

Minutes
Baltimore County Landmarks Preservation Commission
April 12, 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. C. Bruce Boswell
 Mr. David Bryan
 Mr. John E. Day
 Mr. Louis S. Diggs
 Ms. Barbara Eckley
 Mr. John W. Hill
 Ms. Nancy W. Horst
 Ms. Wendy McIver

Mr. Howard Perlow
 Mr. Carl F. Herb
 Mr. Thomas J. Reynolds
 Mr. Qutub U. K. Syed

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 April 5, 2012 included the addition of 2 tax credit applications to the report on applications approved by staff and the addition of item #13.

2. Approval of the Minutes

Ms. Allen asked if anyone proposed changes to the March 8, 2012 Minutes. Mr. Hill noted the reference to the postponement of the Groff's Mill nomination should be changed to April 12, 2012 rather than March 8, 2012. Mr. Diggs moved to approve the Minutes subject to the noted change. Mr. Brennan seconded the motion, which passed unanimously on a voice vote.

Public Hearing on Nominations to the Preliminary Landmarks List

4. "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]

Ms. Rising presented the history of the property and read staff's recommendation to support the nomination. (Note: the property is currently involved in a request to rezone the existing zoning of ML and DR 16 to BL.)

Mr. William D. Shaughnessy, Jr., attorney for the property owner, addressed the Commission. He explained his client had no objection to the Mill and the house being nominated to the Preliminary Landmarks List, however, the property owner objects to the nomination of the barn and the Historic Environmental Setting (HES) as delineated by staff. Mr. Shaughnessy explained that the mill has been vacant for some time and the property is not generating any income. As a consequence, the owner would like to sell the property. They have found an interested party who would like to realign Groff's Lane and develop two pad-sites that would be created along Reisterstown Road. This conceptual redevelopment would involve the demolition of the barn. Additionally, the prospective buyer proposes a different delineation of the HES. He suggests aligning the HES along the proposed reconfigured Groff's Lane and the northern boundary of the proposed smaller pad-site, which would exclude the proposed pad-sites from the setting. Mr. Shaughnessy presented photos of all structures involved, conceptual drawings illustrating how the area may be developed and a site plan, as well as an aerial showing the delineation of the HES preferred by his client.

Ms. Rising explained the HES proposed by staff is limited to the parcel the structures occupy and does not take into account the .69-acre parcel that abuts the parcel along its northwestern boundary.

The property owner, Mr. William Groff, III, explained the prior ownership of the parcels and noted he is currently the sole owner of the property. He indicated the proposed Historic Environmental Setting includes a small sliver of an adjacent parcel because he felt it better conveyed how the structures were originally situated on the hill.

In light of Mr. Groff's mention of the 6-acre adjacent parcel being subject to flooding, Ms. McIver asked how a prospective buyer plans to develop it. Mr. Shaughnessy responded that would be a question for the future owner to consider. Mr. Groff noted the 6-acre parcel is currently a burden to him; however, he is interested in seeing both the house and the mill being adaptively reused. He noted that the prospective transaction he is working on could proceed if the barn is not

considered for the Preliminary Landmarks List. He maintained that the prospective transaction might benefit the community because it would involve realigning Groff's Mill Lane in such a fashion as to improve the existing intersection.

Mr. Day questioned the need for the dogleg shaped portion of the owner's proposed Historic Environmental Setting. Mr. Shaughnessy answered he thought it would help the contract purchaser gain room for the $\frac{3}{4}$ acre pad site.

Mr. Rising reminded the Commission that they must adhere to existing parcel lines and they would have to entertain an additional parcel nomination if they wanted to increase the Historic Environmental Setting to include additional space.

Mr. Shaughnessy explained his client would be willing to submit a nomination to include the additional parcel in an effort to further the prospective contract.

