

Minutes
Baltimore County Landmarks Preservation Commission
July 9, 2015 Meeting

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 6:00 p.m. The following Commission members were:

Present

Mr. Robert P. Brennan, Chairperson
Ms. Nancy W. Horst, Vice-Chair
Ms. Rose A. Benton
Mr. C. Bruce Boswell
Mr. Louis Diggs
Mr. Ed Hord
Mr. Mitch Kellman
Mr. Stephen P. Myer
Mr. Qutub U. K. Syed
Mr. David S. Thaler

Not Present

Ms. Carol Allen
Mr. David J. Bryan
Ms. Faith Nevins Hawks
Mr. Jonathan Herbst
Mr. Christopher S. Norman

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

1. **Review of the Agenda**

Ms. Rising noted the only change to the Preliminary Agenda published July 2, 2015 was Agenda Item #7 being tabled until September, 2015 at the request of the property owner.

2. **Approval of the Minutes**

Mr. Brennan asked if anyone proposed changes to the June 11, 2015 Minutes. Hearing none, he called for a motion to approve the Minutes as drafted. Mr. Myer moved to approve the Minutes. Mr. Diggs seconded the motion, which passed unanimously on a voice vote.

3. **Consent Agenda**

Ms. Rising read the Action Recommendations for Consent Agenda Items 5, 8, 9, 10, 13, 14 and 15.

Mr. Brennan called for a motion. Mr. Diggs moved to approve the Consent Agenda items as presented. Mr. Syed seconded the motion, which passed unanimously on a voice vote.

Mr. Hord commented upon the frequency of stolen copper gutters.

Public Hearing on Nomination to the Preliminary Landmarks List

4. “Mensana” and setting (“Venture”, “Bally Dugan”), 1718 Greenspring Valley Road BA-1609; contributing structure in the Greenspring Valley National Register Historic District

Ms. Rising noted the nomination was submitted by a third party with notification being given to the Councilperson who in turn offered her support for the nomination. Ms. Rising reported the structure is currently vacant and owned by an out-of-state bank. She further reported a complaint regarding conditions resulting from exposure of the property to vandalism had been shared with a local realtor working on behalf of the owner. Ms. Rising explained that a citation has since been issued as no action was taken to address the violations.

Ms. Rising presented the history of the property noting that the overall condition of the property is good in spite of having been vandalized. She read staff’s recommendation to support the nomination citing County Code, Sec 32-7-302

Mr. Brennan asked if other similar houses had been recognized by the LPC. Ms. Rising indicated there are few individually recognized landmarks in the Greenspring Valley National Register Historic District. She noted Villa Pace which is next door to “Mensana” is a very different style and another landmark nearby represents a much earlier architectural period.

Mr. Brennan recognized those in attendance wishing to speak.

Ms. Elizabeth Buxton, representing the Valleys Planning Council, urged the Commission to support the nomination citing concerns over losing this particular building.

Ms. Trish Bentz, speaking on behalf of Preservation Alliance, also spoke in support of the nomination. She indicated she had visited the site a few days ago and was able to report the structure has been boarded up. She further reported knowledge of two offers recently being made on the property. One for \$900,000 with the intention of renovating the house and the other for \$1,000,000 with the intention of demolishing the house.

Mr. Thaler asked what the difference is between an individually landmarked site and being within the boundaries of a National Register Historic District. Ms. Rising explained landmarked structures are protected against both demolition and inappropriate changes.

Mr. Thaler suggested both the Valleys Planning Council and Preservation Alliance take steps to secure nominations for other high-profile historic properties throughout the Greenspring National Register Historic District.

Mr. Diggs asked why no one representing the owner was present. Ms. Rising explained the bank had been notified and that she had multiple conversations with a real estate agent hired by the bank. Beyond that, she had no additional information to relay.

Mr. Hord moved to vote to (a) place “Mensana” & setting (“Venture”, “Bally Dugan”) on the Preliminary Landmarks List under criteria (1) for its association with the Greenspring Valley National Register Historic District; for its association with the early 20th century suburbanization history of Baltimore County; for its association with the transportation history of Baltimore County; for its association with the historically significant Burke and Jackson families – (2) as an excellent example of the Colonial and Classical Revival Architecture in Baltimore County through its retention of layout, architectural features and decorative elements (3) – as an example of the only noted work of architect James M.A. Darrach in Baltimore County; as an example of the work of the historically significant architectural firm of Parker, Thomas & Rice and (b) to delineate the property 8.2 acres total (map 59 , parcel 456) as its historic environmental setting.

Mr. Diggs seconded the motion which passed unanimously on a voice vote with Mr. Thaler abstaining from the vote.

Citing County Code Section 32-7-302

Alteration to properties in County Historic Districts or Landmark structures

- **5. Marquess property, 1719 Arlington Avenue, contributing structure in the Relay County Historic District; replacement of existing aluminum siding with vinyl siding and replacement of non-historic existing front door [County Council District #1]

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

Citing County Code 32-7-403 and Baltimore County Historic Design Guidelines: Façade Materials, page 7.

