

**Baltimore County Landmarks Preservation Commission**  
**March 9<sup>th</sup>, 2023 Meeting Minutes**

**Call to order; introduction of Commission members; pledge of allegiance to the Flag; statement of purpose and operating procedures**

Mr. Holman-Chair, opened the regular monthly meeting of the Baltimore County Landmarks Preservation Commission (LPC) at 6:00 p.m. Through the meeting, the following Commission members were:

Present

Ms. Jamie Ferguson  
Mr. John Holman, Chair  
Mr. Scott Holupka  
Mr. Ed Hord , Vice-Chair  
Mr. Vincent Johnson  
Ms. Lili Mundroff  
Mr. Raymond Scott  
Mr. Christopher Parts  
Mr. Christopher Weston

Not Present

Ms. Phoebe Evans Letocha  
Ms. Selisa Jefferson  
Ms. Wendy McIver

Attending County staff included Ms. Caitlin Merritt (Preservation Services Chief), Ms. Jennifer Nugent (Division Chief, Development Review), Ms. Jessica Brannock (Preservation Planner), and Mr. Jeffery Utermohle (Office of Law).

**Special Presentation:** Glenn L. Martin Company Plant #2, 2700 and 2800 Eastern Blvd. Middle River [County Council District #5]. Special Presentation on National Register Nomination.

Ms. Merritt presented the Glenn L. Martin Company Plant #2 nomination. The property meets the following criteria:

Criterion A (associated with events that have made a significant contribution to the broad pattern of our history):

- For its role in the World War II as the primary production facility for the B-26 Marauder Bomber from late 1941 to 1945.

Criterion B (Property associated with the lives of persons significant in our past):

- For its association with Glenn L. Martin, who by the time of its construction had established himself as one of the top military aircraft designers in the country, credited with the MB-1 Bomber (Army, World War I), the B-10 Bomber (1934), the China Clipper (1935), the Martin Mariner (PBM-1, 1939) and the huge MARS flying boat (1941).

Criterion C (Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction):

- It is an example of the Art Moderne style of architecture and is a major work of Albert Kahn, the premier industrial architect in the United States during the period

Ms. Merritt concluded her presentation. Mr. Holman asked if anyone wished to discuss the nomination further. The Commission had no comments or questions. Mr. Hord moved to recommend that the Glenn L. Martin Company Plant #2 be listed on the National Register of Historic Places. Mr. Parts seconded the motion, which passed with affirmative votes being cast by Ms. Ferguson, Mr. Holupka, Mr. Hord, Mr. Johnson, Ms. Mundroff, Mr. Scott, Mr. Parts, Mr. Weston, and Mr. Holman. There were no dissenting votes.

### **1. Review of the Agenda**

Ms. Brannock reported that there were no changes made to the Preliminary Agenda published March 2<sup>nd</sup>, 2023.

### **2. Approval of the Minutes**

Mr. Holman asked if anyone proposed changes to the February 9<sup>th</sup>, 2023 Minutes. Hearing none, Mr. Hord moved to approve the minutes as proposed, the motion was seconded by Mr. Parts and passed with affirmative voice votes being cast by Ms. Ferguson, Mr. Holupka, Mr. Hord, Mr. Johnson, Ms. Mundroff, Mr. Scott, Mr. Parts, Mr. Weston, and Mr. Holman. There were no dissenting votes.

### **3. Consent Agenda**

Ms. Brannock read the Action Recommendation for Consent Agenda Item 6.

Mr. Holman asked if anyone wished to discuss the Consent Agenda Items further. The Commission had no comments or questions. Mr. Parts moved to issue a Certificate of Appropriateness for the Consent Agenda Items as proposed. Mr. Hord seconded the motion, which passed with affirmative votes being cast by Ms. Ferguson, Mr. Holupka, Mr. Hord, Mr. Johnson, Ms. Mundroff, Mr. Scott, Mr. Parts, Mr. Weston, and Mr. Holman. There were no dissenting votes.

### **Items for Discussion and Vote**

4. Gallagher Property, 703 Abell Ridge Circle, Towson; “The Ridge” (Lot 12 Single Property District), County Historic District; Construction of an in ground pool and pool house in the rear yard [County Council District #2].

