Minutes
Baltimore County Landmarks Preservation Commission
November 14, 2019 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
Mr. John Holman
Mr. Vincent Johnson
Mr. Mitch Kellman, Vice-Chair
Ms. Wendy McIver
Mr. Stephen P. Myer
Ms. Marina Novaes
Ms. Cathryn Pinheiro
Mr. Jon Schmidt
Mr. Raymond Scott
Mr. Christopher Weston

Not Present
Mr. Ed Hord
Ms. Faith Nevins-Hawks
Mr. Qutub U. K. Syed

Attending County staff included Jenifer Nugent (Strategic Planning Division Chief) and Jeff Mayhew (Deputy Director, Department of Planning).

Mr. Brennan acknowledged it had been a year of change for the Commission. He recognized the new members of the Commission, thanked former members of the Commission, and thanked former Preservation Services Chief, Teri Rising, who had recently left the County after 13 years of service.

1. Review of the Agenda

Mr. Mayhew reported there were no changes to the Preliminary Agenda published November 7th, 2019.

2. Approval of the Minutes

Mr. Brennan asked if anyone proposed changes to the October 10th, 2019 Minutes. Hearing none, Mr. Brennan called for a motion to approve the Minutes as drafted. Mr. Myer moved to approve the Minutes as drafted. Mr. Holman seconded the motion, which passed with affirmative votes being cast by Mr. Brennan, Mr. Holman, Mr. Johnson, Mr. Kellman, Ms. McIver, Mr. Myer, Ms. Novaes, Ms. Pinheiro, Mr. Schmidt, Mr. Scott, and Mr. Weston. There were no dissenting votes.
3. **Consent Agenda**

Mr. Mayhew read the Action Recommendations for Consent Agenda Items 4, 5, and 7.

Mr. Brennan called for a motion on the items. Mr. Myer moved to approve the Consent Agenda items as proposed. Mr. Holman seconded the motion, which passed with affirmative votes being cast by Mr. Brennan, Mr. Holman, Mr. Johnson, Mr. Kellman, Ms. McIver, Mr. Myer, Ms. Novaes, Ms. Pinheiro, Mr. Schmidt, Mr. Scott, and Mr. Weston. There were no dissenting votes.

**Items for Discussion and Vote**

**4.** Clingman Property, 921 Adana Road, Sudbrook Park; Contributing structure in Expansion 2 of the Sudbrook Park County Historic District; Replacement of an existing 2’ concrete pathway with a 3’ Blue Stone paver pathway [County Council District # 2]

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

*Citing Baltimore County Historic Design Guidelines: Fences & Landscape, p. 2; County Code, Sec 32-7-403*

**5.** “Planters Paradise” and setting (Hoeing Property), 2316 Bauernschmidt Drive, Essex vicinity; Final Landmark # 110; MIHP # BA-263; Installation of a wood fence, gate, and pine arbor [County Council District # 7]

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

*Citing Baltimore County Historic Design Guidelines: Fences & Landscape, p. 5; County Code, Sec 32-7-403*

6. **“Mersinger House”** (Bubnash Property), 14 Chatsworth Avenue, Glyndon; Contributing structure in the Glyndon County Historic District, MIHP # BA-0737; Installation of an enclosed NEMA-14-50 outlet to the northeast façade of the home [County Council District # 3]

Mr. Mayhew introduced the project, which involved the installation of an 8” x 6” x 4” NEMA-14-50 outlet to the northeast façade of the home. The outlet was proposed to be installed adjacent to existing electrical boxes and outlets, and would not be highly visible from the public right of way at most viewing angles. Mr. Mayhew continued that while the installation required the panel to be screwed into existing vinyl siding, which was on the home when the homeowners purchased it approximately ten years ago, the siding had already been cut into and modified on the northeast façade to accommodate other outlets and electrical boxes.

Mr. Schmidt questioned why the proposal was not on the Consent Agenda. Mr. Mayhew clarified that it was up for discussion because the outlet may be visible from some angles of the public right of way.

Mr. Holman moved to issue a Certificate of Appropriateness for the installation of an enclosed NEMA-14-50 outlet to the northeast façade of the home as proposed. Ms. McIver seconded the
motion, which passed with affirmative votes being cast by Mr. Brennan, Mr. Holman, Mr. Johnson, Mr. Kellman, Ms. McIver, Mr. Myer, Ms. Novaes, Ms. Pinheiro, Mr. Schmidt, Mr. Scott, and Mr. Weston. There were no dissenting votes.

