

**Minutes
Baltimore County Landmarks Preservation Commission
January 12, 2012 Meeting**

Mr. Bruce Boswell, 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 _____

Not Present

Mr. C. Bruce Boswell, Chairman
Ms. Carol Allen, Vice Chairman
Ms. Rose A. Benton
Mr. Robert P. Brennan
Mr. David Bryan
Ms. Barbara Eckley
Mr. Carl F. Herb
Mr. John W. Hill
Ms. Wendy McIver
Mr. Qutub U. K. Syed

Mr. John E. Day
Mr. Louis S. Diggs
Ms. Nancy W. Horst
Mr. Howard Perlow
Mr. Thomas J. Reynolds

Attending County staff, Andrea Van Arsdale (Director, Department of Planning), Jeff Mayhew (Deputy Director, Department of Planning), Karin Brown (Chief, Preservation Services), Teri Rising (Preservation Services staff), Vicki Nevy (Secretary to the Commission), Lloyd Moxley (Planning staff) and Jay Doyle (Planning staff).

Review of the Agenda

1. Ms. Brown explained that changes to the Preliminary Agenda published on January 5, 2012 included the requested postponement of the public hearing scheduled for the Groff's Mill property and the addition of agenda item #7.

Approval of the Minutes

2. Mr. Boswell asked if anyone proposed changes to the November 10, 2011 Minutes. Mr. Hill noted the word "properties" used on Page 2 should be changed to "property's". Mr. Brennan moved to approve the November 10, 2011 Minutes as amended. Ms. Allen seconded the motion, which passed unanimously on a voice vote.

Annual election of Chairman and Vice-Chairman

Mr. Boswell stated that the annual election of officers was at hand and asked for nominations. He explained that he will not run again and that the January meeting will be the last he will lead. Mr. Hill moved to nominate Mr. Brennan as Vice- Chairman and Ms. McIver seconded the motion. Ms. McIver moved to nominate Ms. Allen as Chairman and Mr. Hill seconded the motion. Both motions were approved unanimously on a voice vote.

Public Hearing on Nominations to the Preliminary Landmarks List

5. "Groff's Mill" (Owings Upper Mill), Mill, House, Barn and setting, Reisterstown Road at or near Groff's Lane, Owings Mills; MIHP # BA 52, [County Council District #2]

Postponed at the request of staff

6. "Little Valley", House, Barn and setting, 1905H Rushley Road, Parkville vicinity; MIHP # BA3267, [County Council District #5]

Ms. Rising presented the history of the property and read staff's recommendation to support the nomination.

Mr. Russ Tag spoke in support of the nomination. He explained the property was his ancestral home before his family sold it to the current owner and that his father was born there. Ms. Carol Manfrado noted the property conveys a sense of history that makes it easy to imagine what the area must have looked like when the house was originally built. Ms. Elizabeth Collier expressed the opinion that the property is naturally beautiful.

Mr. Ron Jacobs, son of the property owner, reported his parents have owned the property for over 50 years. He described several changes to the house made by his father and previous owners. The changes included, but were not limited to, replacing brick chimneys with stone, making door openings larger, replacing the siding on the barn, the addition of a pool and the general replacement of materials within the house.

Mr. Frank Boozer, attorney for the owners, explained the property has been significantly altered since 1950. Among them the replacement of the aluminum roof on the barn, the creation of a pond on the site, the installation of a swimming pool, construction of a screened in porch, the removal of a spiral staircase and the removal of most of the original materials inside the house. He therefore questioned the property's historic integrity and whether it truly represents early agricultural development in Baltimore County.

Mr. Hill asked Mr. Boozer why the owners objected to the nomination. Mr. Boozer stated the owners would like to retain control over the property and are concerned about being constrained by the designation. Additionally, they believe it will decrease the economic value of the property.

Mr. Boswell stated it is the policy of the Commission to strive to accommodate owners wishing to upgrade their historic structures and informed Mr. Jacob and his attorney that the landmark designation does not prevent subsequent subdivisions.

Ms. McIver moved to vote to (a) place "Little Valley", House and Barn on the Preliminary Landmarks List under criteria (1) for its association with the early settlement and land development practices in Baltimore County; as a collection of artifacts illustrating the historical evolution of agriculture which contributed to the development and importance of Baltimore County that retains excellent historic integrity through the retention of feeling, association and environmental setting (2) as an excellent representation of 19th century stone vernacular architecture in Baltimore County that has retained its historic integrity through workmanship and materials (b) to delineate the entire property, 3 acres total (map 71, parcel 826), as its historic environmental setting (c) to recognize the proposed sewer and utility easement that traverses the parcel as an existing condition and not subject to review by the LPC. Mr. Hill seconded the motion was passed unanimously on a voice vote.

Alteration to properties in County Historic Districts or Landmark structures

7. "Battle Acre", 3219 Old North Point Road, Dundalk; Final Landmarks List #19, MIHP #BA636; repairs to both the fence and site surrounding the monument [County Council District #7]

The property in question is a County owned, one-acre memorial site honoring the 24 soldiers that had died during the battle of North Point. Mr. Lloyd Moxley of the Department of Planning, presented plans for improving the site's accessibility and physical appearance in anticipation of the celebration planned to honor the War of 1812. Mr. Moxley explained the plans take into consideration the

suggestions and comments offered by several Commission members serving on a Technical Committee consisting of Messrs. Herb, Brennan, Hill, Boswell, Ms. Horst and Ms. Allen.

