

**Baltimore County Landmarks Preservation Commission
May 11th, 2023 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 6:00 p.m. Through the meeting, the following Commission members were:

Present

Ms. Phoebe Evans Letocha
Ms. Jamie Ferguson
Mr. John Holman, Chair
Mr. Ed Hord , Vice-Chair
Mr. Vincent Johnson
Ms. Wendy McIver
Ms. Lili Mundroff
Mr. Raymond Scott
Mr. Christopher Parts
Mr. Christopher Weston

Not Present

Mr. Scott Holupka
Ms. Selisa Jefferson

Attending County staff included Ms. Caitlin Merritt (Historic Preservation Chief), Ms. Jessica Brannock (Preservation Planner), and Mr. Jeffery Utermohle (Office of Law).

1. Review of the Agenda

Ms. Brannock reported that there were no changes made to the Preliminary Agenda published May 4th, 2023.

2. Approval of the Minutes

Mr. Holman asked if anyone proposed changes to the April 13th, 2023 Minutes. Hearing none, Mr. Parts moved to approve the minutes as proposed, the motion was seconded by Mr. Hord and passed with affirmative voice votes being cast by Ms. Evans Letocha, Ms. Ferguson, Mr. Hord, Mr. Johnson, Ms. McIver, Ms. Mundroff, Mr. Scott, Mr. Parts, Mr. Weston, and Mr. Holman. There were no dissenting votes.

3. Consent Agenda

Ms. Brannock read the Action Recommendation for Consent Agenda Items 4 and 7. Mr. Holman asked if anyone wished to discuss the Consent Agenda Items further. Ms. Mundroff asked if the roof replacement for Agenda Item #4 Ferguson Property, 786 Glen Ave, Oella was already completed. The property owner, Ms. Ferguson, replied that the roofing on the main house is not the portion described in her application. Ms. Ferguson continued that the proposed roof replacement is for the roof located on the rear bathroom addition, and has not been completed. The Commission had no further comments

or questions. Mr. Weston moved to issue a Certificate of Appropriateness for the Consent Agenda Items as proposed. Mr. Hord seconded the motion, which passed with affirmative votes being cast by Ms. Evans Letocha, Mr. Hord, Mr. Johnson, Ms. McIver, Ms. Mundroff, Mr. Scott, Mr. Parts, Mr. Weston, and Mr. Holman. Ms. Ferguson abstained from voting, as the property owner and there were no dissenting votes.

Items for Discussion and Vote

- **4.** Ferguson Property, 786 Glen Ave, Oella; Contributing resource in the Oella National Register Historic District; Part II approval for hot water heater replacement; portions of main upper and lower roof in-kind replacements [County Council District #1].

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

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

- 5.** Carter Property, 608 Millford Mill Road, Sudbrook Park; Non-Contributing resource within the Sudbrook Park County Historic District; Repairs and in-kind replacements to the masonry Chimney and front step repairs; Attic Vent maintenance; Rear Basement storm door replacement; and concrete walkway replacement [County Council District #2].

Ms. Brannock introduced the agenda item, which involved five work items to the non-contributing, 1950s cape style house. The owner proposed to make the following repairs and in-kind replacements to the exterior of the home:

Work Item 1: Chimney repairs

The first work item includes the removal and rebuild the top 20 courses of brick. The rebuild will be the same height and profile of the existing chimney. The replacement brick and mortar will match existing. The flue will be replaced as needed. Additional work includes rebuilding the chimney crown, sealing the flashing, and reinstalling the existing chimney caps.

No information was provided about the existing mortar composition or the proposed mortar composition. Staff recommends approval with the condition that the mortar used for repairs is compatible to the existing mortar composition and that the color matches the existing.

Work Item 2: Front step brick repairs

The existing mortar between the front step bricks is failing, and several bricks are broken. Existing mortar will be ground and matched to the previous conditions. Mortar will be repointed, and broken bricks will be replaced in-kind as necessary.

Work Item 3: Attic Vent Maintenance

Attic vents will be scraped primed, and painted to match the existing color. This type of work would be considered routine general maintenance and doesn't necessarily have to be reviewed by the LPC.

Work Item 4: Basement Storm door replacement

The basement storm door on the rear elevation is damaged. The applicants wish to replace the existing 30" x 81" aluminum storm door with a new aluminum storm door of the same size and style. Existing door frame will be scraped and painted.

Work Item 5: Concrete walk replacement

A portion of the existing, concrete walkway is cracked and crumbling. This portion is located in the front yard, just outside of the picket fencing. The owners wish to replace the damaged slab section with a new, roughly 4' x 7' concrete slab in the same location.

The Commission had no further questions or comments.

Mr. Weston moved to issue a Certificate of Appropriateness for the in-kind front step repairs; Attic Vent maintenance; Rear Basement storm door replacement; and concrete walkway replacement as proposed; and the repairs and in-kind replacements to the masonry chimney with the condition that the mortar used for repairs is compatible to the existing mortar. The motion was seconded by Mr. Parts, and passed with affirmative votes being cast by Ms. Evans Letocha, Ms. Ferguson, Mr. Hord, Mr. Johnson, Ms. McIver, Ms. Mundroff, Mr. Scott, Mr. Parts, Mr. Weston, and Mr. Holman. There were no dissenting votes.

