

**Minutes**  
**Baltimore County Landmarks Preservation Commission**  
**July 14, 2016 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 6:02 p.m. The following Commission members were:

<u>Present</u>	<u>Not Present</u>
Mr. Robert P. Brennan, Chair	Mr. C. Bruce Boswell
Ms. Carol Allen	Mr. Ed Hord
Ms. Rose A. Benton	Mr. Stephen P. Myer
Mr. Louis Diggs	Mr. Qutub U. K. Syed
Ms. Faith Nevins Hawks	Mr. David S. Thaler
Ms. Nancy W. Horst, Vice-Chair	
Mr. Mitch Kellman	
Mr. Richard Yaffe	

Attending County staff, 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 7, 2016 was the addition of items to the Consent Agenda.

2. **Approval of the Minutes**

Mr. Brennan asked if anyone proposed changes to the June 9, 2016 Minutes. Hearing none, Mr. Brennan called for a motion to approve the Minutes as drafted.

Ms. Horst moved to approve the Minutes as drafted. Ms. Nevins Hawks seconded the motion, which passed with affirmative votes being cast by Ms. Allen, Ms. Benton, Mr. Brennan, Mr. Diggs, Ms. Nevins Hawks, Ms. Horst, Mr. Kellman, and Mr. Yaffe and no dissenting votes.

3. **Consent Agenda**

Ms. Rising read the Action Recommendation for Consent Agenda Items 9, 10, 11 and 12.

Mr. Brennan called for a motion. Mr. Diggs moved to approve the consent agenda items as presented. Mr. Kellman seconded the motion with affirmative votes being cast by Ms. Allen, Ms. Benton, Mr. Brennan, Mr. Diggs, Ms. Nevins Hawks, Ms. Horst, Mr. Kellman, and Mr. Yaffe and no dissenting votes.

**Items for Discussion and Vote**

4. Adrian Hughes, III House, McGrath property, 329 W. Seminary Avenue, contributing structure in the Lutherville County Historic District and Lutherville National Register Historic District, MHIP #BA-0308; removal of exterior chimney, repair of the wall/fascia/soffit/siding exposed by removal of the chimney, addition of gable façade to garage, addition of cedar gable vent on the west exposure of the garage, addition of cedar corner boards to exterior walls, repair of gutters and the in-kind replacement of the existing asphalt roof [County Council District #3]

Ms. Rising described the proposals and expressed concern that the proposed gable with its window is not consistent with additions of a similar age and style within the district even though it did emulate the style of rooflines featured in both the historic and infill structures along this block of Seminary Avenue. She also expressed some concern that the proposed placement of the gable window would draw more attention to the proposed gable and addition than it might deserve.

Ms. Rising offered a staff recommendation to vote to issue a Certificate of Appropriateness for the in kind replacement of the existing asphalt shingle roof, removal of the chimney, repairs to the gutters, shingles, fascia and soffits, and for the addition of the gable vent to the western elevation of the garage.

The homeowners, Lisa McGrath and Tom McGrath, were present and indicated the garage was a 1950s addition. They also indicated both the house and garage are clad with cedar shakes, that German Lap siding exists underneath the cedar shakes on the house and that at some future point, they hope to re-install original house shutters they have in storage. Mr. McGrath reported the chimney proposed for removal is not lined and not functional. Their intent is to remove the exterior chimney foundation as well.

Rather than repeating the gable features existing on the house by adding a gable to the garage, Mr. Brennan suggested installing a triangular louver, similar to what exists on the side of the garage, in lieu of the proposed gable window. He also suggested installation of two separate garage doors to minimize the impact one door has on the garage. Mr. McGrath lamented the lack of space to accommodate installation of two doors.

Ms. Nevins Hawks suggested the scale of the proposed garage gable is small enough in comparison to the existing house gables. She asked if the homeowners intended to add shutters to the proposed gable window and the homeowners indicated it was. Ms. Nevins Hawks expressed concern about the resulting impact of adding shutters to that window.

Mr. Yaffe asked the homeowners if they objected to any of the recommendations being made. The McGraths indicated their primary objective is to be able to add the gable as proposed.

Ms. Nevin Hawks moved to vote to approve the gable as drawn in the proposal, replace the proposed window with a triangular louver, remove the chimney and install cedar corner boards as proposed.

