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:

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<th>Present</th>
<th>Not Present</th>
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<td>Mr. Robert P. Brennan, Chair</td>
<td>Ms. Cathryn Pinheiro</td>
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<td>Mr. John Holman</td>
<td>Ms. Wendy McIver</td>
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<td>Mr. Ed Hord</td>
<td>Mr. Stephen P. Myer</td>
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<td>Mr. Vincent Johnson</td>
<td>Ms. Marina Novaes</td>
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<td>Mr. Mitch Kellman, Vice-Chair</td>
<td>Mr. Qutub U. K. Syed</td>
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<td>Ms. Faith Nevins Hawks</td>
<td>Mr. Christopher Weston</td>
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<td>Mr. Jon Schmidt</td>
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<td>Mr. Raymond Scott</td>
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<td>Mr. David Thaler</td>
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Attending County staff included Taylor Bensley (Preservation Services staff) and Jenifer Nugent (Strategic Planning Division Chief).

Mr. Brennan addressed that the meeting was being held in the Chesapeake Conference Room, rather than the Hearing Room. He explained that the Planning Board was meeting in the Hearing Room to discuss the Capital Improvement Program, and, because of this, the Landmarks Preservation Commission meeting was moved. Mr. Brennan thanked the Commissioners and the community members for their flexibility.

1. **Review of the Agenda**

Ms. Bensley reported there were no changes to the Preliminary Agenda published February 6th, 2020.

2. **Approval of the Minutes**

Mr. Brennan asked if anyone proposed changes to the January 9th, 2020 Minutes. Hearing none, Mr. Brennan called for a motion to approve the Minutes as drafted. Mr. Thaler 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. Hord, Mr. Johnson, Mr. Kellman, Ms. Nevins Hawks, Mr. Schmidt, Mr. Scott, and Mr. Thaler. There were no dissenting votes.

3. **Consent Agenda**

Ms. Bensley read the Action Recommendations for Consent Agenda Items 4 and 6.

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

**Items for Discussion and Vote**

**4.** “Scott’s Tavern House, Stone Outbuilding, and Log Outbuilding” and Setting (Keiser/Graber Property), 11806 Greenspring Avenue, Owings Mills; Final Landmark # 324; MIHP # BA-2311; Part II approval for the installation of a ductless, single-room, Mitsubishi HVAC system [County Council District # 2]

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

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

**5.** Miner Property, 724 Howard Road, Sudbrook Park; Contributing structure in the Sudbrook Park County Historic District; MIHP # BA-3018; Rebuild of an existing back porch and a previously existing second floor balcony [County Council District # 2]

Ms. Bensley introduced the agenda item and explained that the home previously had a second floor balcony, however, it was removed in 2010 after a snow storm; the home insurance company had deemed the structure unsafe and an imminent risk of collapse and instructed the homeowners to remove it or face termination of their homeowners insurance. The homeowners complied in 2010 and now wished to rebuild the balcony in-kind and repair the existing back porch. Ms. Bensley continued that the proposed balcony would be wood and would closely match what was previously existing. She noted that the roofline would not be extended, the windows, doors, and siding would not be replaced during the rebuild or repairs, and new gutters to match the existing would be installed on the porch.

Mr. Brennan stated that the proposed balcony closely matched the photo provided of the previously existing balcony. He reiterated that the doors would not be replaced.

Mr. Hord moved to issue a Certificate of Appropriateness for the porch repairs and the rebuild of the second floor balcony as proposed. Mr. Thaler seconded the motion, which passed with affirmative votes being cast by Mr. Brennan, Mr. Holman, Mr. Hord, Mr. Johnson, Mr. Kellman, Ms. Nevins Hawks, Mr. Schmidt, Mr. Scott, and Mr. Thaler. There were no dissenting votes.