Mr. Brennan said he thought the dogleg would be important because it is up hill from the site and it would become the entrance to the Mill. Mr. Brennan asked if the developer had investigated the best use for the site in its entirety. Mr. Shaughnessy responded that the developer has nothing locked up for the sites. Responding to a question asked by Ms. Horst, Mr. Shaughnessy stated the contract purchaser is not interested in the Mill. Mr. Shaughnessy noted they are still trying to find someone to adaptively reuse the Mill even though over the years they have not been able to attract a buyer.

Ms. Trish Bentz spoke on behalf of the Baltimore County Historic Trust. She stated that the barn should be recognized, however, the Trust could support letting it go if it means placing the house and mill on the Preliminary Landmarks List with the owner's approval.

Mr. Bryan moved to vote to (a) place "Groff's Mill" and House on the Preliminary Landmarks List under criteria (1) - For its association with the early development of the Owings Mills area and as the only original Owings family mill still standing; for its association with the milling industry; for its association with the historically significant Owings and Groff families; (2) - as an excellent representation of industrial architecture, it is also probably one of the oldest and largest mills surviving in Baltimore County and likely the only one in the State of Maryland that features loading doors built directly into the brick pavilion from the main body of the building; as a representation of vernacular architecture in the residence and barn complex which is significant because of the few resources of this age and type still standing in Owings Mills, the residence represents a variety of architectural styles that demonstrate the changing tastes of society and a family's needs over multiple generations; (3) - the work of a master builder is represented through the quality of the brick work in the mill building (b) to delineate the property as outlined in red on Exhibit #3 (map 58, parcel 297), and (c) to subsequently consider a nomination submitted by the property owner for an

additional parcel within the next 60 days. Mr. Hill seconded the motion, which passed, with Mr. Diggs voting against it.

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

Ms. Brown reported the nominating party had withdrawn the nomination.

Alteration to properties in County Historic Districts or Landmark structures

- **6. Ruther property, 1915 Monkton Road, "Codd House"; MIHP # BA-508 contributing structure in the Monkton County Historic District, request to enclose an existing non-historic porch, adding 6 new windows and 1 door [County Council District # 3]. (Note: this item had been before the Commission on March 8, 2012. At that meeting the Commission decided to form a Technical Committee to visit the site and evaluate the proposal. The Technical Committee comprised of six Commission members found the proposal appropriate.)

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

7. Sheppard Pratt Gatehouse, 6501 N. Charles Street; Final Landmarks List #218, MIHP #BA-212, extensive exterior restoration with the addition of a new guardrail to be installed behind the historic railing [County Council District #5]

Ms. Brown described the proposal and noted staff's recommendation to vote to issue a certificate of appropriateness.

Mr. Bryan questioned the use of glass panels along the porch railing. Ms. Katherine Good, representing Kann Partners, responded that the panels will be 42 inches tall, will be set back 3 inches from the original railings and will satisfy code requirements for railings.

Both Ms. Horst and Mr. Boswell expressed their appreciation for Kann Partners' attention to details on the project.

Mr. Diggs moved to vote to issue a certificate of appropriateness for the proposal. Ms. McIver seconded the motion, which passed unanimously on a voice vote.

8. Gleeson property; 4943 Cedar Avenue, contributing structure in the Relay County Historic District; return currently enclosed front porch to more historically accurate open front porch using wood for railing and posts and tongue and groove wood flooring [County Council District #1]

Ms. Brown explained the proposal being considered only involved the front porch and that the addition initially referenced on the permit will be considered at a

subsequent meeting. In response to concerns regarding the appropriateness of the proposed posts, Ms. Brown showed photos of other properties within the district. The pictures confirmed the presence of various styles of posts, including some that resembled the type proposed for the project in question.

Mr. Bryan moved to vote to issue a certificate of appropriateness. Mr. Diggs seconded the motion, which passed unanimously on a voice vote.

9. Wayman property, 11918 Jericho Road, contributing structure in the Franklinville County Historic District; installation of an exterior chimney [County Council District #3]

Ms. Brown reported staff's recommendation to vote to issue a certificate of appropriateness for the property owner's proposal to install a wood stove, which requires the installation of an exterior chimney.

