

Minutes
Baltimore County Landmarks Preservation Commission
September 8 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 6:00 p.m. The following Commission members were:

Present

Mr. Robert P. Brennan, Chair
Ms. Carol Allen
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. Richard Yaffe

Not Present

Ms. Faith Nevins Hawks
Ms. Nancy W. Horst
Mr. David S. Thaler

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 two items were added to the Preliminary Agenda published August 25, 2016.

2. **Approval of the Minutes**

Mr. Brennan asked if anyone proposed changes to the July 14, 2016 Minutes. Hearing none, Mr. Brennan called for a motion to approve the Minutes as drafted.

Ms. Allen moved to approve the Minutes as drafted. Mr. Kellman seconded the motion, which passed with affirmative votes being cast by Ms. Allen, Ms. Benton, Mr. Boswell,

Mr. Brennan, Mr. Diggs, Mr. Hord, Mr. Kellman, Mr. Myer, Mr. Syed and Mr. Yaffe. There were no dissenting votes.

3. **Consent Agenda**

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

Mr. Boswell noted the estimate provided for work concerning Item 10 did not include a Maryland Home Improvement Contractor License Number and stated approval, if offered, should be subject to the work being completed by a licensed contractor.

Mr. Brennan called for a motion. Mr. Diggs moved to approve the consent agenda items as presented and subject to the work being completed by a licensed contractor. Mr. Kellman seconded the motion with affirmative votes being cast by Ms. Allen, Ms. Benton, Mr. Boswell, Mr. Brennan, Mr. Diggs, Mr. Hord, Mr. Kellman, Mr. Myer, Mr. Syed and Mr. Yaffe. There were no dissenting votes.

Items for Discussion and Vote

4. Presbyterian Home of Maryland, (house, accessory structure & setting), 400 Georgia Court; Public Hearing on Nomination to the Preliminary Landmarks List [County Council District #5]

Postponed to October 13, 2016

5. “Hayfields” Quarters Building (Hayfields Country Club Grill Room), 700 Hayfields Road, Final Landmarks List #21 and contributing structure in the Western Run-Belfast National Register Historic District, MIHP #BA-0094; enclosure of an existing non-historic porch on the southern elevation to create an indoor dining area, add a frame kitchen addition to the eastern elevation and alter eastern wall to create interior access and restore a door opening on the northern facade from previously altered window [Council District 3]

Ms. Rising reported the property owners are proposing changes to one of the buildings located at Hayfields Country Club. The proposal includes an expansion to an existing porch, converting a previously converted window back to a door and construction of an addition in an effort to expand their snack bar operation with more dining options. Previous rehabilitation work and the existing porch addition had been approved by the LPC in 1996 in conjunction with a comprehensive plan for the site. Ms. Rising explained a Technical Committee had met with the owner and their architect to go over the proposal and expressed concerns regarding the size and scale of the proposed porch. She indicated

the plans being considered at the meeting reflected suggestions made by the Technical Committee

Mr. John Mangione, representing Hayfield Country Club and the architect for the project, Mr. Robert T. Hofmann were present and available for questions.

Having been a part of the Technical Committee visiting the site, Mr. Brennan noted the revised plans being considered did address the initial concerns of size and scale of the proposed porch. He noted the kitchen addition does impact one of two stone stairwell entrances existing on the building and the Technical Committee had recommended saving that stairwell and building over it.

Mr. Hofmann advised a portion of the stairwell would need to be removed, however, those materials would be saved on site.

Mr. Hord moved to vote to issue a Certificate of Appropriateness for the proposals as revised and submitted. Mr. Syed seconded the motion.

Mr. Boswell questioned whether there had been an agreement to retain the stairs rather than do away with them and also commented the addition appears too large and, in his opinion, competes with the scale of the original structure.

Mr. Hord commented it's clearly an addition pulled off the corners and the roof line has been dropped from what was originally proposed.

Mr. Boswell suggested adding details might help decrease the size of the addition.

Mr. Mangione explained they have made every effort to minimize the size and deliberately tried to keep it simple out of respect for the original structure.

