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**Minutes  
Baltimore County Landmarks Preservation Commission  
March 8, 2012 Meeting**

Ms. Carol Allen, Chairman, opened the regular monthly meeting of the Baltimore County Landmarks Preservation Commission (LPC) at 6: 00 p.m. The following Commission members were:

Present \_\_\_\_\_

Not Present

Ms. Carol Allen, Chairman  
Mr. Robert P. Brennan, Vice Chairman  
Ms. Rose A. Benton  
Mr. John E. Day  
Mr. Louis S. Diggs  
Ms. Barbara Eckley  
Mr. Carl F. Herb  
Ms. Nancy W. Horst  
Ms. Wendy McIver  
Mr. Qutub U. K. Syed

Mr. David Bryan  
Mr. C. Bruce Boswell  
Mr. John W. Hill  
Mr. Howard Perlow  
Mr. Thomas J. Reynolds

Attending County staff, Karin Brown (Chief, Preservation Services), Teri Rising (Preservation Services staff) and Vicki Nevy (Secretary to the Commission).

1. Review of the Agenda

Ms. Brown explained that changes to the Preliminary Agenda published on March 1, 2012 included the requested postponement of the public hearing scheduled for both "Cool Spring Farm" and "Groff's Mill" and the addition of a consent agenda item for a property located in the Corbett Village County Historic District.

2. Approval of the Minutes

Ms. Allen asked if anyone proposed changes to the February 9, 2012 Minutes. Mr. Diggs noted Mr. Boswell was reported to have opened the February meeting when actually it was Ms. Allen. Ms. Eckley moved to approve the February 9,

2012 Minutes with the noted correction. Mr. Syed seconded the motion, which passed unanimously on a voice vote.

**Public Hearing on Nominations to the Preliminary Landmarks List**

4. “Cool Spring Farm” (Hill House), 19301 York Road, Parkton, MIHP # BA-1152 [County Council District #3]

*Postponed until April 12, 2012*

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 until March 8, 2012*

6. “Holly Hill”, House and setting, Cockeysville vicinity; MIHP #BA187, [County Council District #3]

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

Several questions were asked of staff regarding the Technical Committee visit, the proposed historic environmental setting (HES), the future construction of a comprehensive care center and whether the nominating party supports these future plans. Staff explained that although elevation drawings have not yet been prepared for the proposed comprehensive care center, the Technical Committee considered two possible scenarios regarding its future location. Given the physical constraints of the site and the location of Holly Hill House, both the Broadmead Board of Trustees and the Technical Committee were satisfied that the proposed HES would accommodate future plans and respect the historic structure’s view shed.

A trustee of Broadmead, was present to answer questions. She noted they expect the comprehensive care center to be three stories tall and anticipate siting it into the hill in order to minimize the height. They also expect to connect the comprehensive care center with the existing community building by means of a covered walkway located at the rear of the house.

Ms. McIver moved to vote to (a) place “Holly Hill” on the Preliminary Landmarks List under criteria (1) - For its association with the early development of the Cockeysville area; for its association with the milling industry; for its association with the historically significant Thornburg and Webster families; (2) -

as an excellent representation of the vernacular Federal style and for its demonstration of architectural style evolution in its additions (b) to delineate part of the property, .39 acres total (map 42, parcel 559), as its historic environmental setting. Mr. Diggs seconded the motion, which passed unanimously on a voice vote.

#### **Demolition request of a structure on the Final Landmarks List**

7. "Jones House I", 406 Virginia Avenue, East Towson; Final Landmarks List # 354, MIHP #BA1032 [County Council District #5]

Ms. Brown reported the immediate request is for the demolition of the property. She explained the chain of events leading up to the request being considered and staff's recommendation to vote to deny the request for demolition. Ms. Brown also explained the matter would be referred to the Administrative Hearing Officer for consideration of demolition by neglect charges should the LPC deny the demolition request.

The property owner, Mr. Alireza Aliaskart, was present. He stated he was unaware the property was historic when he purchased it at an auction. He explained the structure is not safe and beyond repair according to the opinion of an engineer having inspected the building.

Mr. Diggs moved to vote to deny the request for demolition. Mr. Brennan seconded the motion, which passed unanimously on a voice vote.

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

8. Ruther property, 1915 Monkton Road, "Codd House"; MIHP # BA-508 contributing structure in the Monkton County Historic District, request to enclose an existing covered porch, adding 6 new windows and 1 door [County Council District # 3]

Ms. Brown provided pictures of the existing structure and noted staff's recommendation to vote not to issue a Notice to Proceed based upon the Design Guidelines.

The architect for the project, Mr. Austin Childs, described the proposal and noted both the existing porch columns and the concrete block foundation walls date to the 1980s. Because the house is situated so close to the road, Mr. Childs stated the resulting traffic noise prevents the homeowner from being able to use the porch.

Mr. Childs presented drawings not previously submitted to the LPC for consideration. While the original drawings presented used 6 new windows to

enclose the porch, the new drawings used a different type of glass pattern to enclose the porch.

In light of revised drawings being presented, Ms. Brown suggested a Technical Committee be established to meet on site with the architect.

Mr. Day moved to vote not to issue a notice to proceed and to establish a Technical Committee to review the new proposal on site and to subsequently report their findings at the April meeting of the LPC. Mr. Brennan seconded the motion, which passed unanimously on a voice vote.

9. "Long Island", 2200 Cromwell Bridge Road; Final Landmarks List #77, MIHP #BA102; construction of a two story addition with other modifications to the existing rear facades [County Council District #3]

Ms. Brown briefly described the proposal and noted several commissioners had already visited the site.

The new owners of the property, Brian and Mia Walsh, reported the home, the barn and the various accessory structures are in poor condition. Mr. Walsh explained the home is very narrow and has very low ceilings. They wish to expand the house without impeding on the existing structure noting they made every effort not to alter the front façade.

Mr. Brennan noted the new porch located on the side of the house appears to be taller than that of the front porch. Mr. and Mrs. Walsh agreed the drawings did give that impression, however, their goal is to have both porches level with each other. They indicated they thought it was simply a drawing mistake and said they would address the matter with their builder.

Ms. Horst moved to vote to issue a Certificate of Appropriateness for the proposal as presented. Ms. McIver seconded the motion, which passed unanimously on a voice vote.

- \*\*10. "Shadowlawn" (Pepin property), 1732 Corbett Road, MIHP #BA-922, contributing structure in the Corbett Village County Historic District; in-kind roof replacement [County Council District #3]

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

**Other Business**

Ms. Brown reported on the current status of three code violation issues. One had been resolved by the removal of the structure involved (a tree house), one was ongoing and another was newly reported.

A date of May 31<sup>st</sup> was chosen for the Spring Retreat. Ms. Brown stated she would announce the location and agenda for the Retreat at another time. Mr. Diggs suggested the Banneker Museum as a possible location.

Mr. Syed moved to adjourn the meeting. Mr. Diggs seconded the motion, which was approved unanimously on a voice vote. The meeting adjourned at 7:30 p.m.

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