

**Minutes**  
**Baltimore County Landmarks Preservation Commission**  
**April 10, 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. James E. Matthews
Mr. C. Bruce Boswell, Vice Chairman	Mr. Qutub K. Syed
Mr. David Bryan	
Mr. Louis S. Diggs	
Ms. Carol Allen	
Ms. Nancy W. Horst	
Ms. Nancy M. Hubers	
Ms. Gloria McJilton	
Ms. Wendy McIver	
Mr. William H. Moore	
Mr. Thomas L. Reynolds	
Ms. Norma Secoura	

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 that 9849 Belair Road, which showed as item 7 on the Preliminary Agenda, had been moved up. It appeared as item 4 on the Revised Agenda. Additionally, item 11 had been added as a Consent Agenda item.

**Approval of the Minutes**

2. Mr. Hill asked if anyone had any changes to be made to the Minutes and after hearing none, Mr. Diggs moved to approve the March 13, 2008 Minutes as submitted. Ms. Hubers seconded the motion, which passed unanimously on a voice vote.

**Consent Agenda**

3. Mr. Hill asked Ms. Brown to describe the items scheduled on the Consent Agenda and determined that no person present objected to the approval as submitted of

agenda items 8,11, 12 and 13. The owner of agenda item 13, “Spinster Hill,” the Rivera property, objected to the delineation of the historic environmental setting (HES) as proposed by staff. (Note: a HES is required by the County Code in order to qualify for a tax credit). After a brief discussion with the LPC and staff, the owner decided to forfeit the tax credit. Instead, he asked for a historic permit approval to replace the existing porch with an identical porch. Ms. Secoura moved to issue a notice to proceed with the project. Mr. Reynolds seconded the motion, which passed unanimously on a voice vote. Returning to the consent agenda items, 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 8,11 and 12 be approved as submitted. Ms. McIver seconded the motion, which passed unanimously on a voice vote.

### **Public Hearings on Nominations to the Landmarks List**

4. 9849 Belair Road; County Inventory # CI- 3112 (MIHP) # BA-3112; demolition permit [County Council District #3]

This item concerned a request for demolition for a property included on the County Inventory. Ms. Rising presented a synopsis of the historic significance of the property, provided pictures taken at a recent site visit, reported on a fire at the property since the site visit and read staff’s recommendation to issue a notice to proceed with the demolition.

Mr. Hill called upon Mr. Robert Rye, a neighbor of the subject property, who had signed up to speak regarding the matter. Mr. Rye indicated that the property is in very poor condition and that the property management of the structures had been sorely lacking over the course of the past two and half years.

Noting the poor condition of the structure(s) as reported by staff, the technical committee and the neighbor, Mr. Boswell moved to issue a notice to proceed with the demolition of the structure(s) on the property. Ms. McIver seconded the motion. The motion passed with Ms. Secoura abstaining from the vote.

5. Stansbury Manor Apartments, 900 Wilson Point Road, Middle River; third party nomination [County Council District # 6]

This item concerned a third party 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.

Mr. David Marks spoke on behalf of Baltimore County Historical Trust. He indicated this specific building was nominated for its association with Richard M. Nixon. Mr. Marks described pictorial panels located at the Nixon Library in California that specifically mention Mr. Nixon residing at Stansbury Manor in Baltimore County

when he was told of a congressional opportunity in California. Mr. Marks further noted the apartment complex in its entirety is representative of a pattern of development associated with World War II and the Glen L. Martin Airport.

Mr. Paul Blitz of the Heritage Society of Essex and Middle River indicated Mr. Nixon had been a charter member of the group when it was established.

Mr. Blaine Taylor reported that approximately 20 years ago he researched the subject of Mr. Nixon's residence at the site in preparation for an article he was writing. He indicated Mr. Nixon had in fact received a telegram while living at Stansbury Manor advising him of the California congressional opportunity.

Ms. Secoura asked Mr. Taylor whether he was aware of incidences when Mr. Nixon may have met Spiro Agnew. Mr. Taylor was not aware of any such occurrence, but thought it likely that Mr. Nixon may have associated with former Baltimore County Executive Dale Anderson, who worked at Glen L. Martin's in the same capacity as Mr. Nixon at that time.

Ms. Hubers inquired about the length of time Mr. Nixon resided at Stansbury Manor. Ms. Rising indicated she had confirmed Mr. Nixon's residence with the Nixon Library and those dates were September, 1945 to January, 1946. Ms. Hubers noted the property had been updated many times over the course of years. Mr. Hill noted the exterior of the building has remained the same.

Dr. Jack Breihan, Professor of History at Loyola College, testified in support, but thought that the apartment complex in its entirety should be nominated for its association with Glen L. Martin, as a distinctive example of an early planned development and for its architectural style.

Mr. Boswell noted the nomination before the LPC only involved the specific building Mr. Nixon had resided in and that it was not within the purview of the LPC to amend the nomination to include the entire complex. He felt this limitation was problematic because the Nixon stay at the apartment was not in itself significant enough to justify "association with a personality of historic importance" as criterion.

Ms. Trish Bentz of the Baltimore County Historical Trust reported they limited the nomination to the one structure because they understood the owners of the property would oppose the nomination of the entire complex just as they oppose the nomination of this one structure.