When asked whether the proposed chimney had to be located where shown, Mr. Wayman, the owner, explained that he would like to place the stove in the middle of the room, which would optimize heat distribution. Also the chimney was located in a fashion that would permit easy access on the exterior for maintenance purposes.

Various options for placement of the chimney were discussed. The primary concern expressed by Commission members was the close proximity of the proposed chimney to one of the windows. Mr. Boswell moved to vote to issue a certificate of appropriateness subject to the chimney coming no closer than 1 foot within the window frames. Mr. Diggs seconded the motion, which passed with Mr. Day, Ms. McIver and Ms. Horst voting against it.

- **10. Majestic property, 607 Sudbrook Road, "Shriver House"; MIHP #BA-3041, contributing structure in both the Sudbrook Park National Register District and the Sudbrook Park County Historic District; installation of a split rail fence in the rear of the property [County Council District # 2]

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

11. "Williams House", 408 Virginia Avenue, Final Landmarks List # 353, MIHP #BA-1035; construction of a 20'x20' one car garage on location of a small existing concrete pad [County Council District #5]

Ms. Brown described the property owner's request to construct a 20'x20' one-car garage on the lot. She noted the property owner was unable to attend the evening's meeting himself because of childcare issues. She explained there is a

similar garage on an adjacent lot, however, there may be an access issue to get from the street to the garage.

Mr. Diggs moved to vote not to issue a notice to proceed. Mr. Hill seconded the motion, which passed with Mr. Brennan and Ms. Benton voting against it.

Mr. Boswell moved to vote to issue a certificate of appropriateness for the construction of a 10' x 16' auxiliary structure, which could be used as a garage or as a storage shed. Mr. Hill moved to amend the motion to accommodate the construction of a 13' x 20' storage shed subject to the 20' length running along the depth (front to back) of the lot. Ms. Benton seconded the motion, which passed with Mr. Diggs voting against it.

- **12. Weaver property, 604 Upland Road; contributing structure in the Sudbrook Park National Register District, contributing structure in the Sudbrook Park County Historic District; installation of a shed in the rear of the property [County Council District #2]

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

13. Tabrisky property, 703 Cliveden Road; non-contributing structure in both the Sudbrook Park National Register District and Sudbrook Park County Historic District; replacement of an existing front door concrete landing with a 6' x 12' covered porch [County Council District #2]

Ms. Brown described the proposal noting the approval from the local advisory group and the property owner's intent to add lattice to cover up the area shown as being open on the drawings.

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

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:

Duvall property, 227 Murdock Road, contributing structure in the Rodgers Forge National Register District; plumbing repair/replacement [County Council District #5]

Hozore/Locke property, 722 Howard Road, contributing structure in the Sudbrook Park National Register District, contributing structure in the Sudbrook Park County Historic District, MIHP #BA3017; pipe replacement [County Council District #2]

Clements, 200 Central Avenue, contributing structure in the Glyndon National Register District, contributing structure in the Glyndon County Historic District; roof repairs [County Council District #3]

O'Neill property, 6 Fiske Avenue, contributing structure in the Glyndon National Register District, contributing structure in the Glyndon County Historic District; in-kind roof replacement, installation of new K-style gutters and installation of screen doors [County Council District #3]

Rees property, 209 Hopkins Road, contributing structure in the Rodgers Forge National Register District; repoint missing mortar on chimney and front porch, in-kind replacement of front porch flooring and in-kind replacement of missing bricks [County Council District #5]

Morris/Armacost property, 4715 Butler Road, contributing structure in the Glyndon National Register District, contributing structure in the Glyndon County Historic District; replacement of cracked boiler and installation of an indirect water heater [County Council District #3]

Other Business

Ms. Brown noted the Spring Retreat is scheduled for Thursday, May 31, 2012 at the Carver School in East Towson.

Mr. Bryan moved to adjourn the meeting. Mr. Diggs seconded the motion, which was approved unanimously on a voice vote. The meeting adjourned at 8:05 p.m.

VKN:vkn