

Baltimore County Landmarks Preservation Commission
September 8th, 2022 Meeting Minutes

Call to order; introduction of Commission members; pledge of allegiance to the Flag; statement of purpose and operating procedures

Mr. Holman, Chair, opened the regular monthly meeting of the Baltimore County Landmarks Preservation Commission (LPC) at 6:01 p.m. Through the meeting, the following Commission members were:

Present	Not Present
Mr. John Holman, Chair	Ms. Ms. Selisa Jefferson
Ms. Jamie Ferguson	
Mr. Scott Holupka	Mr. Vincent Johnson
Mr. Ed Hord , Vice-Chair	
Ms. Phoebe Evans Letocha	
Ms. Wendy McIver	
Ms. Marina Novaes	
Mr. Christopher Parts	
Mr. Raymond Scott	
Mr. Christopher Weston	

Attending County staff included Ms. Caitlin Merritt (Preservation Services Chief), and Ms. Jessica Brannock (Preservation Planner).

1. Review of the Agenda

Ms. Brannock reported no changes to the Preliminary Agenda published August 30th, 2022.

2. Approval of the Minutes

Mr. Holman asked if anyone proposed changes to the July 14th, 2022 Minutes. Mr. Weston moved to approve the Minutes as proposed. Ms. McIver seconded the motion, which passed with affirmative votes being cast by Ms. Evans Letocha, Ms. Ferguson, Mr. Holupka, Mr. Hord, Ms. McIver, Ms. Novaes, Mr. Parts, Mr. Scott, Mr. Weston, and Mr. Holman. There were no dissenting votes.

3. Consent Agenda

Ms. Brannock read the Action Recommendations for Consent Agenda Items 4, 6, 7, and 8.

Mr. Holman asked if anyone wished to discuss the Consent Agenda Items further. The Commission had no comments or questions. Mr. Weston moved to issue a Certificate of Appropriateness for the Consent Agenda Items as proposed. Mr. Parts seconded the motion, which passed with affirmative votes being cast by Ms. Evans Letocha, Ms. Ferguson, Mr. Holupka, Mr. Hord, Ms. McIver, Ms. Novaes, Mr. Parts, Mr. Scott, Mr. Weston, and Mr. Holman. There were no dissenting votes.

Items for Discussion and Vote

- **4.** “Mount Welcome Retreat” (Schlossnagle Property), 3144 Granite Road, Woodstock Final Landmark # 244-Mount Welcome Retreat (Including Farmstead, Barn, and Slave Quarters) & Setting; Various repairs and in-kind replacements to the bank barn’s siding, sill, interior framing structure and improvements to drainage around the foundation [County Council District # 4]

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

Citing Baltimore County Historic Design Guidelines, Façade Materials, p. 5, 10; National Park Service, Technical Preservation Services, Preservation Brief # 20 – The Preservation of Historic Barns; County Code Sec. 32-7-405

- 5.** “Hufnagl-Miller Property”, 204 W Seminary Ave, Lutherville; Contributing structure in the Lutherville County Historic District; Replacement of the existing rear screened in porch [County Council District # 3]

Ms. Brannock introduced the agenda item, which involved the removal and replacement of the existing rear screened in porch. The proposed new porch construction will incorporate materials and design elements from the main house.

Ms. Brannock introduced Work Item 1, which entailed the removal of the existing porch. The existing porch with a low sloping roof and corner wood stairs, measures roughly 18’-9” by 17’-8.”

Ms. Brannock introduced Work Item 2, which consisted of the new porch construction. A new wood framed porch was proposed to be constructed within the same footprint as the existing, roughly measure 14’-7” by 17’-9.” The existing foundation and if possible, the existing footers will be retained and/or reworked. In the event that they cannot, new footers will be poured.

The main porch roof will be a gable on hip style with a higher slope than the existing porch to mimic the roof pitch of the main house. It will be covered with architectural shingles. The gable detail will have a fixed window that mimics the triangle dormer windows on the main house. A low hipped membrane roof will extend over the new brick steps and entry door.

Railings, column, and bracket styles will mimic the front porch of the main house, and will be milled of solid Yellow Pine and then painted. It will have an interior side, black screen system that will be placed “In-Board” of the railings and be removable for painting.

A 4’-4” wide set of brick stairs will rise seven steps high to the porch deck/landing. The step railings will be white aluminum with a round or shaped style. A new wood screen door will be installed at the landing.

Ms. Brannock noted that while the owners proposed several floor decking options in their application, that the screened in porch flooring is technically considered an interior space, and is therefore outside of the LPC’s scope. Ms. Brannock shared that Staff welcomed the owners to pick their preferred material.

She further stated that Staff had no issues with the proposed porch construction as it is located on the rear and will be constructed in the same footprint as the existing porch. Staff finds that it is compatible to the historic house and adhered to the County Design Guidelines.

Ms. Merritt introduced the property owner, Ms. Christine Hufnagl-Miller. Ms. Hufnagl-Miller had no questions or additional comments for the Commission.

Mr. Holman stated that the Commission received a letter from the Lutherville Advisory Committee in support of the proposed work.

The Commission had no further comments or questions.

