

**Baltimore County Landmarks Preservation Commission**  
**October 12<sup>th</sup>, 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 6:02 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  
Ms. Lili Mundroff  
Mr. Christopher Parts  
Mr. Christopher Weston

Not Present

Mr. Raymond Scott

Attending County staff included Ms. Caitlin Merritt (Preservation Services Chief), Ms. Jennifer Nugent (Division Chief, Development Review), 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 October 5<sup>th</sup>, 2023.

**2. Approval of the Minutes**

Mr. Holman asked if anyone proposed changes to the September 14<sup>th</sup>, 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. 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, 5, and 6.

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, Ms. Mundroff, Mr. Parts, Mr. Weston, and Mr. Holman. There were no dissenting votes.

## Items for Discussion and Vote

- \*\*4.** “Garman Property” 221 Central Ave, Glyndon. Non-contributing resource within the Glyndon County Historic District. In-kind asphalt roof replacement on the detached garage [County Council District #6].

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

*Citing Baltimore County Historic Design Guidelines: Roofs: pages 1-13. Baltimore County Code 32-7-405.*

- \*\*5.** “Prender Property”, 207 Morris Ave, Lutherville. Contributing resource within the Lutherville County Historic District. Front entry storm door replacement [County Council District #3].

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

*Citing Baltimore County Historic Design Guidelines, Windows, and Doors: pages 1-8. County Code Sec. 32-7-405.*

- \*\*6.** “EGH Portfolio 2, LLC” Property, 915 Adana Road, Sudbrook Park. Contributing resource in the Sudbrook Park Expansion #2 – Adana Road. Ex-post facto review for garage door replacement [County Council District #2].

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

*Citing Baltimore County Historic Design Guidelines, Windows, and Doors: pages 1-8. County Code Sec. 32-7-405.*

- 7.** “Scott Property” 315 Central Ave, Glyndon. Contributing resource within the Glyndon County Historic District. Part II Tax Credit review for alterations and structural work to the rear enclosed porch [County Council District #4].

Ms. Brannock introduced the agenda item, which involved a Tax Credit Part II application for work to an enclosed porch/sunroom located on the rear elevation. Ms. Brannock continued that the location of the work is on a portion of the house that may have been an early addition on the rear of the house. The area appears to have been an open porch that was enclosed to make a sun room area.

The applicant proposed the following work to address structural issues and leaking windows: Remove existing windows, siding, decorative panels, interior walls, and subfloor; make necessary structural repairs to the framing and subfloor, per the engineer's specifications to ensure structural integrity; Install sheathing with a water-resistant barrier to provide protection against moisture infiltration; and install fiberglass insulation rolls in all exterior, enclosed porch walls. To finish the interior, drywall will be hung, new flooring, baseboards, and trim will be installed, and the interior will be painted. Additionally, the applicants wished to install new code compliant interconnected smoke detectors on each floor, and in all bedrooms of the home.

The applicant proposed two options for the replacement of the existing enclosed porch windows:

### Option 1:

Replace windows with a style that matches those on the main house: 8 over 2, double hung sashes. Siding will be filled in to match the existing house with LP SmartSide 38 Series Cedar Texture Lap Siding, with a finished white color. Insulation will be added, and existing decorative panels will be reinstalled. The proposed window replacements will be Anew Andersen 400 Series Woodwright windows with simulated

divided light grilles to match existing windows. Ms. Brannock added that this proposal is not eligible for the tax credit program.

Option 2:

Windows will be replaced in-kind to match the existing exterior appearance. However, the window opening will be slightly adjusted to take into the consideration the wider corner post. Existing lower panels will be reinstalled, and insulation will be added. The in-kind window replacements will be Anderson; wood, Simulated divided lights. Ms. Brannock noted that this option is tax credit eligible.

Mr. Holupka joined the meeting at 6:30 PM.

Ms. Brannock introduced the property owner, Ms. Rebecca Scott. Ms. Scott shared that her initial plan to replace the enclosed porch windows was to create more continuity between the existing 12-over-2 windows on the main structure, and the enclosed porch. Ms. Scott continued that she is happy to make an in-kind window replacement.

Mr. Hord agreed that the window replacement should be made in-kind.

Mr. Holman thanked Ms. Scott for her comments and attendance.

The Commission had no further questions or comments.

Ms. Mundroff moved to issue a Certificate of Appropriateness for alterations, and structural work to the rear enclosed porch, with the condition that the window replacements be in-kind to match the existing in materials, styles, appearance, and other visual qualities. Mr. Parts seconded the motion, which passed with affirmative votes being cast by Ms. Evans Letocha, Ms. Ferguson, Mr. Holupka, Mr. Hord, Mr. Johnson, Ms. McIver, Ms. Mundroff, Mr. Parts, Mr. Weston, and Mr. Holman. There were no dissenting votes.

