

**Minutes**  
**Baltimore County Landmarks Preservation Commission**  
**October 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, Chair, opened the regular monthly meeting of the Baltimore County Landmarks Preservation Commission (LPC) at 6:00 p.m. The following Commission members were:

Present

Ms. Carol Allen  
Ms. Rose A. Benton  
Mr. C. Bruce Boswell  
Mr. Robert P. Brennan, Chair  
Mr. Louis Diggs  
Mr. Ed Hord  
Mr. Mitch Kellman  
Ms. Wendy McIver  
Mr. Stephen P. Myer  
Mr. Qutub U. K. Syed

Not Present

Ms. Nancy W. Horst, Vice Chair  
Ms. Faith Nevins Hawks  
Mr. David Thaler  
Mr. Richard Yaffe

Attending County staff, Teri Rising (Preservation Services staff), Kaylee Justice (staff), Chris Davis (Staff), Jenifer Nugent (Chief of Development Review and Strategic Planning), and Jeff Mayhew (Deputy Director).

**1. Review of the Agenda**

Ms. Rising reported there were no changes to the Preliminary Agenda published on October 4, 2018.

**2. Approval of the Minutes**

Mr. Brennan asked if anyone proposed changes to the September 13, 2018 Minutes. Mr. Hord proposed a change to the language used in regard to his decision to vote nay on Agenda Item #5. Mr. Brennan called for a motion to approve the Minutes as corrected.

Mr. Myer moved to approve the Minutes as corrected. Mr. Diggs seconded the motion, which passed with affirmative votes being cast by M.s Allen, Ms. Benton, Mr. Boswell

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

**3. Consent Agenda**

Ms. Rising read the Action Recommendation for Consent Agenda Items # 4, 5, 6 & 11.

Mr. Brennan called for a motion. Mr. Myer moved to approve the Consent Agenda items as presented. 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, Ms. McIver, Mr. Myer and Mr. Syed. There were no dissenting votes.

**Items for Discussion and Vote**

- \*\*4.** “Tor House”, 16207 Corbett Village Lane, Contributing Structure in the Corbett County Historic District, MIHP # BA-2253; Removal of screen doors and replacement of finials; removal of contemporary brackets and balustrades. [County Council District # 3]

Approved via the Consent Agenda to issue a Certificate of Appropriateness, the replacement porch finial should closely mimic the style as evidenced by a photo from the time of the Historic District’s creation.

*Citing County Code, Sec 32-7-403; Baltimore County Historic Design Guidelines: Porches & Steps, p. 2; National Park Service, Technical Preservation Services, Preservation Brief # 45 - Preserving Historic Wood Porches.*

- \*\*5.** 5003 Cedar Avenue, Non-contributing Structure in the Relay County Historic District; Installation of a 14’ x 18’ wood shed in rear yard. [County Council District # 1]

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

*Citing County Code, Sec 32-7-403; Baltimore County Historic Design Guidelines: Fences & Landscape, p. 5.*

- \*\*6.** “Glyndon Park Cottage”, 10 Fiske Avenue, Contributing Structure in the Glyndon County Historic District, MIHP # BA-0714; In-kind replacement of wood decking boards on 8’ x 8’ rear deck . [County Council District # 2]

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

*Citing County Code, Sec 32-7-403; Baltimore County Historic Design Guidelines: Fences & Landscape, p. 5.*

- 7.** 501 Stoneleigh Road, Contributing Structure in the Stoneleigh County Historic District; Part II approval involving replacement of existing carriage garage doors, roof joists, asbestos piping insulation removal and replacement; restoration of concrete/stone garage

foundation; installation of aluminum gutters and downspouts. [County Council District # 5]

Ms. Rising gave an overview of the proposal. She indicated that a site visit conducted by staff and Ms. Allen took place prior to the meeting. She shared an image of a brochure featuring the subject house and the garage in the 1920's and explained the difference in the garage doors as they stand today. Ms. Allen shared that the present owners have done a good job maintaining the house and garden.

Mr. Brennan asked if a representative for the property was present. No representatives identified themselves. He shared that the photos indicate that the current doors are not original to the garage.

Ms. Rising shared that it's rare to have a photograph or evidence of what was originally there. Mr. Boswell added that he thinks the doors had been replaced in total and encouraging a reconstruction based on the brochure design is a good way to go as opposed to repairing inferior construction. Ms. Rising shared that the applicant has also applied for a State Tax Credit and staff's recommendation is complimentary to MHT's. Mr. Boswell added that he would like to recommend the doors be replaced with solid wood.

Ms. Syed asked if the landowner was supportive of staff's recommendation. Ms. Rising shared that a recommendation was not made to the landowner at this time as the Commission had not yet voted.

Mr. Boswell moved to vote to issue a Certificate of Appropriateness or Notice to Proceed for the work involving the foundation, roof, gutters and downspouts as proposed and that the garage door be repaired or replaced in-kind or in a style similar to the brochure using solid wood. Ms. Allen 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, Ms. McIver, Mr. Myer and Mr. Syed. There were no dissenting votes.

