

Baltimore County Landmarks Preservation Commission
July 13th, 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. Scott Holupka
Mr. Ed Hord , Vice-Chair
Mr. Vincent Johnson
Ms. Wendy McIver
Mr. Raymond Scott
Mr. Christopher Parts
Mr. Christopher Weston

Not Present

Ms. Selisa Jefferson
Ms. Lili Mundroff

Attending County staff included Ms. Caitlin Merritt (Preservation Services 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 July 6th, 2023.

2. Approval of the Minutes

Mr. Holman asked if anyone proposed changes to the June 8th, 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. Holupka, Mr. Hord, Mr. Johnson, Ms. McIver, 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 5.

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

Items for Discussion and Vote

- **4.** Towson Jail Associates, LLC Property, 222 Courthouse Court, Final Landmarks List #84, Baltimore County Jail, Installation of an entry awning [County Council District #6].

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

Citing Baltimore County Historic Design Guidelines: Façade Materials, pages 1-12. County Code Sec. 32-7-405.

- **5.** “Mersinger House” Bubnash Property, 14 Chatsworth Ave, Contributing property within the Glyndon County Historic District, Replacement of the rear non-historic staircase and railing; Repairs to the side staircase railing; and front porch flooring replacements and painting. [County Council District #4].

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

Citing Baltimore County Historic Design Guidelines, Roofs: pages 1-13; Porches and Steps: pages 1-6. County Code Sec. 32-7-405.

- 6.** “Harvey Tracey House,” Anon Property, 331 W Seminary Road, Contributing property within the Lutherville County Historic District, Side and rear fence installation [County Council District #3].

Ms. Brannock introduced the agenda item, which involved a fence installation. Ms. Brannock continued that the property at 331 W Seminary Road is known as the “Harvey Tracey House” and was constructed in the Downing-Vaux Cottage style in 1885. Additionally, the structure once served as the Lutherville telephone exchange.

The owners wished to install a 6’ shadow-box style, pressure-treated pine fence along the side and rear yard.

The Commission had some concerns over the exact location of the fencing, as no site plan was submitted with the application and the photos that were marked up were confusing.

Mr. Hord moved to not issue a Certificate of Appropriateness for the fence installation as proposed. Ms. Evans Letocha seconded the motion, which passed with affirmative votes being cast by Ms. Evans Letocha, Ms. Ferguson, Mr. Holupka, Mr. Hord, Mr. Johnson, Ms. McIver, Mr. Scott, Mr. Parts, Mr. Weston, and Mr. Holman. There were no dissenting votes.

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

- 7.** “Young Jacob’s Choice”, Sandler and Bogat Property, 720 Belfast Road, Final Landmarks List #98. ENSOR HOUSE/YOUNG JACOB'S CHOICE (SOUTHERN VISTA), Construction of an addition and detached garage with connected breezeway; and bay window replacement [County Council District #3].

The property at 720 Belfast Road was listed on the Baltimore County Final Landmarks List as Landmark # 98. ENSOR HOUSE/YOUNG JACOB'S CHOICE (SOUTHERN VISTA) on September 22, 1991 through Council Bill No. 121-91. There is no Historic Environmental Setting (HES) on the property, so the LPC’s purview is only on the exterior of the house, not the surrounding property.

The structure is a 2 ½ stone dwelling constructed in the Federal style in 1801. A 1 ½ story stone rear “ell” addition was constructed in the mid-1800s. A frame shed roofed addition was added to the stone rear ell during the mid-20th century.

The applicant proposed the following work items for review:

Work Item 1: Bay Window Replacement

The 1850s stone rear ell has a box bay window added on the northwest side, sometime in the mid to late 20th century. The applicant proposed to remove the box bay window and replace it with a pair of casement windows sized to fit the current opening. The window will be Ultimate Casement by Marvin with SDL.

Work Item 2: Addition

The applicant proposed to construct a two-story addition with a set of telescoping 1-story additions off its rear. The 2-story portion will be located off the side of the main block of the house and will utilize two existing openings to access the addition on the first floor and create a new opening on the second floor. It will have a front end gable roof cover in standing seam metal. The addition will be set slightly in front of the main block of the house due to site constraints.

The 2-story portion of the addition will be 23' 2 ½" by 16'7" and will be separated from the main house by a 5'7", 2-story hyphen with double door entries on the first and second levels. The first level will contain a five-panel transom over the entry, and the second level will contain a 5' balcony. The windows on the addition are proposed to be divided casements. It will be sheathed in a faux stone veneer that will have a more coursed pattern than the uncoursed stone on the main house. It will have a modern date stone in the corner marking the addition's construction date.

The secondary portion of the addition, is a 1-story flat roof addition, measuring 7'6" by 21.2' off the side of the 1850s rear stone ell. It will be covered with a smooth hardie plank siding and a rubber membrane roof. It will have one window and a single leaf exterior door.

Additionally, another 1-story, low pitched hipped roof addition, measuring 12'7" by 9' ½", will connect the 2-story addition to the 1-story addition. This portion will have a series of French doors and sidelight windows.

