

**Minutes**  
**Baltimore County Landmarks Preservation Commission**  
**July 10, 2008 Meeting**

Mr. John W. Hill, Chairman, 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. John W. Hill, Chairman  
Mr. C. Bruce Boswell, Vice Chairman  
Mr. David Bryan  
Mr. Louis S. Diggs  
Ms. Nancy W. Horst  
Ms. Nancy M. Hubers  
Ms. Wendy McIver  
Mr. James E. Matthews  
Ms. Norma Secoura  
Mr. Qutub K. Syed

Not Present

Ms. Carol Allen  
Mr. Robert P. Brennan  
Ms. Gloria McJilton  
Mr. Thomas L. Reynolds

County staff present included Karin Brown (Chief for Preservation Services), Teri Rising (Preservation Services staff) and Vicki Nevy (Secretary to the Commission).

**Review of the Agenda**

1. Ms. Brown advised the Commission of two changes to the Preliminary Agenda. One change concerned a report from the sub-committee on tax credits and the other change was to consider an alternate for the October, 2008 meeting.

**Approval of the Minutes**

2. Mr. Hill asked if anyone had any changes to be made to the Minutes. After hearing none, Mr. Diggs moved to approve the June 12, 2008 Minutes. Ms. Hubers seconded the motion, which passed unanimously on a voice vote.

**Consent Agenda**

3. Mr. Hill asked Ms. Brown to describe the items scheduled on the Consent Agenda and determined that no person present objected to the approval as submitted of agenda items 5, 8 and 9. Mr. Diggs moved that, for the reasons stated, and in accordance with the conditions stated in the written Action Summaries provided to

the members of the Commission by staff, items 5, 8 and 9 be approved as submitted. Ms. McIver seconded the motion, which passed unanimously on a voice vote.

#### **Public Hearing on Demolition Requests**

4. "Beckley Duplex House," 331-333 Hillen Road; County Inventory # CI-1097 (MIHP # BA-1097) demolition permit [County Council District # 5]

This item concerned a demolition request for a property included on the County Inventory. Ms. Rising presented a synopsis of the historic significance of the property, provided photographs taken at a recent site visit and read staff's recommendation to issue a notice to proceed with the demolition. She further advised the Commission of a letter received from Michael Gerding on behalf of the Towson Manor Village Community Association, which supported the proposed demolition.

Mr. Rick Yaffe, the father of the property owner, stated that he was representing his son who was out of the country. He indicated that his son is a student at Towson University and that he would like to demolish the existing structure and build a new house with the intent of living there. While the size and configuration of the lot limits the design choices, his son plans to replicate the scale of the existing house and incorporate some of the community's prevalent architectural elements into the project.

Ms. Doretha Carr, a long time resident of East-Towson spoke on behalf of her community. She stated that the people in her neighborhood were anxious to see what the new owner intended to do with the property. She stated that she supported the proposed demolition, after hearing Mr. Yaffe's plans.

Another resident of the neighborhood, Mr. Bill Brooks, inquired whether the project would be eligible for historic tax credits. Mr. Hill advised Mr. Brooks that the project would not be eligible for tax credits and that the only matter before the Commission was whether to approve the demolition request, or whether to place the structure on the Preliminary Landmarks List.

Mr. Diggs reported on the findings of the Technical Committee, which supported the demolition request. He stated that he was impressed with the owner's intentions and willingness to answer all questions asked of him.

Mr. Diggs moved to issue a notice to proceed with the demolition of the property. Mr. Matthews seconded the motion, which passed unanimously by voice vote.

**Alteration to properties in County Historic Districts or Landmark structures**

5. Grace Reformed Presbyterian Church, 1602 Linden Lane; contributing structure in the Relay County Historic District; remove existing cedar shake siding; install new cedar shake siding (either natural cedar or stained white), paint trim same color as existing color [County Council District # 1]

*Approved via the consent agenda to issue a notice to proceed.*

6. Herman Residence, 5009 Hazel Avenue, Relay; contributing structure in the Relay County Historic District; kitchen renovation project that involves enclosing a screened in back porch [County Council District # 1].

Ms. Brown reviewed the proposal and elevations and read staff's recommendation to issue a notice to proceed with the project as presented. Hearing no questions or further comments, Mr. Syed moved to issue a notice to proceed. Mr. Boswell seconded the motion, which passed unanimously by voice vote.