*Citing County Code, Sec 11-2-201; Baltimore County Historic Design Guidelines: Windows & Doors, p. 7; National Park Service, Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings - Choosing Rehabilitation as a Treatment: Design for the Replacement of Missing Historic Features.*

8. "Reese House", 305 Morris Avenue, Contributing Structure in the Lutherville County Historic District, MIHP # BA-320; Reconsideration of installation of circular driveway addition in front yard. [County Council District # 5]

Ms. Rising gave an overview of the request for reconsideration that was last seen at the September 13, 2018 LPC meeting. She shared that upon reviewing a 1915 atlas for Baltimore County, each existing front yard driveway was present at that time and no new front yard driveways have been approved. She added that an alternative location based on feedback from the September meeting is present in a drawing found in the Commission's materials.

Mr. Brennan asked if a representative for the property was present. Ms. Susan Landis, landscape designer, was present. Ms. Landis introduced the new materials that she had submitted since the last meeting and described her drawings to the Commission. She added that Morris Avenue is very busy and has become dangerous. Ms. Landis shared that the proposed front yard driveway emulates a park-like setting and a horse and buggy carriage path. She added that it would only be used for visitors.

Mr. Boswell clarified that the double driveway may have been discussed by the Commission at the previous meeting but it was not a suggestion made by the Commission.

Mr. Brennan asked to see the drawings of the proposed front driveway. Ms. Benton added that the driveway is not appropriate for the location and it needs to be squared off like the house is. Mr. Myer agreed with Ms. Benton. Mr. Myer added that with the front driveway as proposed, more cars will be visible than the house and setting. Ms. Landis added that the steps are not symmetrical with the house as is and that Victorian houses are romantic architecture.

Mr. Boswell added that the Lutherville Advisory Committee wrote a letter saying that no circular driveway layouts have been approved since it has been a district and this would be a break in a pattern. Mr. Hord shared that the pads need to be kept on the side and the house was designed to have a nice front yard.

Mr. Boswell asked who drew the alternative plans. Ms. Landis indicated that she had. Mr. Boswell shared that there was a potential to expand the pad to facilitate a three point turn. Ms. Landis shared that she felt a larger parking pad would be less appealing than two smaller pads. Mr. Brennan shared that the alternative proposal seems to give more space and the circular driveway is generally not appropriate for Lutherville.

Ms. Landis indicated that she wrote a letter to the Commission which was not read. Ms. Rising clarified that all of the Commission members had received the letter in advance and that it was present in their binders.

Mr. Hord asked Ms. Landis if the alternative drawing that was submitted was something she would like to do. Ms. Landis shared that it was the only other option to expand the parking. Mr. Brennan added that there are opportunities for landscaping.

Mr. Hord moved to vote issue a Certificate of Appropriateness to expand the left driveway addition as shown in the alternative drawing. Mr. Myer seconded the motion which passed with affirmative votes being cast by Ms. Allen, Ms. Benton, Mr. Brennan, Mr. Diggs, Mr. Hord, Mr. Kellman, Ms. McIver, Mr. Myer and Mr. Syed. Mr. Boswell voted nay.

*Citing County Code, Sec 32-7-403; Interpreting the Standards # 39: Site and Setting: Changes to a Historic Site; Baltimore County Historic Design Guidelines: Fences & Landscape, p. 3;*

*Community Conservation Plan for Lutherville, adopted by the Baltimore County Council on February 20, 1996.*

9. “Former Saint John’s Parsonage”, 212 W. Seminary Avenue, Contributing Structure in the Lutherville County Historic District, MIHP # 0323; Installation of circular driveway in front yard. [County Council District # 5]

Ms. Rising gave an overview of the request.

Mr. Brennan asked if there were any representatives for the property present. Mr. Michael DeLuca, owner, was present. Mr. DeLuca shared that they are in need of an option to expand their driveway for safety purposes. He added that expanding the existing driveway would result in tearing out 90% of the existing landscaping and that they would like to avoid disturbing the existing vegetation. He shared that this would not require a curb cut.

Mr. DeLuca asked for the opinion of the Commission as to what other options may be appropriate to explore for the driveway. Mr. Hord shared that although they cannot design the driveway for him, keeping it along the side of the house would be more appropriate. Mr. Boswell added that he may be able to get the width of pad he would need if he were to carry the width on Seminary back behind the porch. Ms. Rising shared that in order to accommodate the Historic Design Guidelines the Planning Department can be supportive of requests for these types of variances.

Mr. Diggs asked if the Secretary of the Interior’s Standards address issues of safety. Mr. Hord indicated that there are ways to address safety that meet the Secretary of the Interior Standard’s. Ms. Rising shared that there are also alternatives to asphalt which can soften a look if that is a concern. Mr. Brennan added that when carriages and horses existed, they were not left out front.