Ms. Allen seconded the motion.

Ms. Rising pointed out additional work was part of the application being considered and suggested the motion be amended to recognize those proposals. Mr. Diggs proposed the motion be amended to include the in-kind replacement of the existing asphalt shingle roof, repairs to the gutters, shingles, fascia and soffits, and installation of a gable vent to the western elevation of the garage. Ms. Nevins Hawks accepted the motion.

The amended motion to approve the in-kind replacement of the existing asphalt shingle roof, removal of the chimney, repairs to the gutters, shingles, fascia and soffits, installation of cedar corner boards, installation of a gable vent to the western elevation of the garage and the proposed gable addition to the garage façade, subject to the installation of a triangular louver in lieu of the proposed installation of a new window on the garage façade, passed with affirmative votes being cast by Ms. Allen, Ms. Benton, Mr. Diggs, Ms. Nevins Hawks, Ms. Horst, Mr. Kellman, and Mr. Yaffe and a dissenting vote being cast by Mr. Brennan.

*Citing County Code, Section 32-7-403 and Baltimore County Historic Design Guidelines: Additions & Infill, pp. 2-3; Roofs, p. 8, p. 10; Façade Materials, p. 2*

5. “Mathias House”, Kallaugher property, 29 Chatsworth Avenue, contributing structure in the Glyndon County Historic District and Glyndon National Register Historic District, MIHP # BA-0743; move existing entry door closer to exterior porch steps for the purpose of creating an interior cloakroom [County Council District #3]

Ms. Rising offered a description of the proposal and noted a Technical Committee consisting of Mr. Myers, Ms. Horst and Ms. Nevy had visited the site and prepared a report made available to the Commission Members. She indicated staff’s recommendation was to vote to issue a Certificate of Appropriateness with the condition that the homeowners salvage and reuse the existing historic door components, door, side lites, frame, trim and transom and, in the event reusing the salvaged features is not possible, the owners should propose an appropriate replacement.

Mr. Brennan determined no one had signed up to speak on the proposal and no one present responded to his invitation to do so.

Mr. Diggs asked if there was a recommendation from a local advisory committee. Ms. Rising reported those active in the Glyndon historic community opted to stop offering recommendations several years ago.

Mr. Brennan suggested an alternative to the proposal could be to keep the door in the current location and enclose the existing porch in glass.

Mr. Yaffe moved to vote to issue a Certificate of Appropriateness with the condition that the homeowners salvage and reuse the existing historic door components, door, side lites, frame, trim and transom and, in the event reusing the salvaged features is not possible, the owners should propose an appropriate replacement.

Mr. Kellman seconded the motion which passed with affirmative votes being cast by Ms. Allen, Ms. Benton, Mr. Brennan, Mr. Diggs, Ms. Nevins Hawks, Ms. Horst, Mr. Kellman, and Mr. Yaffe and no dissenting votes.

*Citing County Code, Section 32-7-403 and National Park Service, Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings - Choosing Rehabilitation as a Treatment: Design for the Replacement of Missing Historic Features; Baltimore County Historic Design Guidelines: Windows & Doors, p.1*

6. “Taylor House”, Troy property, 112 Melancthon Avenue, contributing structure in the Lutherville County Historic District and Lutherville National Register Historic District, MIHP # BA-0332; replace front porch pillars, add new front door and expand to include side lites [County Council District #3]

Ms. Rising reported this project involves the replacement of several historically insensitive elements that were added before the historic district was created. During the mid-20<sup>th</sup> century, the existing wood structure was covered with pebbled stucco to reflect tastes of the time. The house lost many architectural elements that characterize other homes of a similar style within the district when the pebbled stucco was added. An existing rear addition was constructed in an architectural style consistent with the original wood clad style of the house instead of the pebbled stucco style. Ms. Rising explained the more consistent wood clad style addition was approved by the LPC when originally proposed.

Ms. Rising indicated the owners wish to continue with changes to return the house to a more architecturally appropriate style. They propose altering the front door opening in order to recreate what was likely a larger space so that side lites and a transom arrangement can be installed. They also wish to reverse the pebbled stucco used on the porch posts and replace them with a more historically accurate wood porch post.

