

**Minutes**  
**Baltimore County Landmarks Preservation Commission**  
**March 13, 2014 Meeting**

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:

<u>Present</u>	<u>Not Present</u>
Mr. Robert P. Brennan, Chairperson	Ms. Nancy W. Horst, Vice-Chair
Ms. Carol Allen	Mr. C. Bruce Boswell
Ms. Rose A. Benton	Mr. David J. Bryan
Mr. Louis Diggs	Ms. Barbara E. Eckley
Mr. Ed Hord	Mr. Christopher S. Norman
Mr. Stephen P. Myer	Mr. Qutub U. K. Syed
Ms. Faith Nevins Hawks	
Mr. David S. Thaler	

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 one item was added to the Preliminary Agenda published March 6, 2014 and another item was removed.

2. Approval of the Minutes

Mr. Brennan asked if anyone proposed changes to the February 26, 2014 Minutes. Hearing none, he called for a motion to approve the Minutes as drafted. Mr. Hord moved to approve the Minutes. Mr. Diggs seconded the motion, which passed unanimously on a voice vote.

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

4. Pipino property, 11907 Woodberry Place, contributing structure in the Franklinville County Historic District; construction of a side addition [County Council District #3]

Ms. Brown noted a Technical Committee consisting of Ms. Nevins-Hawks, Ms. Allen and Mr. Myer had visited the site and prepared a Technical Committee report which recommended approval of the side addition provided the proposed roof pitch match the roofline of the historic house and the dormers be removed.

The homeowners were present and stated that while they are willing to accept the Technical Committee's recommendation they preferred their initial proposal which included two dormers and a steeper roof pitch. They pointed out the initial proposal replicated their neighbors addition which had been approved by a previous Landmarks Preservation Commission. They also questioned the meaning of the Technical Committee's comment that the initial design *would create a false sense of history*.

Mr. Brennan explained that each case is treated on its on merits and the Commission in existence then was composed of different members. Ms. Nevins-Hawks explained that the false sense of history would have been created by making the style of the addition look as if it was the original house and the historic house as if it was added later.

Mr. Hord moved to vote to issue a Certificate of Appropriateness subject to the Technical Committee's recommendation that (1) there be no dormers and the (2) the roofline of the addition match the roof pitch of the original house. Mr. Diggs seconded the motion which passed unanimously on a voice vote.

- \*\*5. Valley Inn, 10501 Falls Road, Final Landmarks List # 198 (MIHP # BA-0218) contributing structure in the Greenspring Valley National Register Historic District; request to add a temporary exterior opening and staircase to a non-historic portion of the building [County Council District #2]

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

6. Coronado property, 918 Adana Road, contributing structure in the Sudbrook Park County Historic District; replacement of an existing slate roof with a fiberglass shingle product and in-kind gutter replacement [County Council District #2]

Ms. Brown noted the request is to replace an existing slate roof with fiberglass shingles and the in-kind replacement of gutters.

The homeowner, Mr. Coronado, explained his request to use a product other than slate is due to financial constraints. The County tax credit does not reduce the costs of slate enough to make it comparable to the costs of other products.

Mr. Thaler moved to vote to issue a Notice To Proceed with the replacement of an existing slate roof with a fiberglass shingle product and the in-kind replacement of gutters. Ms. Allen seconded the motion which passed unanimously on a voice vote.

### **Applications for Tax Credit**

- \*\*7. Barnett property, 903 Adana Road, contributing structure in the Sudbrook Park County Historic District; replacement of the existing water heater [County Council District #2]

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

### **Other Business**

Ms. Allen reported there is a bill before the federal government to eliminate the federal historic tax credit program. She suggested sending personal letters of support for the historic tax credit program to both Representatives and Senators.

Mr. Thaler raised the subject of the periodic risks of not being able to reach a quorum for meetings. Several ideas for addressing the situation were discussed by the commissioners present. Mr. Brennan asked that an attendance record be provided to all commissioners at the April meeting.

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

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