Mr. Parts moved to issue a Certificate of Appropriateness for the work as proposed. Mr. Weston seconded the motion, which passed with affirmative votes being cast by Ms. Evans Letocha, Ms. Ferguson, Mr. Holupka, Mr. Hord, Ms. McIver, Ms. Novaes, Mr. Parts, Mr. Scott, Mr. Weston, and Mr. Holman. There were no dissenting votes.

Citing Baltimore County Historic Design Guidelines, Fences and Landscapes & Additions & Infill; County Code Sec. 32-7-405

- **6.** “Anson Property”, 5001 Cedar Avenue, Relay; Contributing structure in the Relay County Historic District; Part II Historic Tax Credit Application Review: In-kind replacements of the existing cedar shingle siding; porch roof replacements; and exterior painting [County Council District # 1]

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

Citing Baltimore County Historic Design Guidelines, Citing Baltimore County Historic Design Guidelines, Roofs: pages 1-13; Façade Materials: pages 1-12; County Code Secs. 32-7-405 & 11-2-201.

- **7.** “Vanhorn Property”, 3 Waugh Avenue, Glyndon; Non- Contributing structure in the Glyndon County Historic District; Ex-post facto review of a backyard shed replacement and driveway re-pavement/expansion, Code Enforcement Correction #'s CB2100787 & CB2200144 [County Council District # 3]

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

Citing Baltimore County Historic Design Guidelines, Fences and Landscapes: pages 1-5. County Code Sec. 32-7-403.

- **8.** “McClung Property”, 1604 S Rolling Road, Relay; Contributing structure in the Relay County Historic District; Part II Historic Tax Credit Application Review: Structural repairs to the foundation and framing [County Council District # 1]

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

Citing Baltimore County Historic Design Guidelines, Façade Materials. County Code Secs. 32-7-403 & 11-2-201.

- 9.** “Harris Property”, 3604 Stoneybrook Road, Randallstown; Non-contributing resource in the Fieldstone County Historic District; Construction of a one-story addition on the side elevation [County Council District # 4]

Ms. Brannock reminded the Commission that 3604 Stoneybrook Road is a c. 1950s, 1 ½ story, brick, minimal traditional home. It is considered a non-contributing resource to the Fieldstone County Historic District, as it was constructed outside the district’s period of significance.

Ms. Brannock introduced the agenda item, which involved the construction of a one-story, 19' by 9' addition on the right side (northwest elevation) of the house. The addition will be connected to the larger of the two bedrooms on the first floor to create an on suite bathroom with walk-in closet/prayer room.

The proposed addition will be setback from the front elevation. It will have a low sloping shed roof that will be covered with asphalt shingles to match the main house. The addition will have vinyl siding that will match the siding that exists on the addition on the left side of the house. A small aluminum clad, wood sliding window will be on the front and right side elevation. A one-over-one, vinyl, double hung window, will be centered on the rear facing elevation.

The location, size, scale, and massing is compatible with the size of the main house, as well as the lot size. The material choices are consistent with what currently exists on the house. Staff was accepting of the proposal and feels that it is consistent with the County's design guidelines.

Ms. Merritt introduced the architect, Mr. Raphael Egbaiyelo.

Mr. Egbaiyelo had no questions for the commission, but reiterated that the new addition construction would match the existing addition on the right side (northwest elevation) of the house.

Mr. Parts noted that from the plan drawings, it appeared that the plumbing system would be installed on an exterior wall, and suggested that the architect be mindful of freezing conditions that could damage the system.

The Commission had no further comments or questions.

Mr. Hord moved to issue a Certificate of Appropriateness for the work as proposed. Ms. McIver seconded the motion, which passed with affirmative votes being cast by Ms. Evans Letocha, Ms. Ferguson, Mr. Holupka, Mr. Hord, Ms. McIver, Ms. Novaes, Mr. Parts, Mr. Scott, Mr. Weston, and Mr. Holman. There were no dissenting votes.

Citing Baltimore County Historic Design Guidelines, Additions and Infill, Baltimore County Code, Sec. 32-304

To Be Reported

Ms. Merritt informed the Commission that the following historic property tax credit applications were approved by Staff as an emergency repair or due to the receipt of Part II approval for work reviewed by Maryland Historic Trust:

- "Price Property", 719 Pleasant Hill Road, Contributing Property, Oella NRHD – A/C Replacement (MHT Part 2 approval)
- "Snodgrass Property", 943 Oella Ave, Contributing Property, Oella NRHD –Roof Rake repairs (MHT Part 2 approval)
- "Wissel Property", 1201 Western Run Road, Contributing Property to the Belfast Road NRHD –Water treatment system & HVAC (MHT Part 2 approval)

Other Business

Ms. Brannock and Ms. Merritt reminded the Commission to review the 2023 Meeting Schedule that was provided to them. In addition, Ms. Merritt reminded the Commission to mark their calendars for the upcoming training webinar on December 8, 2022 at 6:00pm.

Closing Remarks

Mr. Hord moved to adjourn the meeting. Mr. Parts seconded the motion, which passed with affirmative votes being cast by Ms. Evans Letocha, Ms. Ferguson, Mr. Holupka, Mr. Hord, Ms. McIver, Ms. Novaes, Mr. Parts, Mr. Scott, Mr. Weston, and Mr. Holman. There were no dissenting votes.

The meeting adjourned at 6:25 PM.

JCB:jcb