Ms. Rising noted the National Park Service and the County Historic Design Guidelines indicate when an entire exterior feature is missing, or has been significantly altered, it no longer plays a role in physically defining the historic character of the building. Although accepting the loss is one possibility, where an important architectural feature has been removed and replaced with something non consistent with the structure, its replacement is always recommended as the first or preferred, course of action.

Ms. Rising offered pictures of other houses within the district with similar door arrangements as that being proposed. She indicated staff's recommendation was to vote to issue a Certificate of Appropriateness

Mr. Brennan commented the pebbled stucco application was both interesting and unique and an application he had never seen on a house. As such, he thought it would be a shame to lose such a unique pebbled stucco structure.

Ms. Nevins Hawks moved to vote to issue a Certificate of Appropriateness for the replacement of the existing front porch posts with wood porch posts and expansion of the existing door opening to accommodate installation of a new front door to include side lites and a transom.

Mr. Diggs seconded the motion which passed with affirmative votes being cast by Ms. Allen, Ms. Benton, Mr. Diggs, Ms. Nevins Hawks, Ms. Horst, Mr. Kellman, and Mr. Yaffe and a dissenting vote being cast by Mr. Brennan.

*Citing County Code, Section 32-7-403 and National Park Service, Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings - Choosing Rehabilitation as a Treatment: Design for the Replacement of Missing Historic Features; Baltimore County Historic Design Guidelines: Windows & Doors, p. 8; Porches & Steps, p.4*

7. "Martin Fugate House", 3001 Shepperd Road, Final Landmarks List # 266, contributing structure in the My Lady's Manor National Register Historic Districts, MIHP # BA-0617; rehabilitation and extensive reconstruction [County Council District #3]

Ms. Rising reported the house had not been occupied for decades when it was landmarked, showed demonstrable signs of deterioration at that time and it is considered to be one of the oldest surviving structures in the My Lady's Manor National Register Historic District.

Ms. Rising explained staff has been working with the Manor Conservancy over the past several years to provide technical assistance that would help lay the groundwork so an appropriate preservation treatment could be identified and applied to the structure. The Conservancy wishes to interpret the structure as one remaining from the earliest days of settlement on the Manor and as part of the ongoing story of discovery about the complex history of the Manor and its early residents. Permission from the property owner was

obtained for this purpose as well as approval for this use from the Maryland Agricultural Land Preservation Foundation as they hold an easement on the site.

Ms. Rising indicated The Conservancy engaged the firm of Elizabeth Comer & Associates to perform an archaeological study and cultural resources assessment so a preservation plan could be formulated for the structure. The investigation report written for the “Martin Fugate House” was followed by a partial deconstruction of the structure so areas currently unreachable could be accessed for the dendrochronology piece of the project. The results of both studies provided a more accurate architectural history of the building to serve as a guide for the future rehabilitation and reconstruction. Staff recommended focusing on the architectural elements of the story while acknowledging some facts are inconclusive. Although the report does not provide conclusive evidence of a construction date, it seems reasonable to replace items that are missing entirely with something that would be appropriate for the late 18th century with sensitive modern accommodations for safety and security. Staff recommended the rehabilitation of the elements wherever possible with the hopeful goal of reconstruction. Since photographic evidence exists that provides a reasonably good portrait of what the structure looked like intact, it is recommended that those photos serve as the visual goal for reconstruction which is consistent with the provided plans. Consequently, staff strongly recommends approval of the proposal.

Mr. Brennan expressed appreciation for the Manor Conservancy’s commitment to the district and “Martin Fugate House” as well as the wonderfully thorough and complex study and assessment provided for the project.

Mr. Diggs moved to vote to issue a Certificate of Appropriateness for the rehabilitation and extensive reconstruction of the “Martin Fugate House”.

Ms. Allen seconded the motion which passed with affirmative votes being cast by Ms. Allen, Ms. Benton, Mr. Brennan, Mr. Diggs, Ms. Nevins Hawks, Ms. Horst, Mr. Kellman, and Mr. Yaffe and no dissenting votes.

