

Minutes
Baltimore County Landmarks Preservation Commission
February 14, 2008 Meeting

Mr. C. Bruce Boswell, Vice-Chairman, opened the regular monthly meeting of the Baltimore County Landmarks Preservation Commission (LPC) at 6:05 p.m. The following Commission members were:

Present

Ms. Carol Allen
Mr. C. Bruce Boswell, Vice Chairman
Mr. David Bryan
Mr. Louis S. Diggs
Ms. Nancy W. Horst
Ms. Nancy M. Hubers
Ms. Wendy McIver
Ms. Norma Secoura

Not Present

Mr. John W. Hill, Chairman
Dr. Robert Gregory
Mr. James E. Matthews
Ms. Gloria McJilton
Mr. Thomas L. Reynolds
Mr. Qutub K. Syed

County staff present included Karin Brown (Chief for Preservation Services), Teri Rising (Preservation Services staff), Vicki Nevy (Secretary to the Commission) and Jeff Long (Deputy Director for the Office of Planning).

Review of the Agenda

Ms. Brown advised the Commission of a change to the evening's agenda. Item number 9 was moved to the consent agenda, because the owner decided to repair the historic door instead of replacing it. Thereby removing the issue that would have required LPC review.

Approval of the Minutes

3. Mr. Boswell asked if anyone had any changes to be made to the Minutes and after hearing none, Mr. Diggs moved to approve the January 10, 2008 Minutes as submitted. Ms. Hubers seconded the motion, which passed unanimously on a voice vote.

Consent Agenda

4. Mr. Boswell asked Ms. Brown to describe the items scheduled on the Consent Agenda and determined that no person present objected to the approval as submitted. Mr. Diggs moved that, for the reasons stated, and in accordance with the conditions stated in the written Action Summaries provided to the members of

the Commission by staff, items 7, 8 and 9 be approved as submitted. Ms. McIver seconded the motion, which passed unanimously on a voice vote.

Public Hearings on Nominations to the Landmarks List

5. Stansbury Manor Apartments, 900 Wilson Point Road, Middle River; third party nomination. *Continuance granted to March 13, 2008* [County Council District #6]

Mr. Boswell noted that a continuance had been granted for this item at the January 10, 2008 LPC meeting. He asked if anyone present wished to testify. When no one responded, he moved on to the next item.

6. Middletown Lodge #92, International Order of Odd Fellows and setting, 20220 Middletown Road, Middletown, County Inventory # CI-1222 (MIHP # BA-1222); owner nomination [County Council District # 3]

This item concerned an owner's nomination to the Landmarks List. Ms. Rising read the recommendation from the Action Summaries to vote to (a) place "Middletown Lodge # 92 I.O.O.F. Building" on the Preliminary Landmarks List under criteria (1) – for its association with the historically significant area of Middletown; for its association with the Odd Fellows organization in Baltimore County, and (b) to delineate the property containing the building, 0.26 acres total, (map 6, parcel 62) as its historic environmental setting. Ms. McIver moved to accept staff's recommendation. Ms. Secoura seconded the motion, which passed unanimously on a voice vote.

7. "Lystra Meadows," (barn and corn crib on the Levi property) and setting, 10808 Greenspring Avenue, Brooklandville vicinity; (MIHP # BA-1669B); third party nomination and demolition request. [County Council District #2]

This item concerned a third party nomination and a subsequent demolition request. Ms. Rising read the recommendation from the Action Summaries to vote to (a) place "Lystra Meadows," (barn and corn crib on the Levi property) on the Preliminary Landmarks List under criteria (1) – for its association with the historically significant area of the Greenspring Valley; (2) as a significant example of early agricultural building construction in Baltimore County, and (b) to delineate the property containing the barn and corn crib, 9.03 acres total, (map 59, parcel 171) as its historic environmental setting.

Ms. Brown presented an alternative option for the historic environment setting, which encompassed roughly half of the total parcel and did not include the tenant house. She advised the Commission that Mr. Halle, attorney for the farm

property's contract purchaser, had approached her. He had asked that the tenant house be not included in the historic environmental setting, in order to facilitate the possible later construction of a residential structure. "Lystra Meadows" is zoned RC 2, and the tenant house would take up the one density unit permitted under the RC 2 regulations. Mr. Halle had indicated that if his client's wishes would be respected, he would not oppose the landmarking of the barn and the corncrib. Staff had also been informed by the current owner's attorney and the nominating party that they preferred the historic environmental setting, which excluded the tenant house.

Mr. Boswell stated that the technical committee report indicated that the tenant house was most likely a turn of the century structure. He subsequently visited the property a second time and now believes that the tenant house was part of a larger farmstead and is not directly associated with either the barn or corncrib.

Mr. Ned Halle, attorney for the contract purchaser, stated that Ms. Brown had accurately presented his client's preference for the smaller historic environmental settings.

Mr. Herman Funk, also an attorney for the contract purchaser, advised the Commission of his client's intention to restore the barn.

Ms. Trish Bentz, representing the Baltimore County Historic Trust, noted that the barn contributes to the Greenspring Valley Scenic Byway and the loss of the barn could cause the loss of the scenic byway designation. Ms. Bentz supported the smaller historic environmental setting.

Mr. Renee Gunning, co-nominator, expressed his support for the smaller historic environmental settings, noting that he believes that the barn predates the tenant house.

Mr. Bryan moved to vote to (a) place "Lystra Meadows," (barn and corn crib on the Levi property)" on the Preliminary Landmarks List under criteria (1) – for its association with the historically significant area of the Greenspring Valley; (2) as a significant example of early agricultural building construction in Baltimore County, and (b) to delineate the portion of the property containing the barn and corn crib, but not the tenant house - an area of 5.00 acres total, (map 59, parcel 171) as its historic environmental setting. Ms. Hubers seconded the motion, which was passed unanimously by voice vote.

Applications for Tax Credit

Request for LPC approval for a County Part II Tax Credit application

- *7. Ridenour property, 648 Register Avenue, Stoneleigh; contributing structure in Stoneleigh National Register District [County Council District # 5]

Approved via the consent agenda to issue a notice to proceed.

- *8. Trivedi property, 618 Hatherleigh Road, Stoneleigh; contributing structure in the Stoneleigh National Register District [County Council District # 5]

Approved via the consent agenda to issue a notice to proceed.

- *9. “Brinkmann House” (Brown property), 1300 Summit Park, Catonsville; Final Landmarks List # 191 [County Council District #1]

Approved via the consent agenda to issue a notice to proceed.

Other Business

Mr. Boswell asked that a discussion about changing the meeting times be considered at the next retreat.

Ms. Brown noted that the side pocket of the Commission’s Materials binder included a report prepared by Ms. Susan-West Montgomery, which entailed several recommendations in regard to how to improve the functioning of the LPC. Ms. Brown stated that she prepared a summary of the recommendations, which will be discussed at the retreat. She asked the Commission to reflect on the suggestions itemized in the summary and to come prepared with ideas and solutions.

Mr. Bryan moved to adjourn the meeting. Ms. Hubers seconded the motion, which was approved unanimously on a voice vote. The meeting adjourned at 6:46 p.m.

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