*Citing National Park Service, Technical Preservation Services, Preservation Brief # 47 - Maintaining the Exterior of Small and Medium Size Historic Buildings; County Code, Sec 32-7-403*

**7. Montanye Property, 4609 Prospect Avenue, Glyndon; Non-contributing structure in the Glyndon County Historic District; Amended scope of work for the location and fence style previously approved by the LPC April 2019 [County Council District # 2]

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

*Citing Baltimore County Historic Design Guidelines: Fences & Landscape, p. 4; County Code, Sec 32-7-403*

8. Carpenter Property, 713 Pleasant Hill Road, Oella; Contributing structure in the Oella County Historic District; Part II approval for repair, replacement, and repainting of wood siding [County Council District # 1]

Mr. Mayhew introduced the agenda item, which involved Part II approval for a tax credit application filed for the replacement, repair, and repainting of wood siding on the east wall of the home as necessary. He explained that, typically, this work would be eligible for the County Historic Tax Credit, however the homeowner had received a tax credit for the same scope of work in 2018. Mr. Mayhew continued that, per e-mail correspondences, the homeowner maintained that the work completed in 2018 was professionally done, however, because of the pine German-siding, replacement and repainting was required on a continual basis, as the summer heat caused the paint to bubble.

Mr. Brennan recognized Ms. Winnie Carpenter, the homeowner and applicant.

Ms. Carpenter described her 1,100 square foot mill house in the Oella National Register Historic District. She continued that the homeowners association required pine German-siding, however the wood would moisten even when primed and painted, and consequently required routine maintenance. Ms. Carpenter explained that in 2018, twenty-four 12’ boards were replaced, and in September 2019, three 12’ boards were replaced. She elaborated that the home was composed of approximately one hundred and seventy five 12’ boards, and she expected to need to replace boards every year going forward due to the nature of the wood and the contractors hired to complete the work.

Ms. Carpenter expressed she had multiple questions for the Commission. The first question asked when she could receive another tax credit for additional ongoing maintenance after a tax credit was already received for siding wood repair replacement and repainting; the second question asked if a homeowner could receive a tax credit for materials or labor to complete work themselves; and the third question asked if the Commission routinely approved alternatives for
wood products for ongoing maintenance. Mr. Brennan explained those were questions for staff and that the Commission was responsible only for reviewing the work before them at the time.

Mr. Brennan detailed a prior tax credit application reviewed by the Commission for a different property where the work failed within a year and the homeowners sought a second tax credit. He continued that the Commission did not support the second tax credit application as it was not the County’s responsibility to subsidize poor workmanship.

Mr. Boswell stated he felt this was a workmanship and warranty issue and, consequently, a problem to be discussed with the original contractor.

Mr. Vincent questioned if the homeowners association required the siding. Ms. Carpenter confirmed that homeowners were not allowed to change what was existing. She continued that the original wood was underneath the pine German-siding, but that the pine German-siding needed to remain.

Mr. Brennan clarified that there was a covenant within the homeowners association and any proposal for an alternative material would need to be reviewed by them. Ms. Carpenter questioned if the Commission would approve the alternative material if the homeowners association did. Mr. Schmidt commented that it depended on the material being proposed.

Mr. Schmidt questioned if the application before the Commission covered the same work area as the 2018 application. Ms. Carpenter explained that the 2018 and 2019 tax credit applications were filed for different 12’ boards, but both applications were for the east side of the home.

Mr. Holman confirmed that the entire home was painted in 2018. Ms. Carpenter confirmed it was, however not all the wood was repaired.

Mr. Myer questioned if Ms. Carpenter had reached out to Wilson’s Lumber to recommend a different wood. She explained they sold C-grade or better and that she was required to use pine German-siding.

Mr. Mayhew stated that if the application was more specific, it may be possible to approve the credit once staff confirmed it was not the same scope repeatedly. He recommended the homeowner bring back a cleaner application for specific areas that were not related to the prior tax credit.

Mr. Holman moved to not issue a Certificate of Appropriateness or a Notice to Proceed for the Part II approval for the repair, replacement, and repainting of wood siding as proposed. Mr. Kellman seconded the motion, which passed with affirmative votes being cast by Mr. Brennan, Mr. Holman, Mr. Johnson, Mr. Kellman, Ms. Mclver, Mr. Myer, Ms. Novaes, Ms. Pinheiro, Mr. Schmidt, Mr. Scott, and Mr. Weston. There were no dissenting votes.
9. O’Haro Property, 5008 Cedar Ave, Relay; Infill structure in the Relay County Historic District; Ex-post facto approval for amended scope of work for building plans and approval for the installation of a pool, spa, and fence to the rear yard [County Council District # 1]