*Citing County Code, Section 32-7-403 and Secretary of the Interior’s Standards for Rehabilitation & Reconstruction*

8. “Mahool-Barton House”, Barton property, 11909 Woodberry Place, contributing structure in the Franklinville County Historic District, MIHP # BA-2407; replacement of existing front porch to include a change in materials, replacement of existing sunroom with a two story addition and conversion of an existing carport to a garage [County Council District #3]

Ms. Rising described the alterations and additions being proposed for the house and noted that staff did not feel adequate information had been provided to justify a complete demolition and reconstructions of the front porch. She indicated that while staff did not

necessarily oppose alterations to the non-historic carport and non-historic addition, staff felt more specific information about the type of materials being proposed needed to be provided. Due to the fact that the LPC does not meet in August, staff suggested forming a Technical Committee to visit the site and authorizing the group to approve the proposal.

Ms. Rising read staff's recommendation to vote to issue a Certificate of Appropriateness for the repair of the existing front porch.

Ms. Marcia Barton, the current owner of the property, reported on the existing conditions of the house and indicated materials for the various projects were chosen based on concerns over the costs of future maintenance.

Mr. Yaffe expressed appreciation for the family's good stewardship of the house.

Ms. Allen moved to vote for the formation of a Technical Committee authorized to both visit the site and issue a decision regarding the proposals submitted with the notation that should the homeowner object to the Technical Committee's decision, she may bring the matter back to the LPC at the September 8, 2016 meeting.

Mr. Diggs seconded the motion which passed with affirmative votes being cast by Ms. Allen, Ms. Benton, Mr. Brennan, Mr. Diggs, Ms. Nevins Hawks, Ms. Horst, Mr. Kellman, and Mr. Yaffe and no dissenting votes.

*Citing County Code, Section 32-7-403*

- \*\*9. Snyder property, 1601 S. Rolling Road, non-contributing structure in the Relay County Historic District; installation of solar panels on the house, addition and garage roofs [County Council District #1]

Approved via the Consent Agenda to issue a Certificate of Appropriateness.

*Citing County Code, Section 32-7-403 and Baltimore County Historic Design Guidelines: Roofs, p. 13; Secretary of the Interior's Standards and Guidelines, Guidelines on Sustainability: Solar Technology*

- \*\*10. "Stocksdale property, 7114 Rodgers Court, contributing structure in the Rodgers Forge National Register Historic District; Part II approval for in kind replacement of front concrete porch and repair of existing iron railings [County Council District # 5]

Approved via the Consent Agenda to issue a Certificate of Appropriateness.

*Citing County Code, Section 11-2-201 and Baltimore County Historic Design Guidelines: Porches & Steps, p. 3 & p. 5*

- \*\*11. Patoka/Watkins property, 709 Cliveden Road, contributing structure in the Sudbrook Park County Historic District and Sudbrook Park National Register Historic District, MIHP # BA-3097; garden fence installation – 32’ x 16’ on side yard [County Council District #2]

Approved via the Consent Agenda to issue a Certificate of Appropriateness.

*Citing County Code, Section 32-7-403 and Baltimore County Historic Design Guidelines: Fences & Landscape, p. 1 & p. 4*

- \*\*12. Moreno property, 1718 Magnolia Avenue, contributing structure in the Relay County Historic District; Part II approval for replacement of existing boiler with high efficiency furnace, replacement of existing hot water tank, repair of interior broken main and branch water lines and removal of multiple cracked radiators [County Council District #1]

Approved via the Consent Agenda to issue a Certificate of Appropriateness.

*Citing County Code, Section 11-2-201 and National Park Service, Technical Preservation Services, Preservation Brief # 24 – Heating, Ventilating, and Cooling Historic Buildings – Problems and Recommended Approaches; National Park Service, Technical Preservation Services, Interpreting the Standards Bulletins – Installing New Systems in Historic Buildings*

13. Moreno property, 1718 Magnolia Avenue, contributing structure in the Relay County Historic District; removal of one chimney and construction of 6’ x 9’ addition onto the rear of the house where an entrance off the rear porch currently exists [County Council District #1]

Ms. Rising explained the proposal to expand the kitchen into existing rear deck space and to remove an existing internal chimney is part of a large rehabilitation to the structure, some of which has already been approved.