Mr. Yaffe called for a vote.

Mr. Boswell declined to suggest a change after Mr. Brennan asked him if he cared to do so.

The motion made by Mr. Hord to vote to issue a Certificate of Appropriateness for the proposal as revised and submitted and having been seconded by Mr. Syed passed with affirmative votes being cast by Ms. Allen, Ms. Benton, Mr. Brennan, Mr. Diggs, Mr. Hord, Mr. Kellman, Mr. Myer and Mr. Syed. Mr. Boswell and Mr. Yaffe cast dissenting votes.

Citing Baltimore County Code, Section 32-7-403

6. “Mount DeSales Academy” Gatehouse, 700 Academy Lane, Final Landmarks List #52, National Register of Historic Places, MIHP #BA-0002; in-kind repair/replacement of Gatehouse balcony on the interior elevation, addition of stairs to provide 2nd floor fire exit and conceal existing window due to resulting addition of stairs [Council District 1]

Ms. Rising indicated the applicant is seeking approval for exterior changes in order to comply with Fire Codes and ADA requirements impacting their plan to adaptively reuse the Gatehouse for additional office and storage space. She noted the National Park Service offers guidance on changes required by Health & Safety codes and recommends identifying a building’s character defining features, retaining those features whenever feasible, making reversible changes while maximizing existing window and door openings, locating changes whenever possible on secondary facades and making those changes as unobtrusive as possible.

Mr. Mark Cohagan, representing Mount DeSales Academy, explained this building is one of two historically designated buildings on the campus. They are in need of additional office space and are trying to make changes to the side of the building not visible from the street while still satisfying requirements established by the Fire Marshall and meeting ADA requirements.

Ms. Rising explained that while staff recommends approval of the work as proposed, if changes are requested by the Fire Marshall, or alternative methods of rehabilitation require changes to the project, the applicant should work with staff to revise plans as necessary and possibly reconvene the Technical Committee.

Mr. Cohagan described the various proposals, explaining the reasoning behind the proposals and describing why other options might have had a larger impact on the building’s exterior.

Mr. Boswell reported the Technical Committee supported the plans as proposed, however, reiterated the need to reconvene should the Fire Marshall require changes to the plans proposed such as providing a roof over the stairwell leading from the 2nd floor.

Mr. Hord moved to vote to issue a Certificate of Appropriateness for the proposal as submitted. Mr. Diggs seconded the motion with affirmative votes being cast by Ms. Allen, Ms. Benton, Mr. Boswell, Mr. Brennan, Mr. Diggs, Mr. Hord, Mr. Kellman, Mr. Myer, Mr. Syed and Mr. Yaffe. There were no dissenting votes.

Citing Baltimore County Code, Section 32-7-403, National Park Service Secretary of the Interior’s Guidelines for Rehabilitation, Special Considerations: Health & Safety; Baltimore County Historic Design Guidelines: Porches & Steps, pp. 3-5; Additions & Infill, pp. 2-3; and International Existing Building Code, Chapter 12, section 1203; Fire Safety

7. Curry property, 1017 Windsor Road, contributing structure in the Sudbrook Park County Historic District and Sudbrook Park National Register Historic District, MIHP #BA-3038; installation of a chain link fence [Council District #2]

Ms. Rising reported the applicant proposes the installation of a 42” tall chain link fence in the side yard of the property. She noted the Design Guidelines indicate chain link fences are not appropriate in Baltimore County Historic District and that the local advisory committee is not opposed to the request citing lack of visibility to the public right of way.

Mr. Curry was presented and explained he is requesting the chain link fence because his dogs have chewed threw other fence materials such as wood and his small dog has been able to squeeze through picket fences.

Mr. Hord moved to vote to not issue a Certificate of Appropriateness citing the need to adhere to the Design Guidelines. Mr. Boswell seconded the motion.

Mr. Syed reported having been in a similar situation to that which Mr. Curry is dealing with. He indicated there’s a 42” picket fence that allows for the pickets to be spaced at variable distances.