7. 1911 Monkton Road; contributing structure in the Monkton County Historic District; windows, doors and roof replacement (ex post facto approval) [County Council District # 3]

Ms. Brown described the events that lead to the issuance of a stop work order. The owner had applied for and received the required County permits. The permit was issued because of an error in the database, which did not list the property as being located within the bounds of the Monkton County Historic District. The stop work order was issued in response to a complaint from an area resident who noticed that work was performed on the house without having received LPC approval. Ms. Brown explained that the work was in accordance with the Secretary of the Interior's standards and that staff recommended issuing a notice to proceed.

Ms. Rising reported on the steps she had taken to verify the properties located within the Monkton County Historic District and to correct the database used by Permits and Development Management.

The owner of the property, Mr. Austin Childs, described the work already completed at the property, described that he intends to use the property as an office and shared some of the issues unique to this particular property, specifically septic system issues.

Mr. Hill noted the use of high quality materials and asked if anyone attending the meeting objected to approving the work completed to date. Hearing none, Ms. McIver moved to issue a notice to proceed (ex post facto) with the work and further expressed her appreciation for the owner's work to salvage the property. Ms. Horst seconded the motion, which passed unanimously on a voice vote.

8. “Grayston” (Enoch property), 1613 Kurtz Avenue, Lutherville; contributing structure in the Lutherville County Historic District and the Lutherville National Register District; County Inventory “ CI-65 (MIHP # BA-65); fence construction [County Council District # 3]

*Approved via the consent agenda to issue a notice to proceed.*

### **Applications for Tax Credit**

9. Chism property, 5174 Viaduct Avenue, Relay; contributing structure in the Relay County Historic District; exterior painting and chimney repair [County Council District # 1]

*Approved via the consent agenda to issue a notice to proceed.*

### **Report on County Tax Credit applications approved**

Ms. Brown reported the approval of a tax credit application for repairs to a wall and entrance at “Tyrconnell,” (Winicki property), 120 Woodbrook Lane because the applicant submitted a signed/approved Part 2 State Tax Credit application.

### **Other business**

Ms. Brown explained that a letter had been sent to the owners of 11914 Jericho Road in Franklinville asking for photo documentation of the home.

Mr. Boswell described the findings of the sub-committee on historic tax credits. He thanked Ms. Horst, Ms. Allen, Mr. Matthews and Ms. Brown, for the time devoted to the topic. The issue was whether certain tax credit applications for projects such as the reconfiguration of rooms and the installation of air-conditioning/heating should be considered remodeling projects and thus be disqualified from receiving tax credits. Some sub-committee members were concerned that the remodeling projects could put the tax credit program in jeopardy. Others felt that interior work was not visible from the street and thus did not benefit the taxpayers who pay for the tax credit.

A representative of O’Connell and Associates, a firm that processes historic tax credit applications, attended one of the subcommittee meetings. He was able to offer another viewpoint. People who upgrade their homes are less likely to move away. This keeps older historic districts and houses viable. He also explained that in processing tax credit applications his firm always abides by the National Register guidelines, which distinguish primary spaces, such as an original entrance hall, living room or butler’s pantry from secondary spaces, such as upstairs bedrooms. Changes proposed to primary spaces are generally not eligible for credits, whereas reconfigurations of secondary spaces are eligible. After deliberating the information presented, the sub-committee recommended that no changes be made to the tax credit program, as it currently exists. Ms. Secoura

questioned the high number of applications received from one historic district in particular. Ms. Bentz spoke about the efforts being made by the Baltimore County Historic Trust in regard to educating communities and individuals about the benefits of the tax credit program. Ms. Brown also reported that she has made several presentations to community groups about the program.

Discussion then moved to rescheduling the October, 2008 meeting. It was agreed the meeting would be scheduled for Wednesday, October 15, 2008.

Mr. Matthews inquired about the outcome of the recent County Council hearing held for the Preliminary Landmarks List properties. Ms. Brown explained that several people testified on behalf of the Weisbrod-Carroll House and the Loch Raven Elementary School. Ms. Bentz noted that testimony had also been given on behalf of the Lapenna House.

Mr. Matthews moved to adjourn the meeting. Ms. Hubers seconded the motion, which was approved unanimously on a voice vote. The meeting adjourned at 7:15 p.m.

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