Mr. Hord moved to vote to not issue a Certificate of Appropriateness or Notice to Proceed. My Myer 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, Ms. McIver, Mr. Myer and Mr. Syed. There were no dissenting votes.

*Citing County Code, Sec 32-7-403; Interpreting the Standards # 39: Site and Setting: Changes to a Historic Site; Baltimore County Historic Design Guidelines: Fences & Landscape, p. 3; Community Conservation Plan for Lutherville, adopted by the Baltimore County Council on February 20, 1996.*

10. 1716 Magnolia Avenue, Contributing Structure in the Relay County Historic District; Installation of 2 ½ story rear addition. [County Council District # 1]

Ms. Rising gave an overview of the request. She shared that prior to the meeting a site visit was conducted by staff and a Technical Committee consisting of Mr. Brennan, Ms. Nevins-Hawks and Mr. Myer. She added that the Sanborn Fire Insurance Map from 1930

depicts matching bays on both side elevations which suggests they are original elements of the house.

Mr. Brennan called on Mr. Jeffrey Penza, Architect, representing the proposal. Mr. Penza shared the intent is to make the addition subservient to the existing house.

Mr. Hord requested to see the site plan. Mr. Penza explained that all site improvements are existing. Mr. Brennan shared the concerns presented during the Technical Committee site visit which included the sunroom's proximity to the existing bay window. Mr. Myer shared that that was the primary concern. Mr. Boswell questioned how far the bay projects outward to which Mr. Penza answered 3.5 feet. Mr. Hord shared that he is most concerned with the shift and it appears to be an afterthought. Mr. Boswell agreed.

Mr. Hord asked if the sunroom would be considered the main entrance. Mr. Penza shared that it would be considered the family entrance and that accessibility is an issue and the ramp and the elevator are necessary to access all levels of the house as some of the family members are in wheelchairs. Mr. Hord offered the suggestion that having more windows in the kitchen would be a nice addition. Ms. McIver added that the addition seems to be crowded.

Mr. Penza explained the design of the roof of the elevator shaft which is driven entirely by the need for the elevator. He shared that the size of the addition is significantly smaller than what his client had requested originally. Mr. Boswell added that the LPC does not like to see additions be taller than and dominate the original house but it may work when considering it from the perception of the ground up.

Mr. Hord shared that the multiple elements seem complex to build and keep waterproof. He urged Mr. Penza to simplify the design.

Mr. Boswell asked if there were any other concerns from the Technical Committee. Mr. Brennan added that the balcony seemed to pinch into the garage and asked if there were any code required distances there and whether it was functional. Mr. Penza answered that it was primarily for flow. Mr. Penza shared that intent was only going to be about 4' wide and was not intended for furniture. Ms. Rising indicated that the existing driveway and rear porch were approved by the LPC in 2012.

Mr. Hord asked if adding onto the Tulip Avenue side was an option. Mr. Penza shared that that was the original plan but he decided to withdraw that plan as there was concern about the existing bay window. Mr. Boswell confirmed the need to retain the bay window.

Mr. Hord asked about the garage. Mr. Rising shared that she had not researched the garage but if it were contributing he may be able to request to move it. Mr. Penza stated that the location of the addition is driven by keeping the addition on the rear of the property and the location of the elevator. He added that everything else is driven by the garage, landscaping, and existing driveway.

Mr. Boswell moved to vote to not issue a Certificate of Appropriateness or Notice to Proceed. The Commission offered the opinion that for future consideration they would like to see the juxtaposition of the sunroom relative to the bay window, the roof alignment over the elevator shaft, an alteration to the rear balcony so that it does not impinge upon the garage structure. The Commission added that if this was not possible, the applicant should explore the potential of coming straight back to integrate the addition with the garage structure to simplify the exterior elevation. Mr. Myers 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, Ms. McIver, Mr. Myer and Mr. Syed. There were no dissenting votes.

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

- \*\*11.** 704 Cliveden Road, Contributing Structure in the Sudbrook Park County Historic District; Pt II approval involving in-kind replacement of asphalt shingles. [County Council District # 1]

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

*Citing County Code, Sec 32-7-403; Sec 11-2-201; Baltimore County Historic Design Guidelines: Roofs, p. 8.*

### **Other Business**

Ms. Rising shared that staff has written a letter for Preservation Maryland in support of a grant proposal they are seeking from the National Park Service as part of their Six to Fix program for documenting LGBTQ history. She added that staff is a part of the steering committee and that Mr. Brennan has encouraged staff involvement.

Ms. Rising shared that AIA nominations has Mount Welcome Retreat listed as a candidate for best in show vote. Mr. Brennan added he would like to have the Commission out to see the finished product.

Mr. Brennan shared that Doors Open was very successful this year and encouraged everyone to attend next year.

Mr. Diggs moved to adjourn the meeting. Ms. Allen 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, Ms. McIver, Mr. Myer and Mr. Syed. There were no dissenting votes.

The meeting adjourned at 7:30 p.m.

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