*Citing Baltimore County Historic Design Guidelines, Windows, and Doors: pages 1-8, and Façade Materials: pages 1-12. Baltimore County Codes 11-2-201; 32-7-403.*

8. “Cimino Lehson” Property, 215 Melancthon Ave, Lutherville. Contributing resource within the Lutherville County Historic District. Installation of a ductless heatpump/AC; door replacement; installation of new steps; and light fixture installation to a rear secondary structure [County Council District #3].

Ms. Brannock introduced the agenda item, which involved various alterations to a large, rear secondary structure. Ms. Brannock continued that the structure is located behind the primary dwelling, and that the applicant refers to it as the “barn/studio.” The applicant proposed the following work items:

Work Item #1: Ductless Heat pump/AC

The structure currently does not have heat or AC. The owners currently use electric heaters and a window AC unit. The proposed unit will be mounted on the west elevation on the south end and will not be highly visible.

Work Item #2: Sliding Door Replacement

The structure currently has a modern glass sliding door on the west elevation. The applicant proposed to replace the sliding door with a single-leaf, two panel wood door, with half-glazed sidelights. While the dimensions of the existing door opening were not provided, the applicant confirmed that the replacement door will fit into the existing opening. Staff felt that the type/style of the replacement door chosen, may

not be the most appropriate choice. The proposed replacement door may be more appropriate as a front door to a house, rather than this type of secondary structure. Ms. Brannock offered the recommendation to choose a door style that is consistent with the other doors on the structure for cohesion and aesthetics. From the photos submitted, the other existing door styles include—a 4 panel colonial-style door on the west elevation; multi panel garage doors, and a partial glazed and panel door on the north elevation. Another recommendation would be to select a carriage or cottage style French door that would be compatible with the buildings former use and fit nicely into the existing opening.

Ms. Brannock asked the Commission to consider the following questions in their review:

- Is the proposed door style appropriate for this type of secondary structure?*
- What are some alternative door styles that would be appropriate for this type of secondary resource?*

#### Work Item #3: Entry steps

The existing sliding doors are accessed by a steeply pitched concrete ramp. The applicant proposed to construct a small entry platform/or porch with stairs over the existing ramp. The steps will start at the existing walkway and lead to a small platform situated over the existing ramp in front of the door. The steps and railing will be wood.

Ms. Brannock noted that Staff did not have any issues with the construction of an entry porch with steps, but asked that the Commission clarify the dimensions, and the style of the railings and posts.

#### Work Item #4: Porch Light

There is currently no light on the west elevation next to the sliding door. The applicant proposed to install a simple colonial style light fixture that is like the exterior lighting on the main house.

Ms. Brannock introduced the property owner, Mr. Matthew Cimino.

Mr. Hord expressed concern that more information was needed to determine how the proposed step construction would be installed atop the existing concrete ramp, and encouraged Mr. Cimino to have the contractor provide elevation schemes that detailed the proposed dimensions and step placement.

The Commission discussed the proposed door selection. Ms. McIver stated that a 4-panel colonial-style door, similar to the existing door to the immediate left of the sliding glass door may be more appropriate for a secondary structure. There was a consensus that an alternative style should be considered and submitted to Staff for approval.

With no further questions or comments from the Commission, Mr. Weston moved to issue a Certificate of Appropriateness for the installation of a ductless heatpump/AC; door replacement; installation of new steps; and light fixture installation to a rear secondary structure with the condition that the door replacement style be similar to other doors existing on the structure OR a carriage/cottage style French door style. Selected style should be submitted to Staff before installation. 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, Ms. Mundroff, Mr. Parts, Mr. Weston, and Mr. Holman. There were no dissenting votes.

*Citing Baltimore County Historic Design Guidelines, Windows and Doors: pages 1-8, Porches and Steps. County Code Sec. 32-7-405.*

9. “Farmlands Tenant House”, Board of Education of Baltimore County Property, 614 Hilltop Road, Catonsville. Final Landmark #80. FARMLANDS TENANT HOUSE. Dismantle/demolish structure to a foundation ruin and mitigation plan for documentation and interpretation of the site [County Council District #1].

Ms. Brannock introduced the agenda item, which involved a mitigation proposal to address the deteriorated “Farmlands Tenant House,” a landmark structure located on the property of Catonsville High School.

Ms. Brannock continued that the property was formerly known as “Farmlands,” the 1848 estate of Gustav Lurman. Lurman made improvements to the main house and laid out various gardens on the property. The house and gardens were demolished in 1952 to for the construction of Catonsville High School. The tenant house and carriage house were the only remaining structures of the estate. The tenant house was used as the gardener/groundskeeper’s cottage, and most likely dated to the mid-19th century when the property was owned by the Lurmans. The tenant house is sometimes referred to as the “Leapole House”, which refers to the last gardener that lived in the house.

The Farmlands Tenant house was added to the Final Landmarks list in 1991. It was documented by the Maryland Historical Trust in 2002, and was determined eligible for the National Register.

Baltimore County Public School’s (BCPS’) project team came before the Commission at its July 13th, 2023 meeting, and presented their plans to the Commission as an informal presentation to receive feedback. At the time, the Commission had mixed feelings about the proposed treatment of the building, and cited a lack of maintenance and intervention over the last three decades from BCPS, leading to demolition by neglect.