6. “Glyndon Park” Cottage (O’Neill Property), 6 Fiske Avenue, contributing structure in the Glyndon County Historic District and Glyndon National Register Historic District, MIHP #BA0714; addition to cottage [County Council District #3]

Ms. Rising introduced the proposal noting a Technical Committee consisting of Mr. Hord, Ms. Nevins, Mr. Brennan, Mr. Boswell and Mr. Kellman had visited the site and Mr. Brennan prepared a report of that visit which supported for the design of the addition.

The property owners, Mr. and Ms. O’Neill, were present and explained the constraints they worked with as they were designing the proposed addition. They were concerned that expanding upward would alter the look of the original cottage more than they wanted to and there is no room on the other side of the cottage for expansion. They felt the proposal being considered honored the design of the original cottage while meeting their needs for additional space.

Mr. Hord noted he felt the siding on the proposed addition should match the existing board and batten siding in both width and texture. Ms. O’Neill pointed out the existing siding was installed several years ago when they replaced asbestos shingle siding. Mr. Hord suggested using a cedar product or a smooth hardiplank product.

Mr. Boswell questioned the necessity of the proposed gables. Mr. O’Neill explained they had considered a design without the gables, however, felt the result looked rather like a tumor springing from the side of the existing house. They felt the gables both served to minimize the mass of the addition as well as echoed the peaks of the original cottage. They also felt one needs to bear in mind that while the house is approached from the rear, the front of the house is actually viewed from what was originally considered the promenade.

Mr. Myer moved to vote to issue a Certificate of Appropriateness for the addition as proposed. Mr. Hord suggested amending the motion to require the siding match the existing board and batten in both width and smooth texture. Mr. Myer accepted the suggested amendment to the motion. Mr. Syed seconded the motion as amended. The motion passed unanimously on a voice vote.

Citing County Code 32-7-403 and Baltimore County Historic Design Guidelines: Additions & Infill, pp 2-4

7. Gambrell Barn, 4701 Butler Road, contributing structure in the Glyndon County Historic District and Glyndon National Register Historic District; demolition of existing barn [County Council District #3]

Postponed at the request of the Owner

Revised Resolution Establishing Procedures and Principles on Requests for Postponement of Items Scheduled for Action by the Landmarks Preservation Commission - 2006

- **8. Cervino property, 4716 Butler Road, non-contributing structure in both the Glyndon County Historic District and Glyndon National Register Historic District; conversion of an existing rear sunroom to a screened in porch to include installation of 2 interior French doors, 3 skylights, replacement of 1 existing rear window with multiple casement windows and board and batten siding [County Council District #3]

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

Citing County Code 32-7-403 and Baltimore County Historic Design Guidelines: Additions & Infill, pp. 2-4.

- **9. Dawson, 1608 S. Rolling Road, non-contributing structure in the Relay County Historic District; installation of a wood picket fence in the rear yard [County Council District #1]

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

Citing County Code 32-7-403 and Baltimore County Historic Design Guidelines: Fences & Landscape, p. 4.

- **10. "Springfield" (Whitehurst property), 12605 Dulaney Valley Road, Final Landmarks List #275, MIHP #BA0412; installation of half-round copper gutters where no gutters currently exist [County Council District #3]

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

Citing County Code 32-7-403 and Baltimore County Historic Design Guidelines: Roofs, pp. 5-6.

11. 3601 Blackstone Road, contributing structure in the Fieldstone County Historic District; ex post facto demolition of existing second story deck, in-kind replacement [County Council District #4]

Ms. Rising explained staff was notified that a porch had been removed without authorization. A Code Enforcement Inspector visited the site and issued a correction notice. The property owner promptly contacted staff to request approval for the ex post facto demolition of the deck and construction of a new deck.

Mr. Maurice Rosenblatt was present as the owner of the property.

Mr. Boswell indicated that both a ceiling and light fixture appeared to be present on the deck in the picture of the house dated March, 2009. He noted those features were not part of the proposal for the new deck.

Mr. Rosenblatt was not able to confirm whether the features remained at the time the deck was demolished but stated he would be agreeable to restoring them if need be.

Mr. Hord suggested the property owner bring a proposal for the Commission to consider which would include details for water sealing the second story level of the deck, a ceiling and light fixture on the first level of the deck. Mr. Hord also noted it would be important to pitch the second story level away from the house to prevent future deterioration and damage.

Ms. Rising suggested the establishment of a Technical Committee to review and approve a revised proposal in light of the Commission not meeting again until September, 2015. Mr. Hord suggested staff could review and approve a revised proposal.

Mr. Brennan noted the railing required to satisfy County Code was not original to the house and the Commission could not require a more traditional style of railing be installed. He did however, suggest this would be good opportunity for the owner to choose a more traditional style than what was being proposed.

