

**Minutes**  
**Baltimore County Landmarks Preservation Commission**  
**June 9, 2011 Meeting**

Mr. Bruce Boswell, Chairman, opened the regular monthly meeting of the Baltimore County Landmarks Preservation Commission (LPC) at 6:04 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. Barbara Eckley  
Mr. Carl F. Herb  
Mr. John W. Hill  
Ms. Nancy W. Horst  
Ms. Wendy McIver  
Mr. Howard Perlow

Not Present

Ms. Gloria McJilton  
Mr. Thomas J. Reynolds  
Mr. Qutub K. Syed

Attending County staff included Andrea Van Arsdale (Director, Office of Planning), Karin Brown (Chief, Preservation Services), Teri Rising (Preservation Services staff) and Vicki Nevy (Secretary to the Commission).

Mr. Boswell welcomed Mr. Howard Perlow to the Commission and noted he would be serving as the Planning Board representative. Mr. Perlow indicated he would abstain from voting during that evening's meeting, because he was not yet familiar with the issues involved.

**Review of the Agenda**

1. Ms. Brown explained that the changes to the Preliminary Agenda published on June 2, 2011 were the addition of items # 9, #10 and # 12.

## **Approval of the Minutes**

2. Mr. Boswell asked if anyone proposed changes to the May 12, 2011 Minutes. Hearing none, Mr. Diggs moved to approve the May 12, 2011 Minutes. Mr. Hill seconded the motion, which passed unanimously on a voice vote, except for Mr. Perlow's abstention.

## **Public Hearing on a Nomination to the Preliminary Landmarks List**

4. "Davenport House", (Bellevue Farm) House, Bank Barn, Small Barn, Wagon House, Garden Shed and setting, 2101 Mt. Carmel Road, Parkton vicinity.

Ms. Rising presented the history of the property and read staff's recommendation to support the nomination. She noted there is a 20<sup>th</sup> century non-contributing addition added to the western elevation of the house.

Ms. Trish Bentz, Executive Director of the Baltimore County Historic Trust (BCHT), which had submitted the nomination, read a prepared statement. She commended the property owners for the care they have given the home and the property.

The property owners, Charles and Elizabeth Mitchell, explained they have owned the property for a little over one year and are very much in support of the nomination.

Ms. McIver moved to vote (a) to place "Bellevue Farm" House, Bank Barn, Small Barn, Wagon House, and Garden Shed on the Preliminary Landmarks List under the criteria referenced below and to (b) delineate the entire parcel, 7.76 acres total (map 21, parcel 94), as its historic environmental setting:

- (1) for its association with the historically significant Bosley, Merryman and Elliott families; for its association with the early 19<sup>th</sup> century settlement of northern Baltimore County; for its association with the agricultural history of Baltimore County;
- (2) as an excellent example of the 19<sup>th</sup> century stone vernacular architecture in Baltimore County that has retained its historic integrity through workmanship and materials
- (3) as an excellent example of the work of local stonemason John Hagar

Mr. Diggs seconded the motion, which passed unanimously on a voice vote, except for Mr. Perlow's abstention.

**Alteration to properties in County Historic Districts or on the Preliminary or Final Landmark's List**

5. "Glyndon School", Woman's Club of Glyndon, contributing structure in the Glyndon County Historic District and the Glyndon National Register District , MIHP # BA-715; revision to a previously approved proposal for constructing a handicap access ramp involving the conversion of a window opening to a doorway [County Council District # 3].

Ms. Brown explained that the matter had been before the Commission twice before - the first time, on March 10, 2011, with a proposal that was approved by the Commission; the second time, on May 12, with a revised proposal that was tabled, because of insufficient information.

Ms. Lynn Maher, representing the Woman's Club of Glyndon, informed the Commission that while they had made arrangements for their contractor, Mr. Buck Harmon to attend the meeting to answer technical questions, he was unable to do so because of a family emergency.