Mr. Moxley explained that the site is constrained by existing drainage issues, traffic patterns, vandalism and poor accessibility. The proposal suggests relocating the fence away from the road, creating a concrete pedestrian plaza, refurbishing portions of the existing fence, the use of landscaping as a natural buffer, meeting ADA compliance standards and taking steps to improve the existing foundation of the monument.

Mr. Jay Doyle of the Department of Planning addressed questions regarding the reuse of the existing fence. Mr. Hill commented on the currently deplorable conditions of the site. Several of the Commission members praised the proposal, expressing pleasure in seeing the site will receive the respect it deserves. Ms. Benton expressed concerns about vandalism to which Mr. Doyle responded that the choice of the proposed landscape materials is expected to minimize these concerns.

Mr. Brennan moved to vote to issue a notice to proceed. Mr. Syed seconded the motion, which passed unanimously on a voice vote.

8. "Whyte-Levering House", 1614 Ruxton Road, Final Landmarks List #226; revised plans for construction of a 2 story rear addition [County Council District #2]

Ms. Brown explained the proposal concerns minor revisions to plans previously approved by the Commission.

Mr. David Myers of Vincent Greene Architects presented the revised plans pointing out the changes and explaining the rationale for them.

Mr. Hill moved to vote to issue a notice to proceed. Ms. Allen seconded the motion, which passed unanimously on a voice vote.

9. "Valley Inn" (Brooklandville House), 10501 Falls Road, Lutherville; Final Landmarks List #197, MIHP #BA218, contributing structure in the Greenspring Valley National Register District; extensive repairs to the existing structure, replacement of existing non-historic windows and doors, demolition of existing modern addition, demolition of existing sun porch, construction of a new addition [County Council District #2]

Ms. Brown reported a Technical Committee consisting of Messrs. Boswell, Hill, and Brennan have been working with the architects involved with this project and have met several times to consider plans for the rehabilitation and new construction.

Mr. Peter Ratcliffe of Ratcliffe Architects presented a review of the plans and expressed his appreciation for the comments and suggestions offered by the Technical Committee.

There was a brief discussion regarding an issue concerning the extent of the 2nd floor porch roof. The Technical Committee members would have preferred a design whereby the proposed roof would have been set back approximately five feet, but they stressed it was only a suggestion and they would be agreeable to the design that best served the owner's needs.

Mr. Boswell complimented both the owner and the architects for taking on such a big project and appreciated the attention to details and the respect being given to the original structure.

Mr. Syed moved to vote to issue a Certificate of Appropriateness. Mr. Hill seconded the motion, which passed unanimously on a voice vote.

- 10.** Wosenski property, 916 Adana Road, contributing structure in the Sudbrook Park County Historic District; in-kind replacement of front door [County Council District #2]

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

11. 219 West Seminary Avenue, infill lot in the Lutherville County Historic District and Lutherville National Register District; revision of previously approved plans to include the addition of a sun room on a new dwelling, installation of a patio and fence [County Council District #3]

Ms. Brown explained the project involves revisions of plans previously approved by the Commission.

The homeowner, Mr. Kevin Ortuglio, presented the Commission members with more accurately detailed drawings to consider. Mr. Ortuglio introduced the new builder involved with the construction of the house, sunroom and installation of the patio and fence. The builder, Mr. Patrick Kirby, described the plans.

Mr. Bryan moved to vote to issue a notice to proceed. Ms. Allen seconded the motion, which passed unanimously on a voice vote.

Applications for Tax Credit

- 12.** Benson property, 4813 Butler Road, contributing structure in the Glyndon County Historic District; in-kind repair/replacement of roof, installation of ventilation system in attic, installation of gutter guards and replacement of one of the central air conditioning units [County Council District #3]

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

Report on County Tax Credit applications approved

The following historic property tax credit applications were reported as approved by staff as an emergency repair or due to the receipt of Part II approval for work reviewed by MHT:

Benson property, 4813 Butler Road, contributing structure in the Glyndon County Historic District; basement waterproofing [County Council District #3]

Harley property, 800 Tred Avon Road, contributing structure in the Stoneleigh National Register District; in-kind repair of existing roof [County Council District #2]

Hoffmeister-Barrow House (Noel property), 9304 Philadelphia Road, MIHP #BA2436, Final Landmarks List #376; replacement of existing heating system, installation of air conditioning system, upgrading of electrical system, replacement of galvanized pipe in house with PVC pipe, basement walls to be newly parged and installation of a French drain [County Council District #6]

Prior to adjourning the meeting, Mr. Hill expressed his gratitude to both Ms. Allen and Mr. Brennan for accepting the positions of Chairwoman and Vice-Chairman. Ms. McIver also expressed gratitude to Mr. Boswell for his years of service as Chairman. Ms. Allen commended Mr. Boswell on his handling of the evening's meeting. Mr. Syed lamented not being present at the time of the evening's election, however, expressed his support for both Ms. Allen and Mr. Brennan.

Mr. Bryan moved to adjourn the meeting. Ms. McIver seconded the motion, which was approved unanimously on a voice vote. The meeting adjourned at 7:55 p.m.

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