

**Minutes**  
**Baltimore County Landmarks Preservation Commission**  
**May 9, 2013 Meeting**

Ms. Carol Allen, 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

Ms. Carol Allen, Chairperson  
Mr. Robert P. Brennan, Vice-Chair  
Mr. C. Bruce Boswell  
Ms. Rose A. Benton  
Ms. Wendy McIver  
Mr. Stephen P. Myer  
Mr. Qutub U. K. Syed  
Mr. David S. Thaler

Not Present

Mr. David Bryan  
Mr. Louis Diggs  
Ms. Barbara Eckley  
Mr. Ed Hord  
Ms. Nancy W. Horst

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

1. Review of the Agenda

Ms. Brown noted that staff added two items to the Preliminary Agenda published on May 2, 2013.

2. Approval of the Minutes

Ms. Allen asked if anyone proposed changes to the April 11, 2013 Minutes. Hearing none, she called for a motion to approve the Minutes as drafted. Mr. Thaler moved to approve the Minutes. Mr. Boswell seconded the motion, which passed unanimously on a voice vote.

**Public Hearing on Nomination to the Preliminary Landmarks List**

4. “Litter Louna” Springhouse, Barn and setting, 3121 Old Court Road, Pikesville [County Council District # 2]

Ms. Rising presented the history of the property and read staff's recommendation not to support the nomination.

Mr. Lawrence Schmidt, representing the homeowners, stated that he and his client concur with staff's finding. He noted the present owners purchased the property in 2012 with the intent of building a new house on the property. The dwelling located on the site had been demolished earlier and the owners have no plans for the barn and the springhouse.

Mr. Schmidt introduced Mr. Tom Liebel, a preservation architect, who testified that the barn had lost most of its historic integrity. Mr. Liebel explained the barn had been rebuilt in 1984 with salvaged wood, plywood, cinder block and modern windows. Using photographs to support his findings, he showed where new masonry replaced historic stonework, windows which had replaced the original windows and the prevalence of such non-historic materials as cinder block in the interior of the barn. Mr. Liebel also found the springhouse to have been inappropriately altered, albeit to a lesser degree.

Ms. Trish Bentz spoke on behalf of the nominating party, Preservation Alliance of Baltimore County. She explained they had sent a letter to the current owners informing them about the nomination. Ms. Bentz commented the barn was unique for several reasons including the presence of many windows, being banked perpendicularly rather than the standard lateral banking, the presence of hand hewn beams and early 19<sup>th</sup> century joinery methods. She noted that it was rumored the barn may have had ties to the Pikesville Rye Distillery. Finally, she noted while the present owners may intend to protect the buildings and site, future owners may not be so inclined.

Mr. Thaler commented that there is no evidence supporting the barn's connection to the Pikesville Rye Distillery and that the unique features Ms. Bentz mentioned, exist because the structure was never used as a bank barn.

Ms. Rising explained the Technical Committee found no evidence of water running thru the structure, which probably would have had to be a feature in order to support a distillery.

Ms. Allen asked why the nomination had not been submitted earlier. Ms. Bentz responded the site was not considered threatened until the tenant house was demolished.

Mr. Boswell spoke of the findings of the Technical Committee. He reported that for the same reasons as described by Mr. Liebel, the Technical Committee found the barn to have lost its integrity, but he felt this was not the case with the springhouse.

Mr. Syed moved to vote against placing the “Litter Louna” Tenant Farm Barn and Springhouse on the Preliminary Landmarks List and to vote against delineating a Historic Environmental Setting. Ms. Benton seconded the motion, which passed unanimously on a voice vote.

Mr. Thaler thanked Ms. Rising for presenting an exceptionally well-documented report.

### **Alterations to Landmarks structures or properties in County Historic Districts**

5. Cusick property, 909 Windsor Road, non-contributing structure in the original Sudbrook Park County Historic District; construction of a rear deck [County Council District # 2]

Approved via the consent agenda to issue a Certificate of Appropriateness.

6. “Bluestone-Chew House” Open Door Child Care, 518 Virginia Avenue, Towson, Final Landmarks List # 306, MIHP # BA-206; addition of an elevator [County Council District # 5]

Ms. Brown stated this project involved the addition of an elevator to the building that would provide disabled children access to the third floor.

Messrs. Peter Ratcliffe, the architect and Rick Henderson of Whiting Turner were present to describe the project and answer questions.

Mr. Boswell expressed concerns about the alterations to the building necessary to accommodate the installation of an elevator. He felt that if the elevator would be removed in the future the integrity of the façade might be impaired. Mr. Ratcliffe stated that he is sensitive to this concern. He did not know the precise extent of the cut into the side facade necessary to provide an opening between the elevator and the wall. The plan is to remove a window on each floor and to enlarge the openings to the width necessary to accommodate a wheelchair. Beyond that, they do not anticipate altering the existing framing of the building. Mr. Boswell suggested saving the windows and stones needing to be removed and storing them in the basement.

Mr. Brennan asked what determines the height of the elevator housing structure. Mr. Ratcliffe indicated the elevator would be a traction elevator with the gear contained in the shaft and have a hoist weight design. A traction style was chosen over a hydraulic system for environmental reasons. The sloped roof is proposed in order to keep the design simple. Additionally, it is hoped that placing the elevator on the side of the building bordered by an existing gas station and behind

trees would minimize the impact on the original structure. The use of split face block is a factor of cost. The color of the block would match the existing stucco at the rear façade as closely as possible.

