval of the proposals subject to recommendations that retention of the chimney being proposed for removal and that the addition be clad in shingles of a different size than the shingles currently existing on the structure.

Mr. Hord moved to vote to issue a Certificate of Appropriateness for the proposed rehabilitation and addition subject to the existing chimney on the rear section being retained and the shingles on the addition being a different size than those currently existing. Mr. Myer seconded the motion which passed unanimously on a voice vote.

Citing County Code, Sec 32-7-403; Sec 11-2-201 and Baltimore County Historic Design Guidelines: Windows & Doors, p. 6; Roofs, p.5, Porches & Steps, pp. 3-4; Façade Materials, p. 2, p. 7; Additions & Infill, pp. 2-4; Secretary of the Interior's Standards #4 & 5; National Park Service, Technical Preservation Services, Preservation Brief #24 – Heating, Ventilating and Cooling Historic Buildings – Problems and Recommended Approaches

4. “Brooklandville Station” (Platform, Canopy Culvert, Shed), 10512 Falls Road, Final Landmarks List #212, MIHP #BA-1187, contributing structure in the Greenspring Valley National Register Historic District [County Council District #2]

Ms. Rising explained the project involves the construction of a single story addition to be located on the northwestern elevation of the existing structure on an area currently occupied by a concrete pad with a covered overhang. She noted the addition is designed so that the existing window and door opening will be retained in place, will be minimally visible from both Hillside Road and Falls Road, should not obscure or negatively impact any individual historic elements or the overall historic character of the building and if removed, will not harm any historic elements.

Ms. Rising indicated a Technical Committee visited the site and prepared a report which recommended approval of the proposal as submitted.

Mr. Brennan mentioned having visited the site as part of the Technical Committee and noted the station is one of only 2 remaining stations along this line.

Mr. Hord moved to vote to issue a Certificate of Appropriateness for construction of a one story addition as proposed. Mr. Diggs seconded the motion which passed unanimously on a voice vote.

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:

Carney property, 18 N. Beaumont Avenue, contributing structure in the Old Catonsville National Register Historic District; in-kind replacement of existing gutters, in-kind repairs of existing slate roof/snow guards, repair of damaged plaster walls and replacement of exterior HVAC condenser unit [County Council District #1]

Salvatori property, 7117 Bristol Road, contributing structure in the Stoneleigh National Register Historic District; in-kind repair/replacement of existing terra cotta tile roof and repointing/repair of existing chimney and flashing [County Council District #5]

Watson property, 246 Brandon Road, contributing structure in the Rodgers Forge National Register Historic District; in-kind repair/replacement of slate roof and repair/sand original hardwood floors [County Council District #5]

Other Business

Ms. Rising reported the County Council would consider the nomination of Melrose to the Final Landmarks List at the Council hearing scheduled for April 4, 2016.

Mr. Thaler asked Mr. Rising if a nomination had been received for a property located in Woodbrook. He also asked who had submitted the nomination, if the house was owner occupied and whether or not the owner supported the nomination. Ms. Rising answered a well written 3rd party nomination had been received and the matter was scheduled for public hearing at the April 14th meeting of the LPC. She indicated the house is not owner occupied and she was currently researching the property in preparation for the April meeting.

Mr. Thaler also mentioned his firm may be hired to design a PUD involving a landmark located in the vicinity of Glyndon. He indicated he would like to invite a technical committee to visit the site in the early stages of design. Ms. Rising explained this particular landmark does not include a historic environmental setting and that the development regulations would require the matter to be referred to the Planning Board. She indicated the LPC would review the plans and offer comments to the Planning Board but that nothing new had been submitted to her knowledge.

Ms. Rising noted staff anticipates receipt of multiple projects requiring site visits in preparation for the April 14, 2016 meeting of the LPC. Staff will begin to make arrangements for those site visits as soon as possible.

Both Mr. Hord and Mr. Syed mentioned they would not be available for the April LPC meeting.

Ms. Ruth Mascari reported plans for moving the Glencoe Station were looking promising. Ms. Rising explained moving the station would have consequences to its landmark designation and would be subject to Section 106 review. That review process requires comment from the Maryland Historical Trust and could impact plans the Department of Natural Resources may be considering.

Ms. Allen moved to adjourn the meeting. Mr. Diggs seconded the motion, which was approved unanimously on a voice vote. The meeting adjourned at 6:30 p.m.

VKN:vkn