Ms. Brannock introduced the agenda item, which involved the construction of an in-ground pool and pool house in the rear yard. Ms. Brannock shared that the mansion was occupied as a dwelling through the early 20th century, and subsequently served as the Ridge School from 1955 to 2000, and that school additions were constructed and connected to the Mansion during that time. The property was placed on Final Landmarks List in 2002 and was delineated as a Single Property District (Lot 12) by County Council Bill 18- 06 when the property was sold and the land was subdivided. The Mansion was restored to its previous exterior appearance between 2005 and 2006. The later school additions were removed and the present property and setting was created.

For work item number 1, the owners wished to construct a 40' by 20' in-ground pool with a 6" porcelain waterline tile and plaster interior. The pool will be constructed in the center of the rear yard just off of a rear covered portico. The existing yard is a flat grassy area. To the west is an existing detached garage constructed in 2006.

For work item #2, the owners proposed to construct a 970 sf pool house off the northwest corner of the house, west of the proposed pool. The pool house design will be similar to the detached garage on the opposite side on the yard. It will be one story with a steeply pitched hipped roof with a total height of 18'. The hipped roof will be covered with DaVinci faux slate and will have copper ½ round gutters and downspouts. The exterior will be similar to the existing garage, with a brick foundation and clad in HardiePanel board and batten. The windows will be wood-clad Loewen or Marvin. The windows on the east elevation, which faces the pool will have a series of multi-slide pocket doors with a colonial grid, centered under the covered portico. A series of bi-folding windows with a colonial grid will be on either side. The remaining windows on the other elevations will be casement style windows with a colonial grid. The rear elevation has a centered stone chimney, flanked by a multi- slide door system on each side. The south elevation, that faces the Mansion, will have a centered single leaf ½ light wood door, flanked on either side with a single casement window. The north elevation has two casement windows.

Ms. Brannock noted that the existing site and setting around the Mansion was created in 2005/2006 when the Ridge School's property was subdivided, and has no historic significance to the Mansion or district. Ms. Brannock continued that the design of the pool house and proposed materials are compatible with the historic Mansion and are consistent with the existing detached garage. In addition, the new construction is located in the rear and will not be highly visible from the front. Staff noted that there was no mention of any pool fencing in the application and reiterated to that applicant/owner that any future fencing needs to be approved by the LPC and meet our design guidelines as well as the regular building code, before it is installed.

Ms. Brannock added that the property owner and architects are available to answer questions.

Mr. Johnson asked if a fence installation is required. Ms. Merritt responded that a fence is required to enclose the pool but that the application did not include information on fencing.

The Commission had no further questions or comments.

Mr. Hord moved to issue a Certificate of Appropriateness for the in-ground pool and pool house constructions as proposed. The motion was seconded by Mr. Johnson, an passed with affirmative votes being cast by Ms. Ferguson, Mr. Holupka, Mr. Hord, Mr. Johnson, Ms. Mundroff, Mr. Scott, Mr. Parts, Mr. Weston, and Mr. Holman. There were no dissenting votes.

*Citing Baltimore County Historic Design Guidelines, Additions and Infill: pages 1-7, and Fences and Landscapes: pages 1-5; County Code Sec. 32-7-405.*

5. "BATTLE ACRE.", Baltimore County Department of Recreation and Parks Property, 3115 North Point Road, Dundalk; Baltimore County Final Landmark #19, BATTLE ACRE; Concrete walkway construction for trail connection [County Council District #7].

Ms. Brannock introduced the agenda item, which involved the construction of an 8' wide, 88' long concrete walkway, from the existing rear west fence opening to the Battle Acre monument in the center

of the park. This work is intended to connect the park to the future Bear Creek Heritage Trail route. A concrete apron will be laid at the existing fence opening. A 16' long flush curb will separate the concrete paving the adjacent asphalt alley. Some grading will be done in the limit of disturbance to grade where needed to meet ADA requirements. Any disturbed area immediately surrounding the pavement will be seeded or sodded when the work is complete.

Ms. Brannock reminded the Commission that the LPC approved the gate design for this missing section of fence at its March 10th, 2022 meeting. The current application did not mention the gate or its design. Staff asked the Commission to discuss this with the applicant to determine if there are no changes in the gate design as a result of this project. The Applicant confirmed that the fence/gate design previously approved has not changed.

Ms. Merritt shared that Staff received written testimony from several stakeholders, four of which were in support of the proposed concrete walkway construction, and one in opposition. The letters were circulated to the Commission on Thursday afternoon.