*Citing Baltimore County Historic Design Guidelines: Porches and Steps, p. 2 & 6; Additions & Infill, p. 4; County Code, Sec 32-7-403*

**6.** Bank-owned Property, 917 Adana Road, Sudbrook Park; Contributing structure in Expansion 2 of the Sudbrook Park County Historic District; Ex-post facto approval for an in-kind asphalt shingle roof replacement; Code Enforcement Correction Notice # CB1900694 [County Council District # 2]

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

*Citing Baltimore County Historic Design Guidelines: Roofs, p. 10; County Code, Sec 32-7-405; 32-7-403*
Brooks Property, 3609 Blackstone Road, Fieldstone; Vacant lot in the Fieldstone County Historic District; Infill construction of a two story home with a two bay, side load, attached garage [County Council District # 4]

Ms. Bensley introduced the item, which included a new construction in the Fieldstone County Historic District. She explained that the material fieldstone was a character defining feature for Fieldstone and that the district has had very few infill developments, both of which featured brick and Hardie Plank façades. Ms. Bensley then provided specifics about the proposed infill, noting that the roof was proposed to be GAF Timberline HD Shingles, the windows were proposed to be Jeldwen siteline wood clad windows, and three materials were proposed for the front elevation: James Hardie Straight Edge Panel Hardie Shingle, James Hardie Cedarmill Hardie Plank lap siding with trim, and Living Stones Masonry Yosemite Fieldstone stone cladding in grey. She continued that the left, right, and rear elevations were proposed to all be Hardie Plank lap siding. Ms. Bensley went on that the right elevation was proposed to have a Pella Lifestyle wood, double sliding, glass patio door and the left elevation was proposed to be the location of a two bay, side load garage. She concluded comments on the provided architectural drawings by noting that the rear elevation was proposed to have two sets of Pella Lifestyle wood, double sliding, glass patio doors and that the driveway was proposed to be asphalt.

Ms. Bensley expressed that, overall, staff felt the proposed design met the Historic Design Guidelines, however, the applicant’s preference for grey, Yosemite Fieldstone cladding on the front façade, was inconsistent with Fieldstone and previously approved infill developments in the district. She explained that, while the Historic Design Guidelines state façade materials for infill developments may be contemporary products such as fiber cement siding or stone or brick veneer, the use of fieldstone cladding was not appropriate in the Fieldstone County Historic District, as the stone veneer attempts to mimic the character defining material of Fieldstone.

Mr. Brennan recognized Mr. Gary Brooks, the property owner, and two contractors for the project, Mr. Travis Omopariola and Mr. Chase Freeman.

Mr. Brooks thanked the Commission for reviewing his proposed home and explained that he was willing to make any changes the Commission felt appropriate. He continued that he understood why the stone veneer was not appropriate and questioned if he could instead propose Hardie Plank or brick. Mr. Brennan stated Hardie Plank was appropriate.

Mr. Hord confirmed the proposed material was Hardie Plank lap siding. He explained that the drawings appeared to be brick and requested future drawings clearly represent lap siding.

Mr. Brennan sought clarification on what appeared to be a roof over nothing on the right elevation. Mr. Omopariola confirmed it was a fireplace with two windows. Mr. Thaler questioned how it was a fireplace. Mr. Hord indicated it was likely a gas or propane fireplace with a vent. Mr. Omopariola confirmed and inquired if there was a restriction on having a propane tank in the ground. Mr. Hord stated the contractor would need to confirm that with Zoning.

Mr. Brennan noted that he would prefer to see more windows, specifically on the second floor of the right elevation. Mr. Hord agreed and elaborated that the neighbors should not have to look at a blank wall. Mr. Omopariola stated they could add them, however they were seeking an Energy Star designation and were told that more windows would make it more difficult. Mr. Hord countered that the designation was still
possible even if two windows were added. Ms. Nevins Hawks questioned if they could be picture windows. Mr. Omopariola stated there was enough room to do real windows.

Mr. Omopariola questioned if the Commission would like to see a reverse gable. Mr. Hord stated he did not feel that was necessary, but that he felt shingles around the gables, like on the front elevation, would be aesthetically pleasing.