Ms. Rising indicated staff’s recommendation was to vote to issue a Certificate of Appropriateness with the condition that the existing kitchen door be retained and reused in the addition, or replaced in kind.

Representing the homeowners, the contractor, Michael Ziolkowski, reported the Maryland Historical Trust had reviewed and approved a tax credit application submitted. The approval was subject to retention of a bathroom located on the first floor which limited the homeowner’s options to expand the existing kitchen. Mr. Ziolkowski also reported the existing kitchen door is beyond repair and not salvageable.

Ms. Horst commented that the proposed kitchen extension might benefit from the addition of a window as a source of natural light. A discussion ensued as to the feasibility of adding a window along the exterior side of the extension.

Ms. Nevins Hawks moved to vote to issue a Certificate of Appropriateness for the removal of one chimney, construction of a 6' x 9' addition onto the rear of the house where an entrance off the rear porch currently exists to include the addition of a window along the exterior side of the addition and subject to the existing kitchen door being retained and reused in the addition, or replaced in kind.

Mr. Diggs seconded the motion which passed with affirmative votes being cast by Ms. Allen, Ms. Benton, Mr. Brennan, Mr. Diggs, Ms. Nevins Hawks, Ms. Horst, Mr. Kellman, and Mr. Yaffe and no dissenting votes.

*Citing County Code, Section 32-7-403 and Baltimore County Historic Design Guidelines: Roofs, p. 8; Windows & Doors, p. 1; National Park Service, Technical Preservation Services, Interpreting the Standards Bulletins – Installing New Systems in Historic Buildings*

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

Hansen property, 702 Chumleigh Road, contributing structure in the Stoneleigh National Register Historic District; exterior trim and window sills to be primed/painted, shutter repair/prime/paint, 3<sup>rd</sup> floor window repaired/primed/painted, in-kind repair of existing slate house and garage roof, in-kind replacement of existing shingled porch roof [County Council District #5]

Miller/Wagner property, 1 South Rolling Road, contributing structure in the Central Catonsville and Summit Park National Register Historic District; replacement of an existing metal enclosed porch roof with TPO or EPDM roofing material, soffit and ceiling and other interior damage repairs, installation of exterior aluminum storm windows and exterior storm door [County Council District #1]

Rest-Melby House, Martin property, 2103 Westchester Avenue, Single Property Historic District, MIHP #BA-0877; replacement of existing galvanized steel water pipes with CPVC piping and in-kind repair/prime/paint of 2 existing broken/rotted wood windows [County Council District #1]

Bryant property, 706 Stoneleigh Road, contributing structure in the Stoneleigh National Register Historic District; extensive rehabilitation work to include in-kind repair/replacement of slate roof, repoint chimney mortar, clean/repair/paint interior walls, ceilings and trim, clean/repair/paint exterior trim and doors, refinish existing wood floors, stair treads and risers, electrical system update, HVAC installation, plumbing repairs/updating, repair of bathroom tile floors [County Council District #5]

Tillman property, 906 Adana Road, contributing structure in the Sudbrook Park County Historic District; in-kind repair of an existing slate roof (tax credit eligible) and replacement of an existing asphalt shingle roof on a non-original addition (not tax credit eligible) [County Council District #2]

Smith property, 66 Dunkirk Road, contributing structure in the Rodgers Forge National Register Historic District; installation of a high velocity air conditioning system [County Council District #5]

Moreno property, 1718 Magnolia Avenue, contributing structure in the Relay County Historic District; in-kind replacement of entire existing roof rather than repair only, installation of a double fixed pane wood window in lieu of existing casement window [County Council District #1]

Koller/Popp property, 7110 Bristol Road, contributing structure in the Stoneleigh National Register Historic District; replacement of existing compressor [County Council District #5]

### **Other Business**

Ms. Rising noted there is no August meeting and the next regularly scheduled meeting is Thursday, September 8, 2016

Mr. Diggs moved to adjourn the meeting. Mr. Kellman seconded the motion, with affirmative votes being cast by Ms. Allen, Ms. Benton, Mr. Brennan, Mr. Diggs, Ms. Nevins Hawks, Ms. Horst, Mr. Kellman, and Mr. Yaffe. There were no dissenting votes cast.

The meeting adjourned at 7:30 p.m.

VKN:vkn