

Minutes
Baltimore County Landmarks Preservation Commission
January 11, 2018 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:

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

Attending County staff, Andrea Van Arsdale (Director, Department of Planning), Teri Rising (Preservation Services staff) and Kaylee Justice (Secretary to the Commission).

1. Selection of Chair & Vice-Chair

Mr. Brennan indicated that both he and Ms. Horst were agreeable to retaining their posts as Chair and Vice-Chair, therefore not creating a vacancy.

Mr. Myer moved to vote to accept the current slate of officers. Ms. Allen seconded the motion which passed with affirmative votes being cast by Ms. Allen, Ms. Benton, Mr. Brennan, Mr. Diggs, Ms. Hawks, Mr. Hord, Ms. Horst, Mr. Kellman, Ms. McIver, Mr. Myer and Mr. Yaffe. There were no dissenting votes.

2. **Review of the Agenda**

Ms. Rising reported there were no changes to the January 11, 2018 Preliminary Agenda

3. **Approval of the Minutes**

Mr. Brennan asked if anyone proposed changes to the November 9, 2017 Minutes. Hearing none, Mr. Brennan called for a motion to approve the Minutes as drafted.

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

4. **Consent Agenda**

Ms. Rising read the Action Recommendation for Consent Agenda Items 8, 9 & 12.

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

Items for Discussion and Vote

5. “Bachelor’s Hall”, (Woodland Farms-Prochaska Property) House, Springhouse, Cemetery and setting, 4425 Painters Mill Road (aka 8870 McDonogh Road) [County Council District #4]

Postponed until February

Citing Revised Resolution Establishing Procedures and Principles on Requests for Postponement of Items Scheduled for Action by the Landmarks Preservation Commission (adopted February 9, 2006)

6. “Eudowood Sanitarium Barn” (Loch Raven Technical Academy Grounds) & setting, 8101 La Salle Road, Towson vicinity [County Council District # 6]

Ms. Rising presented information regarding the third party nomination of the property which is currently owned by Baltimore County Public Schools. Ms. Rising explained that the former barn was acquired by Baltimore County Public Schools in 1956 and has

been in continuous use as a maintenance building on the grounds of Loch Raven Technical Academy. Ms. Rising stated that the barn has served as a maintenance building longer than it had as a dairy barn. She continued to share an overlay image of the 1953 aerial of the property to show the difference between the 1953 site as compared to 1961.

Mr. Myer presented the report from the Technical Committee which explained the alternations that had been made to the barn. He shared that the Technical Committee recommendation was that the barn had undergone significant changes and no longer retains features with its agricultural past. Mr. Myer shared that the Committee ultimately recommended that a marker be placed on the site to identify the barn.

Mr. Brennan introduced representatives from Baltimore County Public Schools, Mr. Plait (Director of Facilities Management) and Mr. Archbold (Chief Architect).

Mr. Archbold shared maps and photographs of the location of the barn to illustrate the changes that have occurred to the building over time. Mr. Archbold continued to give an overview of the use of the property as a maintenance facility. He continued to share details in regard to Landmarks Commission Criteria 1 and 2, stating that while the sanatorium gained notoriety for its methods of treatment, it is not clear how, or if the barn gained notoriety, or if the barn aided the sanatorium with treatment. He stated that the barn's original landscape and site context are completely lost and there is no existing connection to the sanatorium or to sanatorium patient treatment. He added that the barn's distinctive design was compromised when part of the barn and silos were demolished and other barns in the County would be better examples. Mr. Archbold shared that if the nomination were to be approved, they would have to seek LPC review for any changes made to the building, which he feels would be difficult as it is unclear as to what the original materials were on the barn. Mr. Archbold continued to share images of other barns that are still intact within Baltimore County that he felt would be better representations of historical relevance to the community. Mr. Archbold and Mr. Plait both stressed that there were no plans to change the facility in the future other than the potential of putting a historical marker on the site.

Mr. Yaffee commented on the implications of third party nominations.