Mr. Syed suggested modifying the motion to vote to not to issue a Certificate of Appropriateness for the installation of a chain link fence to include voting to issue a Certificate of Appropriateness for the installation of a 42” tall picket fence with the pickets spaced to suit the needs of the homeowner.

Both Mr. Hord and Mr. Boswell accepted the modification. The motion to vote to issue a Certificate of Appropriateness for installation of a 42” tall picket fence passed with affirmative votes being cast by Ms. Allen, Ms. Benton, Mr. Boswell, Mr. Brennan, Mr. Hord, Mr. Kellman, Mr. Myer, and Mr. Syed. Mr. Diggs and Mr. Yaffe cast dissenting votes.

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

8. Cirillo property, 514 Sudbrook Lane, non-contributing structure in the Sudbrook Park County Historic District and Sudbrook Park National Register Historic District; ex-post facto window replacement [Council District #2]

Ms. Rising reported this item involves the action of removing windows without first obtaining LPC approval which constitutes a violation of Section 32-7-403 and which was reported via a complaint made by the community.

Ms. Deborah Cirillo, one of the property owners, addressed the Commission explaining that as residents new to the community, they did not understand exterior changes would require the prior approval of the Commission. As parents of young children, they found

themselves dealing with lead paint issues and decided to replace the windows on the advice of both their pediatrician and a lead paint inspector. She elaborated that although they did consider in-kind replacement of the windows, they found the cost to be prohibitive and installed a vinyl window being sure to repeat the lite pattern of the original windows and maintaining the existence of grills.

Mr. Boswell commented that he found Ms. Cirillo's letter of explanation to be compelling.

Mr. Hord moved to vote to issue an ex post facto Certificate of Appropriateness for the replacement of windows as proposed. Mr. Syed seconded the motion which passed with affirmative votes being cast by Ms. Allen, Ms. Benton, Mr. Boswell, Mr. Brennan, Mr. Diggs, Mr. Hord, Mr. Kellman, Mr. Myer, Mr. Syed and Mr. Yaffe. There were no dissenting votes.

Citing Baltimore County Code, Section 32-7-403 and Baltimore County Historic Design Guidelines: Windows & Doors, p. 5

9. Wachtel property, 1026 Windsor Road, non-contributing structure in the Sudbrook Park County Historic District and Sudbrook Park National Register Historic District; replacement of existing windows, shutters and front door [Council District #2]

Ms. Rising noted this property was recently acquired by a new owner who intends to perform necessary extensive rehabilitation work which includes replacement of the existing windows, shutters and front door. As a non-contributing structure, the same consideration is generally allowed as would be for reviewing alterations in non-historic additions or new constructions. Proposed windows should be harmonious and compatible with the visual characteristics of the fenestration of the historic structures in the community, or the historic portion of the house if applicable, but they are not required to be identical in material and arrangement. Sash patterns should report or be sympathetic to the sash pattern of surrounding historic buildings. This applicant's proposal meets those criteria.

The current owner, Mr. Wachtel, explained the neighboring property at 1024 Windsor Road does not have grills on the center portion of the large front window and he proposes following suit. He also asked to replace the fixed basement windows with a sliding window of the same dimensions as the existing.

Mr. Syed moved to vote to issue a Certificate of Appropriateness with the replacement of existing windows, shutters and front door as proposed. Mr. Diggs seconded the motion which passed with affirmative votes being cast by Ms. Allen, Ms. Benton, Mr. Boswell, Mr. Brennan, Mr. Diggs, Mr. Hord, Mr. Kellman, Mr. Myer, Mr. Syed and Mr. Yaffe. There were no dissenting votes.