Because the questions remaining were technical in nature and in an effort to expedite the matter without bringing it again before the entire Commission, Mr. Bryan moved to vote to issue a certificate of appropriateness provided the outstanding questions could be adequately answered to a Technical Committee. Mr. Brennan seconded the motion, which passed unanimously on a voice vote, except for Mr. Perlow's abstention.

Messrs. Brennan, Herb, Day and Hill agreed to serve on the Technical Committee.

- \*\*6. "Torsell House" (Grace AME Church property), 79 Winters Lane, Catonsville, Final Landmarks List # 344; in-kind replacement of wooden shingle siding and construction of a rear porch [County Council District # 1].

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

7. "Shadowlawn" (Pepin property), 1732 Corbett Road, MIHP # BA-922, contributing structure in the Corbett Village County Historic District; construction of a pool house [County Council District # 3]

Ms. Brown explained the project involved the construction of a pool house. She noted the proposal was well designed, appropriately sited and would be constructed of quality materials.

The homeowner, Mr. Charles Pepin, and the architect, Mr. Dwayne Van Horn were both present and offered to answer any questions.

Hearing none, Mr. Boswell commended Messrs. Pepin and Van Horn for submitting an application so complete that there were no questions.

Ms. McIver moved to issue a certificate of appropriateness for the construction of the pool house as presented. Mr. Diggs seconded the motion, which was passed unanimously on a voice vote, except for Mr. Perlow's abstention.

8. "Gelston House" (Piazza property), 1603 Francke Avenue, Lutherville, MIHP # BA-336, contributing structure in the Lutherville National Register District and Lutherville County Historic District; alterations of a tree house previously constructed [County Council District # 3].

Ms. Brown explained this issue involves the construction of a very large tree house without prior approval by the LPC. The matter was brought before the LPC, which asked that the owner work with the Lutherville Advisory Committee (LAC) to develop revisions to the design that was smaller in size, compatible with the character of historic Lutherville and acceptable to the owner and LAC. The revised design before LPC, was the result of that collaborative effort.

Mr. Day moved to issue a certificate of appropriateness for the alterations to a tree house previously constructed. Ms. Allen seconded the motion, which passed unanimously on a voice vote, except for Mr. Perlow' abstention.

- \*\*9. "Weisbrod-Carroll House", 302 North Avenue, Lutherville; Final Landmarks List # 357, MIHP # BA-69; revision of plans previously approved by the LPC to change the orientation of a front loaded garage to a side loaded garage and to add a portico above the entrance door [County Council District # 3].

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

- \*\*10. Adams property, 3611 Briarstone Road, Fieldstone; contributing structure in the Fieldstone County Historic District; installation of a shed on an existing concrete pad in the rear corner of the yard [County Council District # 4].

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

## **Applications for Tax Credit**

- \*\*11. Mayer property, 5163 Viaduct Avenue, contributing structure in the Relay County Historic District; exterior painting, window reglazing, installation of storm windows and installation of central air [County Council District # 1].

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

- \*\*12. “Caples House” (Steele property), 211 Central Avenue, Glyndon; contributing structure in the Glyndon County Historic District and the Glyndon National Register District (MIHP # BA-776); request to replace both, the half-round gutters on the front and the K-style gutters in the rear, with larger, covered K-style gutters. [County Council District # 3].

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

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

Staff approved the following historic property tax credit application, because the applicant had submitted an approved State Part 2 application.

Anson property, 1007 Windsor Road Avenue, contributing structure in the Sudbrook Park National Register District; extensive interior and exterior repairs [County Council District # 2].

## **Other Business**

Ms. Allen mentioned several upcoming events that may be of interest, to the Commission.

Mr. Bryan moved to adjourn the meeting. Mr. Hill seconded the motion, which was approved unanimously on a voice vote. The meeting adjourned at 7:13 p.m.

VKN:vkn