

Minutes
Baltimore County Landmarks Preservation Commission
May 13, 2010 Meeting

Mr. Bruce Boswell, Chairman, opened the regular monthly meeting of the Baltimore County Landmarks Preservation Commission (LPC) at 6:03 p.m. The following Commission members were:

Present

Mr. C. Bruce Boswell, Chairman
Ms. Carol Allen, Vice Chairman
Mr. Robert P. Brennan
Mr. David Bryan
Mr. John E. Day
Mr. Louis S. Diggs
Ms. Nancy W. Horst
Ms. Wendy McIver
Ms. Gloria McJilton
Ms. Norma Secoura

Not Present

Mr. John W. Hill
Mr. Dean C. Hoover
Ms. Nancy M. Hubers
Mr. Thomas J. Reynolds
Mr. Qutub K. Syed

County staff present included Karin Brown (Chief for Preservation Services), Teri Rising (Preservation Services staff), Mike Field (Law Office) and Vicki Nevy (Secretary to the Commission).

Review of the Agenda

1. Ms. Brown advised the Commission that the only change to the Preliminary Agenda was made to reflect the postponement of Item 7 to the meeting scheduled for July 8, 2010.

Approval of the Minutes

2. Mr. Boswell asked if anyone proposed any changes to the April 8, 2010 Minutes. Mr. Brennan noted the Minutes erroneously reported he attended a site visit in Sudbrook Park. The Minutes needed to be changed to reflect Mr. Hill's attendance at the site visit. Mr. Brennan moved to approve the April 8, 2010 Minutes subject to the change noted for the site visit. Ms. McJilton seconded the motion, which passed unanimously on a voice vote.

Consent Agenda

3. Mr. Boswell asked Ms. Brown to describe the items scheduled on the Consent Agenda. Mr. Boswell noted that no one had signed up to speak in regard to any of 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 10, 11 and 12 be approved as submitted. Ms. McIver seconded the motion, which passed unanimously on a voice vote.

Public Hearing on Nomination to the Preliminary Landmarks List

4. Old Jones Store Building, 6105 Old Frederick Road, Catonsville; (MIHP #BA-3256), [County Council District #1]

This item concerned a third party nomination to the Landmarks List.

Ms. Rising offered background information about the “Old Jones Store” and read staff’s recommendation not to support the nomination, because it did not meet any of the criteria that would justify placing the property on the Preliminary Landmarks List.

Ms. Emma Pennington, representing the Winters Lane Advisory Board stated that she was disappointed that staff did not support the nomination. Ms. Pennington indicated the building was an example of African American entrepreneurial success and in the past, had been a place where community residents would discuss politics and issues important to Winter’s Lane residents.

Mr. Diggs commented that he had written about this property and reported it had been one of two stores available to the African American community and that the building looked exactly as it had when it was a viable business.

Ms. Allen asked Ms. Pennington if the building was currently vacant. Ms. Pennington remarked the property had recently been foreclosed and is presently vacant. Ms. Pennington indicated she would like to see the building become available for neighborhood associations to meet in. Ms. Allen also asked if the property was within the boundaries of the Winters Lane National Register District. Ms. Rising stated it was not. Ms. Allen observed this property was typical of properties found in other African American communities and was not unique.

Mr. Boswell commented that the only possible criteria that might justify placing the structure on the Preliminary Landmark’s List would be criteria 1 – that the property “is associated with a personality, group, event, or series of events of historical importance.”

Mr. Mark Greenberg, the current owner of the property, reported he had met with both Ms. Pennington and Mr. Diggs and appreciated their interest in the property. He noted he would like to maintain the property as a residence. He thought that there were numerous locations within the community where neighborhood associations could meet.

Mr. Diggs moved to vote placing the “Old Jones Store Building” on the Preliminary Landmarks List under criteria (1) –for its association with the development of the community of Winters Lane. Ms. Secoura seconded the motion. The motion failed with Ms. Secoura, Mr. Bryan and Mr. Diggs voting in favor of the motion and the remaining members of the Commission voting against it.

5. Western Star Lodge Building, 58 Winters Lane, Catonsville; (MIHP #BA-3255), [County Council District #1]

This item concerned a third party nomination to the Landmarks List.

Ms. Rising offered a presentation of the history of the property and read the staff recommendation to support the nomination.

Ms. Pennington spoke in support of the nomination and explained the property had served as a social gathering place for the residents of Winters Lane during a time when they could not go elsewhere for entertainment such as dances and movies.

Mr. Bryan asked what the building is currently used for. Ms. Pennington stated she believed it was used for business purposes.

Mr. Boswell determined the owner of the property was not present nor had he responded to the notification letter send out by staff in coordination with the posting of the sign on the property.

Mr. Diggs moved to vote to (a) place the “Western Star Lodge Building” on the Preliminary Landmarks List under criteria (1) –for its association with the National Register Historic District of Winters Lane; for its association with the history of the African American Odd Fellows Fraternal Organization in Baltimore County (2) - as a representative example of fraternal lodge architecture with its historic integrity intact through its retention of the original form without any significant alterations; as an example from the 19th century period of construction within the community (b) to delineate the property .24 acres (map 101, parcel 1247) as its historic environmental setting. Mr. Brennan seconded the motion, which passed with Mr. Day voting against it.

6. Hoffmeister-Barrow House and stables, 9304 Philadelphia Road, Rossville; (MIHP #BA-2436), [County Council District #6]

This item concerned a third party nomination to the Landmarks List.

Ms. Rising offered a presentation of the history of the property and read the staff recommendation to support the nomination. She noted that referring to the property as the Hoffmeister house is imprecise and that the correct name would be the Pepper House (the rationale for this statement can be found on the nomination form for this property).

Mr. Boswell commended Ms. Rising on the excellent research provided in the Nomination Form.