Mr. Boswell moved to vote to issue a Certificate of Appropriateness. Ms. McIver seconded the motion, which passed unanimously on a voice vote.

### **Applications for Tax Credit**

7. Clark/Estrella property, 708 Cliveden Road, Sudbrook Park County Historic District and Sudbrook Park National Register District, BA-3014; replacement of existing gutter system [County Council District # 2]

Approved via the consent agenda to issue a Certificate of Appropriateness.

8. Perkins property, 515 Murdock Road, contributing structure in the Anneslie National Register Historic District; exterior painting, storm window repairs, repair of sills and Formstone [County Council District # 5]

Mr. Boswell asked that this item be pulled from the Consent Agenda in order to discuss the proposed use of a product referred to as “bondo” for some of the repairs. He explained bondo is a product frequently used for car body repairs, but would be inappropriate to repair rotted wood because the co-efficient rate of bondo is different than that of wood.

Mr. Boswell moved to vote to issue a Certificate of Appropriateness subject to bondo not being used to repair wood. Mr. Thaler seconded the motion, which passed unanimously on a voice vote.

9. Keating property, 6820 Pinehurst Road, contributing structure in the Rodgers Forge National Register Historic District; replacement of existing HVAC system [County Council District # 5]

Approved via the consent agenda to issue a Certificate of Appropriateness.

10. Ridenour property, 648 Regester Avenue, contributing structure in the Stoneleigh National Register Historic District; repair of stucco and exterior painting [County Council District # 5]

Approved via the consent agenda to issue a Certificate of Appropriateness.

11. McFadden property, 903 Pemberton Road, contributing structure in the Stoneleigh National Register Historic District; installation of an interior drain tile system [County Council District # 5]

Mr. Boswell asked that this item be pulled from the Consent Agenda in order to discuss the subject of basement waterproofing. He explained that wet basements are frequently caused by incorrect grading and or faulty gutters and downspouts and that waterproofing companies sometimes propose solutions that could be detrimental to the structure.

Ms. Brown suggested forming a technical committee to conduct a site visit.

Mr. Thaler moved to table the matter until arrangements can be made for a site visit. Mr. Myer seconded the motion, which passed with Ms. McIver voting against it.

12. Herman property, 5009 Hazel Avenue, contributing structure in the Relay County Historic District; in-kind repair of wood porch, painting of the porch, repairs and painting of original front windows [County Council District # 1]

Approved via the consent agenda to issue a Certificate of Appropriateness.

13. “Terwilleger House”, Talbert property, 1532 South Rolling Road, MIHP # BA-2530, contributing structure in the Relay County Historic District; installation of an exterior drainage system, window well repairs, gutter repairs, exterior painting, in kind replacement of rotten fascia boards, repair of window sash, interior repairs due to leaks and re-pointing of mortar along the brick basement wall [County Council District # 1]

Mr. Boswell had asked that this item be pulled from the Consent Agenda in order to discuss the subject of work being performed by an unlicensed contractor. He questioned the quality of work performed by an unlicensed contractor and expressed his concern about giving a tax credit to someone who uses an unlicensed contractor.

Mr. Boswell moved to vote to issue a Certificate of Appropriateness subject to the work being performed by licensed contractors. Mr. Syed seconded the motion, which passed unanimously on a voice vote.

14. Starkey property, 919 Kingston Road, contributing structure in the Stoneleigh National Register Historic District, repair/replacement in kind of damaged windows and installation of central air conditioning [County Council District # 5]

Approved via the consent agenda to issue a Certificate of Appropriateness.

15. Skillman property, 905 Adana Road, Sudbrook Park County Historic District; refinish and in-kind repair of wood floors, update electrical system, chimney repair/repoint/cap, sump pump replacement, update plumbing system, exterior and interior painting, window repairs/glazing and sealing of heat duct junctions [County Council District # 2]

Approved via the consent agenda to issue a Certificate of Appropriateness.

16. "Mattson House", Jones property, 200 W. Seminary Avenue, MIHP # BA-328, contributing structure in both the Lutherville National Register District and the Lutherville County Historic District; in-kind repair/replacement of wood floors, attic insulation, replacement of interior gas supply line and boiler relief valve, re-point/repair chimney [County Council District # 3]

Approved via the consent agenda to issue a Certificate of Appropriateness.

***Report on County Tax Credit applications approved, or emergency repair approved***

The following historic property tax credit application was approved by staff as an emergency repair or due to the receipt of Part II approval for work reviewed by MHT:

Citerone property, 630 Dunkirk Road, Anneslie National Register Historic District; installation of a new hot water boiler, air seal/insulate both attic and basement [County Council District #5]

Thompson property, 707 Stoneleigh Road, Stoneleigh National Register Historic District; re-point and repair chimney, repair and paint stucco, replacement of existing front gutters to match existing copper gutters, repair/in-kind replacement of exterior wood timbers [County Council District #5]

**Other Business**

Ms. Benton moved to adjourn the meeting. Mr. Syed seconded the motion, which was approved unanimously on a voice vote. The meeting adjourned at 7:55 p.m.

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