

Minutes
Baltimore County Landmarks Preservation Commission
May 8, 2014 Meeting

Call to order; introduction of Commission members; pledge of allegiance to the Flag; statement of purposes 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, Chairperson
Ms. Nancy W. Horst, Vice-Chair
Ms. Carol Allen
Ms. Rose A. Benton
Mr. C. Bruce Boswell
Mr. Louis Diggs
Mr. Ed Hord
Mr. Stephen P. Myer

Not Present

Mr. David J. Bryan
Ms. Nancy Hafford
Ms. Faith Nevins Hawks
Mr. Christopher S. Norman
Mr. Qutub U. K. Syed
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 3 items were added to the Preliminary Agenda published May 1, 2014 and 2 items were tabled.

2. **Approval of the Minutes**

Mr. Brennan asked if anyone proposed changes to the April 10, 2014 Minutes. Hearing none, he called for a motion to approve the Minutes as drafted. Mr. Hord moved to approve the Minutes. Ms. Allen seconded the motion, which passed unanimously on a voice vote.

Code Violation – Demolition by Neglect

4. ~~“Shaw Bauer House” a.k.a. Shaws Discovery, 2901 Bauers Farm Road, Edgemere, Final Landmarks List #241, MIHP # BA-940; determination whether the structure’s willful neglect constitutes “Demolition by Neglect”~~

Postponed until June 12, 2014

Alteration to properties in County Historic Districts or Landmark structures

5. “Geo. T. Gilmore House”, Thompson property, 207 W. Seminary Avenue, contributing structure in the Lutherville County Historic District, Lutherville National Register Historic District, MIHP #BA-0299; request to revise previously approved project for a concrete paver parking pad with asphalt paving [County Council District #3]

Ms. Brown reminded the Commission that they had previously approved this proposal subject to the use of concrete pavers. The homeowner is now requesting approval for the use of asphalt paving rather than the concrete pavers.

Mr. Thompson, the property owner, explained the change in paving materials is because of costs. He indicated he already has asphalt paving on his driveway and other driveways in the community are paved with asphalt.

Mr. Boswell asked how close the pad would be to the house and Mr. Thompson indicated it is 12 feet away.

Mr. Myer moved to vote to issue a Notice to Proceed with the proposal as presented. Mr. Diggs seconded the motion which passed unanimously on a voice vote.

- **6. “T.A. Water’s House”, Hufnagl-Miller property, 204 W. Seminary Avenue, contributing structure in the Lutherville County Historic District, Lutherville National Register Historic District, MIHP #BA-0293; in-kind replacement of an existing rear yard fence of 48 feet in length and replacement of an existing shed [County Council District #3]

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

7. “Berry House”, Hager property, 216 Melancthon Avenue, contributing structure in the Lutherville County Historic District, Lutherville National Register Historic District, MIHP #BA-0313; construction of a 2 story rear addition [County Council District #3]

Ms. Brown noted the proposal concerns the construction of a two story rear addition. She noted a Technical Committee consisting of Ms. Horst, Ms. Benton and Mr. Hord had visited the site and found no issue with the proposal. She also noted the Local Advisory Committee approved of the project.

The property owner, Mr. David Hager was present to answer any questions.

Both Mr. Hord and Mr. Brennan expressed that the addition was well designed and was appropriate to the original structure. Mr. Brennan thanked Mr. Hager for submitting a complete application.

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

8. Lee property, 3613 Stoneybrook Road, non-contributing structure in the Fieldstone County Historic District; in-kind repair/replacement of an existing brick patio to include installation of a railing [County Council District #4]

Ms. Brown indicated that the matter had been discussed at the April 10 meeting at which time the Commission had ordered the homeowners to dismantle the first phase of a new wood porch/deck and instead repair/replace the existing brick patio. The homeowner submitted a proposal for the in-kind repair/replacement of the existing brick patio. He also requested the installation of a wood railing which he indicated had existed previously. Ms. Brown noted the homeowner planned attending this evening’s meeting. Mr. Brennan determined the homeowner was not currently present.

Mr. Hord moved to vote to issue a Certificate of Appropriateness subject to staff seeing and approving of the railing design. Ms. Horst questioned approving the railing proposal without the LPC knowing the design details.

Mr. Hord amended his motion to issue a Certificate of Appropriateness for the in-kind repair/replacement of an existing brick deck subject to a technical committee considering and approving the design of the railing. Mr. Diggs seconded the amended motion which passed unanimously on a voice vote.

- **9. “Boyd/Fishpaugh House” (Nabhan property), 1722 Kurtz Ave., contributing structure in the Lutherville County Historic District, Lutherville National Register Historic District, MIHP #BA-0344); request to replace an existing wooden picket

fence with a wooden fence of the same style, except that it would have a height of 4' instead of 5'[County Council District # 3]

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

Construction within the Historic Environmental Setting

10. — ~~Nivens property, 4503 Long Green Rd.; new construction within the Historic Environmental Setting (HES) of Wilson Methodist Episcopalian Church.~~

Postponed until June, 12, 2014

Applications for Tax Credit

- **11. Truelove property, 7414 Stanmore Court, 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.

- **12. Drake property, 319 Dumbarton Road, contributing structure in the Rodgers Forget National Register Historic District; plaster and plumbing repairs [County Council District #5]

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

- **13. Constable property, 1303 Copper Hill Road, contributing structures in the Bare Hills National Register Historic District; in-kind roof and gutter replacement for both house and barn and major renovation of barn to include stabilizing the foundation, in-kind siding replacement, window repairs and replacement of corner posts [County Council District #2]

Approved via the consent agenda to issue a Certificate of Appropriateness.
Mr. Hord recused himself from voting on this application.

14. Keating property, 6820 Pinehurst Road, contributing structure in the Rodgers Forge National Register Historic District; extensive repairs of the bathroom to include in-kind replacement of tub, toilet, tile walls, tile floor and plaster ceiling repairs in living room [County Council District #5]

Ms. Brown introduced the application and noted staff's recommendation to approve the repair of the ceilings, replacement of all pipes that need to be replaced, repair of the floor tiles and resurfacing of the bathtub. Replacement of

the floor tiles, replacement of the bathtub, replacement of the pedestal sink and replacement of the faucets is not recommended for approval.

Ms. Nevy noted the homeowners had been advised of staff's recommendation.

Mr. Boswell moved to vote to issue a Certificate of Appropriateness for the repair of the ceilings and all pipes that need to be replaced and for the repair of the floor tiles and resurfacing of the bathtub. Mr. Diggs seconded the motion which passed unanimously on a voice vote.

- **15. George property, 5118 S. Rolling Road, contributing structure in the Relay County Historic District; in-kind replacement of front slate roof, in-kind replacement of gutter and downspout and installation of insulation in ceiling area [County Council District #1]

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

- **16. Tedford property, 121 Stanmore Road, contributing structure in the Rodgers Forge National Register Historic District; in-kind replacement of existing front entrance door and storm door [County Council District #5]

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:

Towsley property, 215 Dunkirk Road, contributing structure in the Rodgers Forge National Register Historic District; installation of high velocity air conditioning system [County Council District #5]

Other Business

Ms. Brown noted the date, time and location of the upcoming Spring Retreat. She indicated the subject would be Preservation Law and suggested commissioners submit, in advance, any questions to her which they may wish to have addressed.

Mr. Hord moved to adjourn the meeting. Mr. Myer seconded the motion, which was approved unanimously on a voice vote. The meeting adjourned at 6:31 p.m.

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