Mr. Mayhew provided background on the agenda item, which included two separate proposals: one for the ex-post facto approval of amended building plans, and one for the installation of a pool, spa, and fence to the rear yard. He explained that the approved plans for the infill home were issued a Notice to Proceed by a Technical Committee on behalf of the Commission in April 2018 with various conditions and the understanding that any proposed changes to the drawings would need to be reviewed by the Commission. However, Mr. Mayhew noted that when staff received and reviewed the application submitted for the pool, spa, and fence, discrepancies were found between the photos provided with the Historic Review Application and the approved plans accompanying the permit for new construction; upon discussions with the homeowner, field modifications were made although no prior review from the Commission was requested. Mr. Mayhew noted that the amended building plans included the addition of one Palladian window on the right elevation and the removal of a bathroom window on the left elevation.

Mr. Mayhew then introduced the second item which was for the installation of an in-ground, 550 square foot concrete pool, a raised 50 square foot spa, and 250’ of black metal fencing. He informed the Commission that details regarding the materials, specifics, and location for the pool, spa, and fence were included in the meeting materials.

Mr. Brennan recognized Mr. Jay Schrider, a representative from Anthony & Sylvan Pools.

Mr. Brennan asked the Commission if anyone had questions or concerns about the pool, spa, or fence. Hearing none, he suggested the Commission move on to discuss the field modifications.

Mr. Brennan stated that the approved elevation drawings showed two windows and three currently existed. He continued that the Commission may have supported the request if the Palladian window had been raised and the double hung windows had been aligned.

Mr. Weston questioned if the Commission was determining if the change was appropriate or if the change was done without the proper permit. Mr. Brennan confirmed both, but acknowledged that the homeowners were not present, and consequently a discussion with them could not take place.

Mr. Kellman questioned if this would automatically be referred to Code Enforcement to issue a correction notice. Mr. Mayhew confirmed that staff would be in contact with Code Enforcement, however the Commission should include that in any motion should they feel necessary.

Various members of the Commission stated that the homeowners should have sought approval for the field modification before making the change, rather than seeking ex-post facto approval.
Mr. Weston moved to not issue a Certificate of Appropriateness or a Notice to Proceed for the ex-post facto amendment of the building plans and for Code Enforcement to issue a Correction Notice to document the need to correct the discrepancy between what was built and what was approved. Mr. Weston also moved to issue a Certificate of Appropriateness for the installation of a pool, spa, and fence as proposed. Mr. Myer seconded the motion, which passed with affirmative votes being cast by Mr. Brennan, Mr. Holman, Mr. Johnson, Mr. Kellman, Ms. McIver, Mr. Myer, Ms. Novaes, Ms. Pinheiro, Mr. Schmidt, Mr. Scott, and Mr. Weston. There were no dissenting votes.

Citing Baltimore County Historic Design Guidelines: Additions and Infill, p. 5; Fences & Landscape, p. 4; County Code, Sec 32-7-403, 32-7-405

10. “Randallstown Community Bank (Center), 9000 Liberty Road, Fieldstone; Final Landmark #191; Contributing structure in the Fieldstone County Historic District; MIHP # BA-2903; Addition of a lobby; addition above an existing one-story portion of the building [County Council District # 4]

Mr. Mayhew introduced the project which included the addition of a 1,506 square foot lobby to the rear, a 264 square foot addition above an existing one-story portion of the building, and a 9’4” by 6’4” limestone enclosure for a 6’2” by 4’3” electric sign. He noted that the applicants were also seeking approval for derelict window replacement, however no additional details were provided. Mr. Mayhew explained that the minutes of the September 11th, 2014 meeting reflect that the second floor windows were character defining features and had been recently scraped and repainted; he continued that any deterioration that has occurred since then, which prompted the proposal, should be addressed as a separate issue.

Mr. Brennan recognized Mr. Robert Charles and Mr. Mark Levin, both of Levin Brown Architects.

Mr. Levin reminded the Commission of four of the recommendations the Commission made at the October 10th, 2019 meeting, including adjusting the proportions of the warming kitchen window, removing less stone from the interior of the building, adjusting the columns below the Trespa cube on the rear of the building to be more consistent with the proportions of the addition, and providing a lighter range of Trespa colors for the addition.

Mr. Levin pointed out the County-owned and operated park at the intersection of Liberty and McDonogh Roads. He stated that the proposed addition responded to the curvatures of the park.

Mr. Charles delivered a presentation and highlighted the adjustments that were made following the October 10th, 2019 meeting. He explained that the window for the warming kitchen was made more consistent to match existing windows and that the color palette of the Trespa had been adjusted to flow better with the existing building.