Ms. Horst suggested Mr. Rosenblatt refer to the Fieldstone Historic District Design Guidelines for inspiration on a revised design proposal.

Mr. Boswell asked if the subject of replacing windows had also been brought for review. Ms. Rising explained the subject had been raised too late for staff to investigate before the evening's meeting and therefore only the subject of the deck was being considered at this time.

Mr. Hord moved to vote to issue an ex post facto Notice to Proceed with the demolition of the deck and to issue a Certificate of Appropriateness for a new deck subject to a revised proposal being submitted to address the issues discussed and approval being offered by staff for that revised proposal. Mr. Kellman seconded the motion which passed unanimously on a voice vote.

Citing County Code 32-7-403 and Baltimore County Historic Design Guidelines: Porches & Steps, pp. 3-4

12. "Monkton Hall", 1901 Monkton Road, contributing structure in the Monkton County Historic District and Monkton National Register Historic District, MIHP #BA0506 ; clean/repoint stone and brick exterior and replace existing windows [County Council District #3]

Ms. Rising described the proposal and reviewed the recommendation.

Mr. Scott Vogel, the applicant and owner, addressed the Commission and described the current conditions of the building. He mentioned the proposal for cleaning and repointing the stone and brick exterior and work involving the windows is his first priority towards restoring life to the building. He reported the existing windows have suffered water damage as well as damage resulting from vines growing through them.

Mr. Brennan asked if the proposal is to replace all of the windows. Mr. Vogel explained there are a total of 24 windows in the building; 10 on the first floor, 10 on the second floor, 2 in the basement and 2 in the attic. Plans are to repair but not replace the 2 attic windows. He noted the presence of one vinyl window on the back of the building and noted some of the windows currently have storm windows in place and some currently have bars in place.

Mr. Boswell explained how the existing windows were such an important feature of the building. He further explained that windows are very repairable and can often be repaired at a lower cost than the costs of replacements.

Mr. Vogel described the type of window being proposed for replacement stating the company he is working with does not make a true divided light product.

Mr. Brennan indicated there are companies who do make wood windows with true divided lights and mentioned Reisterstown Lumber does make such a product and Marvin Windows also has such a product.

Mr. Hord noted the cleaning and repointing work should be completed in accordance with National Park Service Standards which call for the gentlest cleaning methods possible.

Mr. Vogel asked if it would be possible to remove the bars in place on a few of the windows. No one had an issue with that given that the bars were not original to the structure.

Mr. Brennan recognized Ms. Trish Bentz, representing the Baltimore County Preservation Alliance, signed in to speak. Ms. Bentz spoke to the significance of the structure. She noted that not only is it a significant historical property, it is also situated in a very high profile location especially given it being adjacent to the NCR Trail.

Mr. Boswell moved to vote to issue a Certificate of Appropriateness for the cleaning and repointing of the stone and brick exterior according to the National Park Service Standards and for deferring a decision on the subject of replacing windows until such a time as the property owner can provide additional information and a Technical Committee could be established to consider the proposal. Mr. Syed seconded the motion.

Mr. Hord proposed amending the part of the motion involving the windows to allow for repairs of the existing windows and requiring the property owner to return to the LPC with information to substantiate replacing windows in the event any of the windows are

found not to be repairable and to authorize the creation of a Technical Committee to consider a request for replacing the windows.

Mr. Boswell accepted the proposed amendment. The amended motion passed unanimously on a voice vote with Ms. Horst recusing herself from the vote.

Citing County Code 32-7-403 and Baltimore County Historic Design Guidelines: Windows & Doors, pp. 4-5 and Façade Materials, p. 9

- **13. Himelfarb property, 4626 Butler Road, non-contributing structure in the Glyndon County Historic District and the Glyndon National Register Historic District; installation of a split rail fence in the rear yard [County Council District #3]

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

Citing County Code 32-7-403 and Baltimore County Historic Design Guidelines: Fences & Landscape, p. 4.

Applications for Tax Credit

- **14. Smith property, 418 Overbrook Road, contributing structure in the Rodgers Forge National Register Historic District; in-kind repairs to an existing exterior rear stairwell [County Council District #5]

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

Citing County Code 11-2-201 and Baltimore County Historic Design Guidelines: Porches & Steps, p. 5

- **15. Russell property, 6307 Boxwood Road, contributing structure in the Bellona-Gittings National Register Historic District; installation of high velocity air conditioning system [County Council District #5]

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

Citing County Code, 11-2-201

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

Campanides property, 7110 Sheffield Road, contributing structure in the Stoneleigh National Register Historic District; installation of a new air conditioning system and heat pump, exterior painting, stucco repair and window repair [County Council District #5]

“Whyte-Levering House”, Wiggs property, 1614 Ruxton Road, Final Landmarks List #226; installation of central air-conditioning system [County Council District #2]

Mr. Diggs moved to adjourn the meeting. Mr. Myer seconded the motion, which was approved unanimously on a voice vote. The meeting adjourned at 7:25 p.m.

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