Mr. Knauff, representing the Association of Loch Raven Village, shared that in the past there had been fear that the property would be used as a salt dome, ultimately creating issues with traffic and noise for the community. He shared that he had requested to postpone the nomination because that had not been made aware that the LPC meeting was taking place. Mr. Knauff shared that he doesn't feel he has had sufficient time to prepare himself for the meeting. He stated that this building is all that is left from the historical period of time and the community would like to see the barn remain as a representation of the agrarian track of land that it was built. He added that he and other members of the community would like for the barn to be utilized as a community center. Mr. Knauff continued to give an overview of the history of the property and stated that he did not feel the plaque would be a satisfactory display of the historical significance of the building.

Mr. Brennan shared that the process for nominations takes place over a period of time and that the third party nominator should have made the community aware of the nomination.

Ms. Rising offered points of clarification stating that there is no permit for demolition for the structure on file, and from her understanding there is no intention to do so. She communicated that becoming a landmark does not imply a change the use of a building.

Ms. Knauff, resident of Loch Raven Village, shared that other residents were unaware of the nomination and had not seen any sign on the property. Ms. Knauff mentioned that the property has a Maryland Inventory of Historical Properties (MIHP) number. Ms. Rising clarified that the sign was posted on December 19, 2017. Ms. Rising added, for clarification, that the MIHP number was strictly for planning purposes only and that having a MIHP number doesn't necessarily mean that a property is historic.

Mr. Myer spoke as a witness that the sign had been posted and had been there as of Friday, January 5, 2018.

Ms. Allen added that there have been so many alterations made to the barn that it does not meet the criteria for preservation and that the nomination process should not be used as a means to halt development. Ms. Allen felt a plaque would be beneficial to the community. She referenced other barns in Baltimore County that have lost their historical benefits and do not have markers.

Mr. Diggs asked if Baltimore County Public Schools has had any contact with the community in regards to the barn. He continued to suggest that the school system and the community work together.

Ms. Walkinshaw, Loch Raven Village resident, added that she feels the neighborhood was built around the barn and therefore is significant to the community.

Ms. Bentz, Executive Director of the Preservation Alliance of Baltimore County, shared that the barn is the last remaining agricultural building in the area. She stated that alterations have not broken its ability to communicate the themes of agriculture and health care. She shared that this Sanitarium was internationally recognized.

Mr. Linehan, resident of Loch Raven Village, added that the history of health care and farming in the area are significant to the area and feels BCPS could make improvements to the site.

Mr. Yaffee shared that he would like to see BCPS work with the community.

Jason Garber, Loch Raven Village resident, added that he would like to see the barn used as a community building and that he does not wish to see the barn be demolished.

Mr. Plait stated that he would be more than willing to have a conversation with the community or explore education opportunities for students.

Mr. Diggs moved to postpone the Public Hearing until the March 8, 2018 meeting. Ms. Benton seconded the motion which passed with affirmative votes being cast by Ms. Allen, Ms. Benton, Mr. Brennan, Mr. Diggs, Ms. Hawks, Mr. Hord, Ms. Horst, Mr. Kellman, Ms. McIver and Mr. Yaffe. Mr. Myer voted in opposition of the motion.

Citing Baltimore County Code, Section 32-7-403

7. “Price House”, Miller property, 501 Bond Avenue, Final Landmarks List #105, contributing structure in the Glyndon National Register Historic District, MIHP #BA-0762; request for replacement of wood siding with vinyl siding in peak areas on third floor [County Council District # 3]

Ms. Rising reported that the Commission had reviewed a request in November of 2017 to seek approval for an extension in order to continue extensive repair and rehabilitation work which was approved by the Commission. She indicated that the alterations as proposed create a notable break in materials and cladding type which then visually separates the gables from the facades and changes the overall appearance which is inconsistent with our Baltimore County Historic Design Guidelines. Mrs. Miller, the landowner, was not present at the meeting.

Ms. Hawks moved to vote to not grant a Certificate of Appropriateness or Notice to Proceed. Mr. Myer seconded the motion which passed with affirmative votes being cast by Ms. Allen, Ms. Benton, Mr. Brennan, Mr. Diggs, Ms. Hawks, Mr. Hord, Ms. Horst, Mr. Kellman, Ms. McIver, Mr. Myer and Mr. Yaffe. There were no dissenting votes.