Proposed materials include - Natural Facings stone veneer with full corners; Hardi smooth lap siding with exposure to match existing; Marvin Ultimate Wood Casement windows and Ultimate Wood French Doors, both with 5/8" Simulated divided lites with spacer bars; Drexel Galvalume standing seam metal roof matching pan width, seam height and ridge cap detailing.

Work Item 3: Garage and attached Breezeway

A 2-1/2 car garage is proposed off the north east corner of the existing house. It will measure 36' by 24'. It will have wood siding and two carriage style garage doors. The doors and windows on the garage will match those on the 1-story addition. The garage will be linked to the house with an open sided, but covered breezeway. The garage will be situated approximately 40' from the house/ addition. Due to the significant slope on the existing parking pad, low retaining walls are proposed to reduce the slope and some reworking of the parking pad to provide maneuvering space for the garage.

The applicants also proposed to reconfigure the driveway and parking area, and construct a new flagstone patio courtyard and walkways. The hardscaping projects are not part of the LPC purview as the Landmark does not have an HES, so they will be reviewed in an advisory capacity.

Mr. Holman thanked Ms. Brannock for her project introductions and asked if any project representatives were present.

Ms. Merritt introduced the property owner, Ms. Anne Bogat. Ms. Bogat shared that the addition was planned to fulfill the need for a kitchen, laundry, bathroom and closet space, and that careful considerations were made to respect the historic character of the home while introducing 20th century standards.

Mr. Jeffery Penza, Architect began his comments by detailing the site location, and limitations of the topography that justify the placement of the addition. He continued that the addition would be separated from the main house with a hyphen, and that the stone material, windows, roof slope and material was chosen to maintain the visual continuity of the home. He explained that the addition is differentiated from the existing structure by pulling in the eaves on the roof overhang, and flat roofs on the transitional elements of the addition. Further, the rooflines were brought down to not impair the existing windows.

Mr. Penza noted that the existing stone façade pattern is varied and that a stronger coursed stone will be used to differentiate the addition with a consistent natural stone veneer maintain a similar color and texture 27:45.

Mr. Holman asked for any Commissioner comments or questions.

Mr. Holupka asked if the property was visible from Belfast Road. Mr. Penza responded that the house is set back from the road, but is on a hill, however there are mature trees that buffer the views. The roofline is really the only visible portion of the house.

Mr. Hord complimented the design and its intent on differentiating the addition.

Ms. McIver commented about the proposed balcony and if it was appropriate. Mr. Penza replied that the intent of the balcony and the hyphen was to make it transparent. The balcony is to be very light and airy, it will be made out of steel. The design is still in progress. There was some discussion about details to the balcony design and the process if it were to change.

Mr. Weston felt that that the design and proposed materials does not meet our guidelines. He commented that the front wall sits proud with the main house and had some concerns over the hyphen and stone veneer material.

Mr. Penza replied that the site constraints created limits to the location and size of the hyphen.

Mr. Hord, again stated he was fine with the design, and thought that the hyphen and the slight setback does differentiate the addition.

Mr. Parts noted his concerns over the hyphen that the balcony bridges the two, the historic block and addition. He asked more refinement on the hyphen, and details on how the balcony was connected.

Ms. Evans- Letocha asked if the balcony needed to be there.

Ms. Bogat, the homeowner replied saying the balcony would be used to enjoy the views of the property.

Mr. Parts again said that is the balcony wasn't bridg9ng the two structures that it may help define the hyphen clearer.

Mr. Holman asked if we could rework the balcony.

Mr. Penza, said that the balcony does need to be refined, so some of the details on the plan may be misleading.

Mr. Parts moved to issue a Certificate of Appropriateness for all work items, with the condition that plans for the hyphen and balcony be submitted to Staff and reviewed by a Technically subcommittee consisting of Ed Hord and Chris Parts - to review/approve any design or material refinements to the hyphen and balcony that discussed during the meeting. Ms. McIver seconded the motion, which passed with affirmative votes being cast by Ms. Evans Letocha, Ms. Ferguson, Mr. Holupka, Mr. Hord, Mr. Johnson, Ms. McIver, Mr. Scott, Mr. Parts, and Mr. Holman. A single dissenting vote was cast by Mr. Weston.

Citing Baltimore County Historic Design Guidelines, Windows and Doors: pages 1-8; Roofs: pages 1-13; Façade Materials: pages 1-12; Infill and Additions: pages 1-7; and Fences and Landscape: pages 1-5. County Code Sec. 32-7-405.

8. “Paradise Place at Sudbrook Assisted Living Property”, 600 Sudbrook Road, Sudbrook Park, Contributing property within the Sudbrook Park County Historic District, Temporary fence installation around the Carriage House and greenhouse; Carriage House temporary mothballing [County Council District #2].