The applicant submitted a formal proposal to dismantle/demolish the structure to a foundation ruin, and mitigation plan for documentation and interpretation of the site. A condition’s report and structural observations were performed by an engineer, and it was determined that the structure is deteriorated to such a state, that to bring it back to a "mothball" state would require so much reconstruction that little historic material would remain, apart from the stone / brick, which would require significant repointing and repair.

Due to the condition of the building, the applicant proposed to dismantle the existing building down to the foundation walls, and to preserve 14” to 18” of the stone walls. Thus, preserving the structure in a ruin state. In addition, to mitigate to loss of the structure, the applicant proposed the following:

- Perform an extensive level building documentation through photographs and measured drawings;
- Salvage stone for possible reuse elsewhere on the campus
- Create interpretive plaques and displays sharing the history of the structure and the property
- Clean up the landscaping around the structure
- Create mulch and gravel pathways to allow access to the site and viewing of interpretive signs

Ms. Brannock continued that Staff felt that the mitigation efforts proposed do help to diminish the potential loss of the resource, and help create a more accessible, and safe site. With that said, Staff would like to see that the Maryland Inventory of Historic Properties (MIHP) form be amended with updated resource descriptions, drawings, and photographs. In addition, Staff would like to see the Farmlands Carriage House be included in the update. As the only other extant structure from the Farmlands Estate, the Carriage House should be surveyed, and documented with photographs and drawings, and be included in the MIHP amendment.

Ms. Brannock introduced the applicant, and project representative, Ms. Nancy Liebrecht, Moseley Architects. Ms. Liebrecht thanked Staff for providing the project summary and stated that she was available to answer questions.

Ms. Mundroff shared her disappointment that the landmark was allowed to deteriorate to its current state, and added that the structure is an important remnant of Catonsville's early 19<sup>th</sup> century development and history. Ms. Mundroff expressed her hope that the site could be used by students, and the community, as the adjacent Lurman Woodland Theatre is used for public events.

The Commission discussed the proposed hard surface and natural woodchip trail paths, and raised concern with the maintenance of the grounds. Ms. Liebrecht reiterated Staff comments that the grounds would be regularly cleared of vegetation. Mr. Weston asked if the interpretive sign could be moved further from the stone foundation, so it would not damage the feature. There was discussion about measures to reinforce the foundation so that students could sit on the ruins and use the space as a communal area.

The Commission had no further questions or comments. Mr. Holman thanked Ms. Liebrecht and the representatives from the Baltimore County Board of Education for their attendance.

Mr. Parts moved to issue a Certificate of Appropriateness, to dismantle/demolish the structure to a foundation ruin and mitigation plan for documentation and interpretation of the site, with the condition that the Farmlands MIHP form be amended/updated for the Tenant House, and include documentation for the Carriage House. The motion was seconded by Ms. Evans Letocha, and passed with affirmative votes being cast by Ms. Evans Letocha, Ms. Ferguson, Mr. Holupka, Mr. Hord, Mr. Johnson, Ms. McIver, Ms. Mundroff, Mr. Parts, Mr. Weston, and Mr. Holman. There were no dissenting votes.

*Citing Secretary of the Interiors Standards for Historic Building Documentation County Code Sections. 32-7-403 and 405.*

### **Other Business**

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

- “Garman Property” 221 Central Ave, Glyndon. Non-contributing resource within the Glyndon County Historic District; Emergency Review for an in-kind asphalt roof replacement to the main house roof [County Council District # 4].
- “Townsend Property” 116 Midhurst Road, Towson. Contributing resource within the Bellona Gittings National Register Historic District; Part II approval for exterior shutter replacements [County Council District # 6].
- “Hansen Property” 702 Chumleigh Road, Towson. Contributing resource within the Stoneleigh National Register Historic District; Part II approval for in-kind slate main roof and garage roof replacement/repairs; kitchen and main bath insulation; kitchen painting, and wood work repairs [County Council District # 6].
- “Hardy Property” 412 Upland Road, Pikesville. Non-contributing resource in the Sudbrook Park County Historic District; Emergency Review for in-kind repairs and replacements to the siding, roof, gutters, and chimney [County Council District # 2].

- “McCullough Property” 200 Central Ave, Glyndon. Contributing resource within the Glyndon County Historic District; Part II approval for in-kind repairs and replacements to the porch posts, footers, and decking [County Council District # 4].
- “Biagioli Property” 503 Dunkirk Road, Towson. Contributing resource within the Anneslie National Register Historic District; Emergency Review and Part II conditional approval for vinyl and metal window replacements; interior wall repairs; gas pipe repairs; and gas fireplace [County Council District # 6].

### **Adjournment**

Mr. Weston moved to adjourn the meeting. Mr. Hord 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, Ms. Mundroff, Mr. Parts, Mr. Weston, and Mr. Holman. There were no dissenting votes.

The meeting adjourned at 7:04 PM.

JCB:jcb