Mr. Arnold Jablon, representing the owners of the property, indicated his clients owned the property since the 1960's. They always maintained the property well and were proud of their excellent relationship with the community. The owner's are currently planning to build two new apartment buildings on the site. The owners object to the nomination in part, because they anticipate the designation will delay the construction of the new apartment buildings, costing them extra time and money.

Ms. Hubers noted that the Wilson Point Civic Improvement Association opposed the nomination.

Mr. Hill called for a motion on the nomination. Ms. Secoura moved to (a) place 900 Wilson Point Road in Stansbury Manor on the Preliminary Landmakrs List under criteria (1) – for its association with former President Richard M. Nixon; (2) – as a distinctive example of housing built to support the defense industry associated with World War II and (3) - as a good example of the planning efforts of Albert Kahn and Associates. Ms. McIver seconded the motion, which passed with aye votes from Ms. McIver, Mr. Bryan, Ms. Horst, Ms. Allen, Ms. McJilton, Ms. Secoura and Mr. Hill and nay votes from Mr. Diggs, Mr. Moore, Mr. Reynolds, Mr. Boswell and Ms. Hubers.

6. “Bacon Hall,” 16300 Cedar Grove Road; third party nomination [County Council District # 3] tabled **to May 8, 2008**

Mr. Hill noted that a continuance had been granted for this item in order to allow time for the scheduling of a site visit. He asked if anyone present wished to testify. When no one responded, he moved on to the next item.

7. “Dunphy House,” 607 Bosley Avenue; County Inventory # CI-1410 (MIHP #BA-1410) demolition permit [County Council District # 5]

This item concerned a demolition request for a property included on the County Inventory. Ms. Rising reviewed the historic significance of the property, provided pictures taken at a recent site visit and read staff’s recommendation to issue a notice to proceed with the demolition.

Mr. Bryan moved to issue a notice to proceed with the demolition of the structure. Mr. Diggs seconded the motion. The motion passed with Ms. Horst abstaining from the vote.

### **Alteration to properties in County Historic Districts or Landmark structures**

- \*8. 305 Morris Avenue, Lutherville; contributing structure in the Lutherville County Historic District; in-ground pool in rear yard [County Council District # 3]

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

9. “Price House,” a.k.a. “Freese House,” (Thuy property), 501 Bond Avenue, Glyndon; Final Landmarks List # 104, County Inventory # CI-762 (MIHP # BA – 762) alteration of size of historic windows [County Council District # 3]

This item concerned Landmarks structure # 104. The owner had removed two historic windows and changed the size of the opening without Commission approval. Ms. Brown reported that in response to a citizen complaint a stop work order had been issued. The property owner was subsequently advised that the matter would be brought before the Commission at this meeting. Mr. Hill asked if anyone present wished to testify. When no one responded, Mr. Bryan moved to require the property owners to restore the windows to their appearance before the alteration. Ms. McIver seconded the motion, which passed unanimously on a voice vote.

10. "Pikesville Fire Station," 1212 Reisterstown Road, Pikesville; FLL # 139 (front façade only), County Inventory # CI-2633, (MIHP # BA-2633) [County Council District # 2].

This item concerned proposed alterations to a Landmarks structure as part of an adaptive reuse project. Only the front façade of the building is on the Final Landmarks List. Mr. Raider, the owner's representative, described the proposed design. Mr. Boswell was concerned that the (glass) storefront would be on the same plane as the rest of the front façade. He felt that the recessed entrance was a character defining feature of the former fire station and creating a level front façade would diminish the building's integrity. Mr. Raider responded that the storefront would be recessed 12" from the front elevation. He explained that because of the site's limited square footage they were forced to maximize the usable area. The discussion then focused on the condition of the existing windows. The windows are currently not operable. The owners intend to either have the windows repaired or replaced. Mr. Boswell moved to issue a notice to proceed with the alterations under the condition that the glass storefront to be recessed 12" from the front façade and that in the event the existing windows needed to be replaced, the new windows be wood windows with four over four true divided lites. Mr. Moore seconded the motion, which passed unanimously on a voice vote.

### **Applications for Tax Credit**

- \*11. Day property, 5007 Cedar Avenue, Halethorpe; contributing structure in the Relay County Historic District [County Council District # 1]

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

- \*12. "Spinster Hill," (Rivera property), 21010 York Road; Final Landmarks List # 195, County Inventory # CI-2948, (MIHP # BA-2948) [Council District # 3]

*Approved via the consent agenda to issue a notice to proceed for replacement of the existing porch with an identical porch. No action was taken to delineate the Historic Environmental Setting. As a consequence the tax credit application was not processed.*

***Report on County Tax Credit applications approved***

Ms. Brown noted that a tax credit application had been approved for the O'Neil property in Glyndon because the applicants had submitted a signed/approved Part 2 State Tax Credit application.

**Other Business**

Status report on legislative actions by the County Council

- a. Ms. Brown informed the Commission that the County Council Hearing on properties currently on the Preliminary Landmarks List is tentatively scheduled for July 7<sup>th</sup>.
- b. Mr. Hill asked for the formation of a Subcommittee, which would consider changes to the tax credit regulations and whether to add a preamble to the chair's introductory statement. Ms. Horst, Mr. Matthew, Mr. Boswell and Ms. Allen agreed to serve on the Subcommittee.

Mr. Reynolds moved to adjourn the meeting. Mr. Bryan seconded the motion, which was approved unanimously on a voice vote. The meeting adjourned at 8:08 p.m.

VKN:vkn