Mr. Brennan expressed he felt there were too many lights and that the lighting style was not appropriate for the district. Mr. Hord agreed and noted that lighting should only be placed around the front, back, and garage doors. He continued that if Mr. Brooks wished to add more lighting, it should be up lighting to stay in keeping with the district. Mr. Omopariola questioned if motion activated security lights were acceptable. Mr. Hord confirmed they were, as long as they were consistent in style and there were not too many.

Mr. Brennan questioned if there was a ramp leading up to the garage door, as the plans showed it elevated. Mr. Omopariola clarified the drawing was a poor rendering, and the door would be flush with the bottom of the house.

Mr. Brennan asked what style garages were consistent for the district. Mr. Omopariola explained that the property across the street had a two-car detached garage and the adjacent property had a one-car, side load garage.

Mr. Hord questioned if the driveway was wide enough. Mr. Omopariola confirmed it was.

Mr. Hord moved to issue a Certificate of Appropriateness with the conditions that the siding on the front, left, and right elevations was to be 8.25” Hardie Plank horizontal lap siding with trim, with the exception of the roof gables, which was to feature a frieze board, straight edge panel Hardie Shingles, and gable vents; two windows were to be added to the second floor of the right elevation; and the light fixtures were to be a carriage style and only featured around the front entry and the garage door. Mr. Hord noted that any other proposed lighting should be up lighting to remain in keeping with the district. Mr. Thaler seconded the motion, which passed with affirmative votes being cast by Mr. Brennan, Mr. Holman, Mr. Hord, Mr. Johnson, Mr. Kellman, Ms. Nevins Hawks, Mr. Scott, and Mr. Thaler. Mr. Schmidt voted against the motion and stated he felt the infill was appropriate as proposed.

Citing Baltimore County Historic Design Guidelines: Additions & Infill, pp. 1-7; Fieldstone Historic District Design Guidelines – Adopted November 13, 2003; County Code, Sec 32-7-403

Other Business

Ms. Bensley reported on the following historic property tax credit applications that was approved by staff as an emergency repair:

Lynch Property, 325 Central Avenue, Glyndon; Emergency approval for in-kind roof replacement and flashing repairs. [County Council District # 2]

Patokea/Watkins Property, 709 Cliveden Road, Sudbrook Park; Emergency approval for an amended scope of work for a radiator replacement, the repair of sewer pipes, and water damage remediation. [County Council District # 2]
Kriemelmeyer Property, 1301 Edmondson Avenue, Old Catonsville; MHT approval for the installation of interior storm window inserts. [County Council District # 1]

Wright/Gonder Property, 206 Dunkirk Road, Rodgers Forge; MHT approval for the installation of an HVAC system. [County Council District # 5]

Beck Property, 609 Murdock Road, Anneslie; MHT approval for the installation of an HVAC system. [County Council District # 5]

Bivona Property, 300 Central Avenue, Glyndon; MHT approval for plaster repairs; the in-kind replacements of a retaining wall, rear wood deck and stairs, and roof; the replacement of an HVAC system; and electrical upgrades. [County Council District # 2]

Blum Property, 48 Murdock Road, Rodgers Forge; MHT approval for pipe work and plaster repairs. [County Council District # 5]

Ms. Bensley informed the Commission that Council Bill 6-20 was introduced to add the former Catonsville Elementary School and the Halethorpe Colored School to the Final Landmarks List. She noted that a Work Session would be held on Tuesday, February 25th, 2020, and the final reading and vote would take place on Monday, March 2nd, 2020.

Ms. Bensley again thanked the Commission and attending community members for their flexibility and for meeting in the Chesapeake Hearing Room.

Mr. Brennan requested an update on the vacant Planner III position. Ms. Bensley informed the Commission that the Department of Planning hoped a new staff member would come aboard by the April 15th meeting.

Mr. Hord moved to adjourn the meeting. Ms. Nevins Hawks seconded the motion, which passed with affirmative votes being cast by Mr. Brennan, Mr. Holman, Mr. Hord, Mr. Johnson, Mr. Kellman, Ms. Nevins Hawks, Mr. Schmidt, Mr. Scott, and Mr. Thaler. There were no dissenting votes.

The meeting adjourned at 6:46 PM.

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