Citing County Code, Sec 32-7-403 and Baltimore County Historic Design Guidelines: Façade Materials, pp. 1-2, 7, pp. 11-12

- **8. Dwyer property, 226 Dunkirk Road, Contributing structure in the Rodgers Forge National Register Historic District ;in-kind repair/replacement of existing water damaged ceilings, floors and walls and replacement of existing interior water lines running from the basement to the 2nd floor bathroom [County Council District #5]

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

Citing County Code, Sec 11-2-201

- **9. 7 Waugh Avenue, Glyndon, non-contributing structure in the Glyndon County Historic District; construct portico entrance on front façade, rehabilitate existing rear deck as per building permit [County Council District # 2]

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: Windows & Doors, p. 6; Roofs, p. 8

10. Mittleman property, 1013 Windsor Road, Sudbrook Park, Contributing structure in the Sudbrook Park County Historic District - MIHP # BA-3032; ex post facto in-kind replacement of existing rubber membrane roofs on 2 porches - Code Enforcement Citation # CB1700720, Part II approval for the replacement of an existing 3 tab fiberglass house roof with architectural fiberglass roof, replacement of existing 5” aluminum gutters and 3” downspouts and re-point chimney [County Council District # 2]

Ms. Rising gave an overview of the request and shared that the Sudbrook Park Advisory Committee submitted a letter in support of the application.

Mr. Mittelman was present and shared that he was not aware replacing the roof with in-kind material would require LPC review.

Ms. Horst moved to vote to grant a Certificate of Appropriateness for the ex post facto in-kind replacement of existing rubber membrane roofs on 2 porches. Mr. Diggs seconded the motion which passed with affirmative votes being cast by Ms. Allen, Ms. Benton, Mr. Brennan, Mr. Diggs, Ms. Hawks, Mr. Hord, Ms. Horst, Mr. Kellman, Ms. McIver, Mr. Myer and Mr. Yaffe. There were no dissenting votes.

Ms. Horst moved to vote to grant a Certificate of Appropriateness for the replacement of an existing 3 tab fiberglass house roof with architectural fiberglass roof, replacement of existing 5” aluminum gutters and 3” downspouts and the re-pointing of the chimney. Mr. Diggs seconded the motion which passed with affirmative votes being cast by Ms. Allen, Ms. Benton, Mr. Brennan, Mr. Diggs, Ms. Hawks, Mr. Hord, Ms. Horst, Mr. Kellman, Ms. McIver, Mr. Myer and Mr. Yaffe. There were no dissenting votes.

Citing Baltimore County Code, Section 32-7-403 and Baltimore County Historic Design Guidelines: Roofs, pp. 4-5; p. 10)

11. Webster property, 1014 Windsor Road, contributing structure in the Sudbrook Park County Historic District, MIHP #BA-3033; reconsideration of replacement of wood porch flooring and steps with composite materials [County Council District #2]

Ms. Rising gave an overview of the request.

Mr. Webster, homeowner, was present to give his testimony. He shared that the underneath of the original porch had rotted and he opted to use a composite material for

the replacement of the porch. Mr. Webster shared the work that has been done on the house to date and he was unaware of the review process and the Tax Credit program.

Ms. Bentz inquired about the possibility of receiving Tax Credits for composite materials.

Ms. Rising explained the Tax Credit process and shared that completed work is ineligible for the Tax Credit program. She stated that historic features must be replaced in-kind should repair not be feasible.

The Commission discussed the Notice to Proceed process and the time limit associated with the replacement of the porch, if required.

Mr. Myer moved to not issue a Certificate of Appropriateness or Notice to Proceed and to allow the homeowner 1 year to replace the porch. Mr. Hord seconded the motion which was amended before a vote took place.

Mr. Myer moved to amend the motion to vote not to issue a Certificate of Appropriateness or Notice to Proceed. Mr. Hord seconded the motion which passed with affirmative votes being cast by Ms. Allen, Ms. Benton, Mr. Brennan, Mr. Hord, Ms. Horst, Mr. Kellman, Ms. McIver and Mr. Myer. Mr. Diggs, Ms. Hawks and Mr. Yaffee voted in opposition of the motion.

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

- **12. Commercial building, 8930 Liberty Road, Randallstown, non-contributing structure in the Fieldstone County Historic District; construct ADA ramp/concrete pad as per building permit dated 12/11/17 [County Council District # 4]

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

Citing Baltimore County Code Section 32-7-403

Other Business

No other business was discussed.

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

The meeting adjourned at 7:49 p.m.

KBJ/kbj