Citing Baltimore County Code, Section 32-7-403 and Baltimore County Historic Design Guidelines: Windows & Doors, p. 5 and Additions & Infill, p. 2

- **10. “Dr. Herbert Harlan House”, Hozore/Locke property, 722 Howard Road, contributing structure in the Sudbrook Park County Historic District and Sudbrook Park National Register Historic District, MIHP #BA-3017; Part II approval for removal of lead paint/prime/paint portion of exterior siding and repair/paint existing front porch railings [Council District #2]

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

Citing Baltimore County Code, Section 11-2-201 and Section 32-7-403 and Baltimore County Historic Design Guidelines: Porches & Steps, pp. 3-4; Façade Materials 11-12

- **11. Brewer property, 212 Morris Avenue, non-contributing structure in the Lutherville County Historic District and Lutherville National Register Historic District; replacement of screens in an existing rear porch with windows and siding to match [Council District #3]

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

Citing Baltimore County Code, Section 32-7-403 and Baltimore County Historic Design Guidelines: Porches & Steps, p. 6; Additions & Infill, p. 2

12. Simon property, 901 Adana Road, contributing structure in the Sudbrook Park County Historic District Expansion II; replacement of an existing front door and installation of a storm door [Council District #2]

Ms. Rising explained the applicant is proposing to replace an existing wood front door with a fiberglass front door due to concerns about safety. The applicant also proposes adding an aluminum storm door. She indicated the proposed front door is a craftsman style that is not compatible with the community’s architecture. Existing front doors in this section of the community are characterized by a simple colonial style door that is generally paneled and topped with lights.

Mrs. Ruth Simon, representing the new homeowner, advised the Commission that she had purchased the door as a gift to her son when he purchased the house a few months ago. The contract of sale erroneously made no mention of the fact that the community is a designated County Historic District. The door is not returnable as it has been painted.

Ms. Allen suggested the homeowner contact the realtor and explain how the failure to accurately report the historic designation has resulted in a door being purchased that they are not able to install. She also suggested the existing door be stored for future use.

Mr. Boswell expressed concern about the problems communities find themselves dealing with as a result of real estate professional's failure to adequately notify interested parties of historic designations.

Mr. Yaffe moved to vote to issue a Notice to Proceed with installation of the front entry door and storm door as proposed. The motion was not seconded.

Mr. Brennan moved to vote to issue a Certificate of Appropriateness for the installation of the aluminum storm door and replacement of the existing front entry door with a wood paneled door with either a 3x2 or 4x4 lite configuration with true or simulated divided lites. Mr. Diggs seconded the motion.

Mr. Boswell asked Mr. Brennan and Mr. Diggs if they would accept an amendment to the motion that the failure of the realtor to accurately disclose the fact that the house is within the boundaries of a County Historic District be included with the Certificate of Appropriateness. Both Mr. Brennan and Mr. Diggs agreed to accept the amendment.

The motion, as amended, passed with affirmative votes being cast by Ms. Allen, Ms. Benton, Mr. Boswell, Mr. Brennan, Mr. Diggs, Mr. Hord, Mr. Kellman, Mr. Myer and Mr. Syed and Mr. Yaffe casting a dissenting vote.

Citing Baltimore County Code, Section 32-7-403 and Baltimore County Historic Design Guidelines: Windows & Doors, pp. 7-8

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:

Soltis/Woods property, 3606 Briarstone Road, contributing structure in the Fieldstone County Historic District; in-kind replacement of existing asphalt shingle roof and copper flashing [Council District #4]

DeCaroli property, 164 Dumbarton Road, contributing structure in the Rodgers Forge National Register Historic District; replacement of the existing furnace and a/c systems, installation of a chimney liner and interior plaster repairs [Council District #5]

McAllister property, 642 Regester Avenue, contributing structure in the Stoneleigh National Register Historic District; front porch repairs, bathroom plumbing and tile repair/replacement, boiler replacement and replacement of interior sewer drain line [Council District #5]

Asghari property, 2901 Westchester Avenue, "The Alhambra", Final Landmarks List #85, contributing structure in the Ellicott's Mills National Register Historic District, MIHP #BA-0638; installation of high efficiency central air conditioning system [Council District #1]

Palmer property, 606 Overbrook Road, contributing structure in the Anneslie National Register Historic District; replacement of the existing central air conditioning system [Council District #5]

Other Business

Ms. Rising noted the 2017 Meeting Schedule has been prepared and there are no dates which might conflict with holidays.

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

The meeting adjourned at 7:25 p.m.

VKN:vkn