

Minutes
Baltimore County Landmarks Preservation Commission
March 13, 2008 Meeting

Mr. John W. Hill, Chairman, opened the regular monthly meeting of the Baltimore County Landmarks Preservation Commission (LPC) at 6:00 p.m. The following Commission members were:

<u>Present</u>	<u>Not Present</u>
Mr. John W. Hill, Chairman	Mr. C. Bruce Boswell, Vice Chairman
Mr. David Bryan	Dr. Robert Gregory
Mr. Louis S. Diggs	Mr. Thomas L. Reynolds
Ms. Carol Allen	
Ms. Nancy W. Horst	
Ms. Nancy M. Hubers	
Mr. James E. Matthews	
Ms. Gloria McJilton	
Ms. Wendy McIver	
Ms. Norma Secoura	
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

1. Ms. Brown advised the Commission there were no changes to the evening's agenda.

Approval of the Minutes

2. Mr. Hill asked if anyone had any changes to be made to the Minutes and after hearing none, Ms. McJilton moved to approve the February 14, 2008 Minutes as submitted. Ms. Hubers seconded the motion, which passed unanimously on a voice vote.

Public Hearings on Nominations to the Landmarks List

3. Mt. Zion AME Church Parsonage, 12800 Kaness Road, Glen Arm; [County Council District #3]

This item concerned an owner's nomination to the Landmarks List. Ms. Rising provided a summary of the history of the property and read staff's recommendation, which encouraged the LPC to discuss the nomination.

Ms. Brown expressed concerns because of the existing poor conditions of the building and reminded the Commission of previous instances where neglected properties had been placed on the Landmarks List only to be demolished afterwards. Ms. Rising noted the current tenant has resided at the house since the 1960's and the house is partially clad with cedar shake shingles.

Ms. Sharon Miller, a member of the congregation, represented Mt. Zion African Methodist Episcopal Church. She noted the Church's long history in the Kanes Road area and noted the Church is still an active member of the Long Green Community.

Rev. Joan Wharton spoke of the Church's significant history in the community and confirmed the congregation is aware that the property is in need of repairs.

Jeff Long noted the Church is proactively working to raise funds to complete the repairs and has already established a 501C3.

An adjacent neighbor to the property, Mr. Anthony Maxwell, explained the residents of the house have been good neighbors, however, he was concerned about the current exterior condition of the house.

The existing condition of the house was discussed at length. Ms. Secoura noted that the house has not changed over the years and is a good example of a vernacular style found in rural Baltimore County. Ms. Horst cautioned there could be problems with code enforcement in the future. Ms. Allen felt the house was clearly historic, however, she was concerned that there was no repair plan in place.

Mr. Diggs indicated he has been working with the Church for quite some time. They have consulted Mr. Josh Phillips, of Preservation Maryland, regarding a grant application to make the repairs on the parsonage. They anticipate submitting the application in June.

Mr. Diggs moved to (a) place the "Mt. Zion AME Church Parsonage" on the Preliminary Landmarks List under criteria (1) – for its association with the African American community in the Kanes Road area; and for its association with the Mt. Zion AME Church, and (b) to delineate the entire property containing the building (map 53, parcel 459) as its historic environmental setting. Mr. Syed seconded the motion, which passed unanimously on a voice vote.

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4. Stansbury Manor Apartments, 900 Wilson Point Road, Middle River; third party nomination. *Continuance granted to April 10, 2008* [County Council District #6]

Mr. Hill noted that a continuance had been granted for this item. He asked if anyone present wished to testify. When no one responded, he moved on to the next item.

Alteration to properties in County Historic Districts or Landmark structures

5. 3615 Blackstone Road, Randallstown; contributing structure in the Fieldstone County Historic District; replacement of slate roof with asphalt shingles [County Council District # 4]

This item concerned a contributing structure within the Fieldstone County Historic District. The original slate roof had recently been replaced with asphalt shingles without having obtained Commission approval. The owner also failed to obtain a letter of support from the local historic advisory group. After providing relevant background information, Ms. Brown read staff's recommendation, which suggested that the LPC consider one of three actions:

- Restore slate to the roof that has been removed and replaced
- To impose applicable fines without a roof replacement
- To issue a certificate of appropriateness

The homeowners, Mrs. Gloria Chambers and Mr. Milton Chambers, apologized for their action, stating they did not know they needed LPC approval for making exterior changes to their home. Mr. Chambers indicated that they were aware that Fieldstone is a Historic District, but thought they were exempt from review because they had not signed the petition for historic district designation at the time of the district's inception. The homeowners described the problems they had been experiencing with the roof and the costs they anticipated to repair/replace the roof. Mr. Chambers noted that there are other homes within the district that have asphalt shingle roofs and as a consequence, he did not think that an asphalt roof would pose a problem.

Mr. David Bryan spoke on behalf of Historic Fieldstone, the local historic committee who were not able to attend the LPC meeting, because the Comprehensive Zoning Map Process hearing was being held at the same time. Mr. Bryan listed the numerous actions Historic Fieldstone has taken to educate homeowners about the responsibilities associated with living in a historic district and understanding the guidelines adopted by the community. He further reported on the committee's frustration with the continued disregard by some, for the regulatory requirements that come with living in a historic district.

Mr. Hill reiterated the three possible actions available to the Commission and asked for a motion. Mr. Syed moved to issue a Certificate of Appropriateness for the replacement of the slate roof with asphalt shingles. Mr. Diggs seconded the motion. Mr. Hill asked to issue a notice to proceed, rather than a certificate of

appropriateness. Messrs. Seyed and Diggs agreed to the amended motion. The motion passed with Ms. Horst, Ms. McIver and Mr. Hill voting against it. Mr. Bryan abstained.

6. 307 Morris Avenue, Lutherville; addition to a non-contributing structure in the Lutherville County Historic District [County Council District # 3]

This item concerned an addition to a non-contributing structure within the boundaries of the Lutherville County Historic District. The local historic advisory committee had reviewed the project and submitted a letter of support and staff recommended to issue a certificate of appropriateness.

Ms. Horst moved to accept staff's recommendation. Mr. Diggs seconded the motion, which passed unanimously on a voice vote.

Applications for Tax Credit

Report on County Tax Credit applications approved

Ms. Brown noted that a tax credit application had been approved for the Ebert property in Glen Arm because the applicants had submitted a signed/approved Part 2 State Tax Credit application.

Other Business

Ms. Nevy advised the Commission that there would be three site visits to schedule in anticipation of the April 10, 2008 meeting. Several members offered to attend the site visits and suggested times and dates they would be available. Ms. Nevy indicated she would schedule the appointments and notify all parties accordingly.

Mr. Matthews moved to adjourn the meeting. Ms. Hubers seconded the motion, which was approved unanimously on a voice vote. The meeting adjourned at 7:22 p.m.

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