Ms. Merritt introduced Ms. Tasha Gresham-James, Dundalk Renaissance. Ms. Gresham-James shared that the Dundalk Renaissance is in support of the project, and stated that the walkway allows the park to be accessible to the surrounding community. Ms. Gresham-James concluded her comments and thanked the Commission for their consideration.

Ms. Merritt introduced Ms. Phyllis Joris, Executive Director, NeighborSpace of Baltimore County. Ms. Joris shared that she has been working with the community since 2014 to establish the Bear Creek Heritage trail system, and stated that the proposed trail connection is a small, but important piece to provide public access to the history and amenities of Bear Creek.

Ms. Brannock introduced Ms. Marsha McLaughlin, Board Member, NeighborSpace of Baltimore County. Ms. McLaughlin stated that the community is proud of their involvement with the War of 1812, and that the proposed trail connection will facilitate the community's accessibility to Battle Acre and the surrounding parks.

Mr. Weston added that one of the letters of opposition raised concern for unidentified archaeological remains that may be impacted by the impervious walkway construction.

Ms. Joris replied that funding has been set aside to hire an archaeological consultant to assess the area of potential effect.

Mr. Scott asked for clarification on how the trail at Battle Acre will connect to North Point State Battlefield. Ms. Joris replied that the trail would follow the existing crosswalk and sidewalk along North Point Road, to the North Point State Battlefield. The rear sidewalk and alley will connect to the Bear Creek waterfront.

Mr. Scott asked if signage will be included along the proposed trail path. Ms. Joris replied that signage and markers will be installed along the pavement, as well as interpretive signs that highlight the history of the park and monument.

Mr. Scott asked if a gate will be installed at the rear opening. Ms. Joris replied that Baltimore County is responsible for the gate design and installation phase of the proposed work, and that NeighborSpace is

slightly ahead in their design planning. The walkway and cement apron will likely be completed before the gate installation. The gate will also serve as an access point for Baltimore County maintenance.

The Commission had no further questions or comments.

Mr. Parts moved to issue a Certificate of Appropriateness for the concrete walkway construction as proposed. The motion was seconded by Mr. Scott, which passed with affirmative votes being cast by Ms. Ferguson, Mr. Holupka, Mr. Hord, Mr. Johnson, Ms. Mundroff, Mr. Scott, Mr. Parts, Mr. Weston, and Mr. Holman. There were no dissenting votes.

*Citing Baltimore County Historic Design Guidelines, Fences & Landscape: pages 1-5; County Code Sec. 32-7-405.*

- \*\*6.** McMillin Property, 5167 Viaduct Ave, Relay; Contributing structure in the Relay County Historic District; Tax Credit Part II – Various structural repairs and/or replacements to the Main beam, sill plate, joists; and jack posts [County Council District #1].

Approved via the Consent Agenda to issue a Certificate of Appropriateness.

*Citing Baltimore County Historic Design Guidelines, Façade Materials: pages 1-12; County Code Sec. 32-7-405; Sec. 11-2-201.*

### **Other Business**

Ms. Merritt informed the Commission that the following historic review applications/ historic property tax credit applications were approved by staff as an emergency repair (ER) or due to the receipt of a Part II approval for work reviewed by the Maryland Historic Trust:

- Warfield/Higbie Property, 1822 Frederick Road, Final Landmark #395 – Oak Grove & Setting, Part II Approval for geothermal heating system installation, roof repairs, and front porch painting – (MHT Part 2) [County Council District #1].
- Biagioli Property, 503 Dunkirk Road, Contributing structure in the Anneslie NRHD, Part II Approval attic abatement work and basement rim joist insulation – (MHT Part 2) [County Council District #6].
- Dhanesar Property, 513 Sudbrook Lane, Contributing structure in the Sudbrook Park County Historic District and Sudbrook Park NRHD, ER in-kind asphalt roof replacement [County Council District #2].

Mr. Hord moved to adjourn the meeting. Mr. Parts seconded the motion, which passed with affirmative votes being cast by Ms. Ferguson, Mr. Holupka, Mr. Hord, Mr. Johnson, Ms. Mundroff, Mr. Scott, Mr. Parts, Mr. Weston, and Mr. Holman. There were no dissenting votes.

The meeting adjourned at 7:18 PM.

JCB:jcb