Ms. Brannock introduced the agenda item, which involved the installation of temporary construction-type fencing around the perimeter of the Carriage House and Greenhouse, and to temporarily secure the Carriage House until its future rehabilitation. Ms. Brannock reminded the Commission that rehabilitation plans for the Carriage House and Greenhouse were approved by the LPC in July of 2020. Additionally, staff approved plans in an Emergency Repair review after a tree fell on the north corner of the Carriage house in November 2020. Staff also approved building permits for the rehabilitation of the Carriage and Greenhouse, which were issued in Dec. 2022.

The applicant proposed to install 6’ high chain-link, construction type fencing around the perimeter of the Carriage House and greenhouse, in eight (8) foot sections. It will have a pole like base and sit on top of the ground.

The fencing is for security and safety, and was recommended by Baltimore County’s Department of Environmental Protection and Sustainability.

The applicant proposed to secure the northeast corner of the carriage house, where the tree damage was sustained by securing the structure by boarding up the area.

The applicant proposed to board up the windows on the entire structure.

Ms. Brannock introduced the property owner, Ms. Johnson and contractor Mr. Bill W

Mr. Hord commented that the boarding up of the building needs to be done correctly. The area with the tree damage needs to be reinforced and a roof needs to be put on. He said he would like more details and a plan for mothballing.

Mr. Hord also had some questions about the fencing location as it was confusing, in particularly if it included the overhang. Mr. Weston agreed Mr. Hord that the overhang needs to be included in the temporary fencing perimeter.

The contractor said that they can put the fencing around the entire perimeter.

There was some discussion about the Carriage House and the level of work that needs to be done to secure the structure.

Mr. Hord moved to issue a Certificate of Appropriateness for the temporary fence installation around the entire perimeter of the Carriage House and greenhouse, and to not approve the temporary mothballing of the Carriage House, and asked the applicant to return with more detailed mothballing plan. The motion was seconded by Mr. Parts, and passed with affirmative votes being cast by Ms. Evans Letocha, Ms. Ferguson, Mr. Holupka, Mr. Hord, Mr. Johnson, Ms. McIver, Mr. Scott, Mr. Parts, Mr. Weston, and Mr. Holman. There were no dissenting votes.

Citing Baltimore County Historic Design Guidelines, Façade Materials, pages 1-12, and Fences & Landscapes: pages 1-5. County Code Sec. 32-7-405; NPS Preservation Brief #31, Mothballing Historic Buildings.

9. “Hicks Property,” Parkton Hotel, 18848 York Road, Final Landmarks List #79, Parkton Hotel, Repairs to rear and side porches, siding repairs; Code Enforcement Correction # CB230093 [County Council District #3].

Ms. Brannock introduced the agenda item, which involved corrective measures to resolve Code Enforcement Correction # CB230093. Ms. Brannock informed the Commission that the case came to Staff’s attention in April 2023 after a correction notice was issued for the property by Code Enforcement. The complaint came in by the fire department/paramedics that responded to a call at the property and noticed the unsafe condition of the porches.

The property is owned by Ms. Dottie Hicks, who has resided there since the 1970s and was the owner at the time the property was listed on the Final Landmarks list. Ms. Hicks’ neighbors and others in her community have assisted her with the application process and in assuring that the repairs are completed so that Ms. Hicks can remain in the property.

The existing rear, 1-story porch has a deteriorated corrugate metal roof and rotting structure due to the leaky roof. The applicant proposed to replace the existing metal roof in-kind with a corrugated metal roof and replace the any decking or roof structure, if needed because of deterioration.

A 5”x8” beam is deteriorated above the center post and will be replaced in-kind with a new Douglas fir 5”x8” rough cut beam. Post brackets will be removed in order to replace the beam, and then will be returned after the repairs has been made.

The one-story side porch’s corrugated metal roof is rusting. The application proposed to replace the roof in-kind with a corrugated metal roof and replace the any decking or roof structure, if needed because of deterioration..

Existing wood drop siding or German siding has two different profiles widths. It has visible damage in various locations on the back side of the house (frame addition). The application proposed to replace the damaged pieces of siding in-kind with cypress siding that matches the same profile and then will be painted to match the rest of the structure.

Existing cypress soffit and fascia are deteriorated. The applicant proposed to remove the existing deteriorated soffit and fascia boards on the right and back side of the porch and flat roof and replace them in-kind with cypress. All mouldings will match existing and it will be painted white to match the rest of the house.

The Commission had no comments or discussion about the proposed work.

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

Baltimore County Historic Design Guidelines, Chapters Porches and Steps; Roofs, and Façade Materials; County Code Section 32-7-403.

Other Business

Ms. Merritt introduced the Baltimore County Public School's project team, Mr. Michael Blake, and Ms. Nancy Liebrecht for an informational presentation on possible treatments to Final Landmark #80 – Farmlands Tenant House, located on the property of Catonsville High School. Ms. Merritt reiterated that the presentation is for informational purposes only, and that no formal review of the project will be taking place.

Adjournment

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

The meeting adjourned at 8:00 PM.

JCB:jcb