Citing Baltimore County Historic Design Guidelines, Windows and Doors: pages 1-8. National Park Service Preservation Brief # 2 Repointing Mortar Joints in Historic Masonry Buildings County Code Secs. 32-7-405.

6. "Paradise Place at Sudbrook Assisted Living Property", 600 Sudbrook Road, Sudbrook Park; Contributing resource within the Sudbrook Park County Historic District; Repairs to existing wood gazebo; and in-ground pool demolition [County Council District #2].

Ms. Brannock introduced the agenda item, which involved repairs to the existing wooden gazebo, and to backfill the existing in-ground pool in the rear yard. Ms. Brannock reminded the Commission that the property owner came before the Commission at its November 10, 2022 meeting, with an updated landscaping plan and an additional electrical lighting site plan, to address the ex-post facto review of a paved commercial parking lot, Code Enforcement Correction# CB 2200393. The Commission voted to issue a Notice to Proceed, as completed.

Work Item #1: Gazebo Repairs

The gazebo is an 11' x 12' hexagonal wood structure with a concrete foundation, and is situated behind the Carriage House. The application did not include information about the existing roof material or its overall condition in the application description. From the photos provided by the applicant, the gazebo has a conical roof clad in wood shingles. The roof shingles are covered in moss, and the fascia appears to be damaged or missing on the right side of the structure. The six supporting pillars and railings appear to be in good condition. There's damage to the wood flooring and concrete footings, and a large hole in the concrete foundation. The application indicates that the ground conditions around the footings/foundation indicate some disturbance beneath the structure, and should be addressed.

The applicant proposed to replace the existing roof shingles with three-tab asphalt shingles (identical to existing main house roof), strip and paint the pillars, railing and floor boards, and patch the hole in the floor with a 1" x 4" wood board.

The Baltimore County Historic Design Guidelines state that existing deteriorated roofing material be repaired where possible and replaced in-kind if needed. In kind Replacement should consist of high quality wood shingles or shakes that match the installation and decorative pattern of the original roofing

material (Roofs, page 8).” Staff recommends approval with the following conditions to make the project comply with our guidelines: the roof replacement material to be an in kind wood shingle that closely matches the existing shingles in size, pattern, texture, and other visual qualities. That the paint on wooden surfaces be removed by the gentlest means possible.

Work Item #2: In-ground swimming pool demo

The applicant proposed to demolish the existing 18’ x 37’ in-ground pool and associated concrete pool perimeter deck. The pool will be backfilled with gravel, topsoil, and grass will be planted to integrate the area in with the rest of the lawn. Staff is accepting of the proposed pool backfilling as proposed.

Ms. Merritt introduced the property owner, Dr. Johnson.

Ms. McIver asked for clarity on the stability of the gazebo, as it was mentioned that there is existing damage to the floor and a hole running beneath the concrete footing. The project manager, Mr. Bill Winand replied that the footing is in-tact, and that it appears that a rodent has burrowed beneath the foundation. Mr. Winand continued that the main floor joist is in good condition, and that the structure is stable.

Ms. Evans Letocha reiterated concerns with the ground conditions surrounding the foundation and rodent intrusion. Ms. Brannock clarified that the bioturbation beneath the structure was noted by Staff, and was not mentioned in the application.

Mr. Parts added that filling in the rodent burrow would help to prevent animals from nesting beneath the structure and causing further damage.

Mr. Holman asked if the applicant/project manager was clear on the recommendation that the roof shingles be replaced in-kind. Mr. Winand replied that he understood to match with a wood shingle.

The Commission had no further questions or comments.

Mr. Weston moved to issue a Certificate of Appropriateness for the in-ground pool demolition as proposed; and for repairs to the existing wood gazebo with the condition that the deteriorated wood shingles/shakes be removed and replaced in-kind; and that existing wood surfaces should be prepped for painting using the gentlest means possible. The motion was seconded by Ms. Mundroff, and passed with affirmative votes being cast by Ms. Evans Letocha, Ms. Ferguson, Mr. Hord, Mr. Johnson, Ms. McIver, Ms. Mundroff, Mr. Scott, Mr. Parts, Mr. Weston, and Mr. Holman. There were no dissenting votes.

Citing Baltimore County Historic Design Guidelines, Roofs: pages 1-13; and Fences & Landscapes: pages 1-5. County Code Sec. 32-7-405.

- **7.** Fendlay Property, 5009 Hazel Ave, Relay; Contributing resource in the Relay County Historic District; Rear fence installation [County Council District #1].

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

Citing Baltimore County Historic Design Guidelines, Fences & Landscapes: pages 1-5. County Code Sec. 32-7-405.

Other Business

Ms. Brannock informed the Commission that the following historic review applications/ historic property tax credit applications were approved by staff as an emergency repair (ER) or due to the receipt of a Part II approval for work reviewed by the Maryland Historic Trust:

- McGrath Property, 409 Murdock Road, Towson. Contributing resource in the Rodgers Forge National Register Historic District; Part 2 Approval for HVAC Replacement [County Council District #6].

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

The meeting adjourned at 6:31 PM.

JCB:jcb