Mr. Levin drew the Commission’s attention to the proposed signage on Liberty Road. He noted that it was trimmed in limestone, which matched the windowsill trim of the existing building, and that the sign was not attached to the building.
Mr. Charles continued his presentation and noted that most of the addition is in the rear of the building, versus along Liberty Road, and consequently not highly visible. He mentioned the various community groups, State officials, and local representatives that supported the proposal. Mr. Charles also stated that the plans proposed removing less stone now, compared to the plans reviewed at the October 10th, 2019 meeting.

Mr. Scott questioned what would happen to the removed stone. Mr. Levin stated he hoped it would be held onto in the event future repairs were necessary. Mr. Scott asked if incorporating the removed stone into the proposed signage along Liberty Road had been considered. Mr. Levin indicated that they would look into it and could possibly make the base out of the removed random ashlar stone.

Mr. Weston questioned if the Commission was responsible for approving the sign. Mr. Mayhew stated that the sign would need to be reviewed by the Zoning office to assure it complied with the Baltimore County Zoning Regulations. Mr. Brennan confirmed the Commission was responsible for reviewing the design. Mr. Weston expressed concern about the electronic display. Mr. Levin stated it would be a tombstone sign with an electronic marquee display. Mr. Weston elaborated that a residential community was approximately one block away, and inquired if a large electronic sign was light pollution. Mr. Kellman explained that the Zoning Regulations would address possible light pollution, setbacks, size requirements, and so forth; he further explained that it was the Commission’s responsibility to determine if the schematics of the signage were cohesive with the building. Mr. Charles stated that the building is within a commercial corridor.

Mr. Schmidt thanked the applicants for addressing many of the Commission’s concerns.

Mr. Brennan noted that the windows were original to the historic building, and clarified that no details were provided about their replacement. Mr. Levin requested the proposal be pulled until the applicants had a complete submission to present to the Commission.

Mr. Weston questioned if changes to the building plans would be referred back to the Commission. It was confirmed the Commission would review any changes.

Ms. McIver thanked the applicants for working with the Commission.

Mr. Brennan recognized Ms. Anne Gryczon, the Executive Director of the Preservation Alliance of Baltimore County.

Ms. Gryczon advised that the Preservation Alliance felt the least amount of stone as possible should be removed. She commented that the Preservation Alliance would appreciate the Commission adding a stipulation that the removed stone must be kept.

Mr. Schmidt moved to issue a Certificate of Appropriateness with the condition that the replacement of the existing steel frame windows was not included in the approval and was to be discussed at a later meeting, and the condition that an effort must be made to retain and preserve
useable pieces of the removed random ashlar stone. Mr. Myer seconded the motion, which passed with affirmative votes being cast by Mr. Holman, Mr. Johnson, Mr. Kellman, Ms. McIver, Mr. Myer, Ms. Novaes, Ms. Pinheiro, Mr. Schmidt, Mr. Scott, and Mr. Weston. Mr. Brennan voted against the motion.

_Citing Baltimore County Historic Design Guidelines: Additions & Infill, pp. 1-7; National Park Service, Technical Preservation Services, Preservation Brief #14 - New Exterior Additions to Historic Buildings: Preservation Concerns; Fieldstone Historic District Design Guidelines – Adopted November 13, 2003; County Code, Sec 32-7-403_

**Other Business**

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

- **Truelove Property, 7414 Stanmore Court, Rodgers Forge; MHT approval for an amended scope of work for exterior woodwork repair and repainting. [County Council District # 5]**

- **Morris Property, 317 Dumbarton Road, Rodgers Forge; MHT approval for the installation of an air handler and duct system. [County Council District # 5]**

- **Antar/Hines Property, 118 Rosewood Avenue, Old Catonsville; MHT approval for electrical repairs and the installation of a geothermal system. [County Council District # 1]**

Mr. Mayhew reminded the Commission there was no meeting in December.

Mr. Brennan stated that past and present Commission members, along with past and present staff, would be invited to an end of year gathering.

Mr. Brennan also noted that Chair and Vice-Chair elections would take place at the January meeting. He asked interested Commissioners to reach out to him or staff.

Mr. Myer moved to adjourn the meeting. Ms. Pinheiro seconded the motion, which passed with affirmative votes being cast by Mr. Brennan, Mr. Holman, Mr. Johnson, Mr. Kellman, Ms. McIver, Mr. Myer, Ms. Novaes, Ms. Pinheiro, Mr. Schmidt, Mr. Scott, and Mr. Weston. There were no dissenting votes.

The meeting adjourned at 7:39 PM.

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