Mr. Doug Lauenstein, attorney for the property owners, noted that the owner, Mr. Barrow, had owned the property for over 30 years and did not support the nomination. He stated that there was nothing special about the house except for the gingerbread decorations and describing the accessory structures as stables was incorrect, because the property never was a horse farm. It is surrounded by apartments, or businesses and is located in an urban setting. Mr. Lauenstein argued that the history of the property described in the nomination form represents the general history of Baltimore County rather than an account unique to this property. He noted that his client is 82 years old and would like to sell the property. He believes the house would be more difficult to sell if it were to be placed on the Preliminary Landmarks List. In his opinion, landmarking the property could be considered a taking.

Mr. Barrow, the current owner, explained he wished to sell the property and give the proceeds to his children. He noted the property is in bad condition and he estimated that it would cost \$100,000.00 to \$500,000.00 to restore.

Ms. Secoura moved to vote to (a) place the "Hoffmeister-Barrow House & stables" on the Preliminary Landmarks List under criteria (1) –for its significance as a representation of the early settlement in this area of Baltimore County that is unique due to the circumstances of its development; as a representative example of a homestead associated with one of the German families who came to settle in this area of the County (2) - as an excellent example of the Queen Ann style of Victorian architecture demonstrated by the incorporation of detailed porches, cut-out brackets designs, and patterned shingles. (3) - as an exceptional example of the work of a highly skilled master builder as evidenced by the quality of construction, use of design in its decorative details and retention of historic integrity (4) - as a work of notable artistic merit through its extensive use and placement of decorative elements (b) to delineate the property 1.43 acres (map 82, parcel 1374) as its historic environmental setting. Ms. McJilton seconded the motion, which passed unanimously on a voice vote.

7. Dimmitt-French House and setting, 12442 Jerusalem Road, Kingsville vicinity [County Council District #3]

Postponed at the request of the owner to July 8, 2010

Alterations to properties in County Historic Districts or Landmark structures

8. Adler property, 506 Sudbrook Lane; “Clarence Reynolds House”, (MIHP #BA3025) contributing structure in the Sudbrook Park County Historic District, removal of existing windows on enclosed rear sunroom, which were replaced with French doors and smaller casement windows with transoms and replacement of existing deck with larger “L” shaped deck [County Council District #2]

Ms. Brown read the action summary for this project, noting that the project had been previously considered. She remarked that the local advisory group had expressed their support for the project in a letter dated May 9, 2010. They did, however, ask for clarification regarding the type of mullions (muntins) and trim to be used in the transom and French door. She further noted that architectural drawings for the project had been provided for review in advance of the meeting.

The architectural drawings were reviewed with specific attention paid to the items for which clarification was requested in the above referenced letter.

Mr. Bryan moved to vote to issue a certificate of appropriateness for the project as represented on the architectural drawings. Mr. Brennan seconded the motion, which passed unanimously on a voice vote.

9. Schaffer property, 716 Howard Road, contributing structure in the Sudbrook Park County Historic District, construction of a 400 square foot deck at the rear of the home using synthetic wood-like material, two wood benches a wood arbor [County Council District #2]

Ms. Brown read the action summary for this project and noted the local advisory group’s support.

Mr. Diggs moved to vote to issue a certificate of appropriateness for the construction of a 400 square foot single level deck with two benches and an arbor. Ms. McIver seconded the motion, which passed unanimously on a voice vote.

Applications for Tax Credit

- **10. Clifton property, 7117 Wardman Avenue; contributing structure in the Stoneleigh National Register District; basement and attic renovations, updating the cooling and electrical systems, removal of oil tank [County Council District #5]

Approved via the consent agenda to issue a Certificate of Appropriateness.

- **11. Mundroff, 99 Smithwood Avenue; contributing structure in the Old Catonsville National Register District; repair of leaking house and garage roofs, repair/restoration of all wood windows, new exterior aluminum screens and storms, replacement of plastic shutters with wood shutters, paint window trim, adjustment/realignment of aluminum clad windows in family room and kitchen; restoration of existing 15-lite wood doors in living room; refurbish existing 5-panel interior doors with new hardware/reconditioning/repainting as necessary; in-kind replacement of existing basement door; all interior trim to be restored/repainted; non-historic trim to be replaced to match existing historic trim; replace existing skylights; install new gutters and downspouts on garage; mold remediation in crawlspace and cellar; install new rigid insulation along foundation wall; patch and repaint damaged interior walls and ceilings; removal of non-historic wood panels and ceiling tile in garage; repair and treat garage roof rafters and wall studs for water/termite damage; waterproof cellar foundation/slab; install perimeter drain, sump pit/sump pump; remove plywood floor and sleepers in garage; addition of radiator thermostatic valves; radiator refurbishment as required; old oil tank to be emptied/abandoned; installation of new gas fired boiler; insulate water/heating piping and add separate heating station in basement [County Council District #1]

Approved via the consent agenda to issue a Certificate of Appropriateness.

- **12. Jennings/Willey property, 124 Forest Drive; contributing structure in the Summit Park National Register District; exterior painting and in-kind replacement of damaged wood shutters [County Council District #1]

Approved via the consent agenda to issue a Certificate of Appropriateness.

Other Business

A presentation of the proposed development plans involving the Baltimore County Jail property was made by the Towson Swim Center, LLC. Mr. Chris Parks offered an in depth review of the plans, described specific goals for the project, and explained the rationale behind some aspects of the plans. Mr. Boswell encouraged the group to maintain as transparent a fence as possible between the final project and the historic structure.

Mr. Bryant moved to adjourn the meeting. Ms. Allen seconded the motion, which was approved unanimously on a voice vote. The meeting adjourned at 7:43 p.m.

VKN:vkn