

1177 78-93-XSPH **PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, J. T. H. JOHNSON, ET AL, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition the Zoning Commissioner of Baltimore County to reconsider the zoning of the property and to grant a Special Exception for the use of the property as an office building located on a contiguous tract of land.

See attached description

WHEREAS for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for OFFICE OF OFFICIAL BUILDINGS, on the DR 16 property with a variance for parking on DR 16 property.

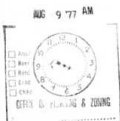
Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

J. T. H. Johnson, et al.
Contract purchaser
J. T. H. Johnson, et al.
Legal Owner
Address: Brooklandville, Md. 21022

R. Taylor McLean
Protestant's Attorney
Address: 102 Mt. Pennsylvaniana Ave., Towson, Md. 21204

ORDERED BY the Zoning Commissioner of Baltimore County, this 9th day of August, 1977, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21st day of September, 1977, at 11:00 o'clock A.M.



(over)

S. ERIC DI MENNA
ZONING COMMISSIONER

March 9, 1978

Mr. Martin P. Azola, Vice President
J. R. Azola and Associates, Inc.
100 Cathedral Street
Baltimore, Maryland 21201

RE: Proposed Reconstruction of
South Tower and Shed
SW/Corner of Falls and
Old Court Roads
3rd Election District

Dear Mr. Azola:

I am in receipt of your letter of February 28, 1978, in which you request information concerning the above referenced matter.

The subject property was granted a Special Exception to convert the existing building to office use and a Special Hearing to allow off street parking on the rear of this site, as a result of Case No. 78-93-XSPH. A review of the submitted site plan, filed with this Petition, indicates that the parking requirements were based on the total square footage of the existing building, including the "south tower", while the existing shed was proposed to be removed. Based on your proposal, i.e., to raise the south tower and to reconstruct these areas exactly with the same square footage, it is my interpretation that this would be allowed without the requirement of another hearing.

Mr. Nicholas B. Commodari, of our office, spoke to your contractor on March 3, 1978, and he accepted for filing, the building permit applications to raise the existing shed and to alter the existing factory building with no change in use at this time. A change of occupancy permit will be required in order to convert the existing building to offices. Mr. Commodari explained the changes that are required to the site plan, and, upon satisfactory completion of these revisions, the change of occupancy permit can then be filed.

Very truly yours,
S. Eric Di Menna
S. ERIC DI MENNA
Zoning Commissioner

SED:BNB:cif

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, J. T. H. JOHNSON, ET AL, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve BACKING IN A RESIDENTIAL ZONE (DR 16) FOR AN OFFICE BUILDING LOCATED ON A CONTIGUOUS TRACT OF LAND.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

J. T. H. Johnson, et al.
Contract Purchaser
Address: Brooklandville, Md. 21022

R. Taylor McLean
Petitioner's Attorney
Address: 102 Mt. Pennsylvaniana Ave., Towson, Maryland 21204 823-1800

John B. L...
Protestant's Attorney
Address: 102 Mt. Pennsylvaniana Ave., Towson, Maryland 21204 823-1800

ORDERED BY the Zoning Commissioner of Baltimore County, this 9th day of August, 1977, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21st day of September, 1977, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)



ORDER RECEIVED FOR FILING

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RE: PETITIONS FOR SPECIAL EXCEPTION : BEFORE THE
AND SPECIAL HEARING : DEPUTY ZONING
SW/ corner Falls & Old Court Road : COMMISSIONER
3rd Election District :
J. T. H. Johnson, et al - Petitioners :
NO. 78-93-XSPH (Item No. 26) :
OF :
BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as a result of Petitions for a Special Exception for an office building and offices and a Special Hearing for off-street parking in a residential zone.

Testimony for the Petitioners indicated that the subject property dates to the early nineteenth century and that the building itself, vacant for the past twelve years, is part of the "Rockland Historic District" and recorded in the Maryland Historical Trust and the National Register of Historic Places. Testimony by Ms. Nancy Miller, historian, Maryland Historical Trust, indicated that it was placed on the national register in 1973. Off-street parking requirements, under existing regulations, total twenty-nine spaces. The Petitioner testified that they will provide forty-six spaces.

Expert testimony by Mr. David Wright, architect, indicated that the Petitioners, conscious of the building's historic import, plan to leave its exterior substantially as it exists, if the office conversion is permitted.

Testimony by Mr. James G. Hoswell, of the Office of Planning indicated that that office favors the intended use. Further written comment by the State Highway Administration indicated approval of the Old Court Road entrance, subject to their permit.

Testifying in protest to the Petition, Mr. Samuel Feldman, president, Board of Trustees of Park School, indicated concern for increased traffic on Old Court Road as a result of the office use. Mr. Robert Davison, representing Old Court-Greening Improvement Association, voiced similar concern and

SPELLMAN, LARSON & ASSOCIATES, INC.

SUITE 110 - JEFFERSON BUILDING
108 W. CHESTER AVE
TOWSON, MARYLAND 21204
823-3830

DESCRIPTION FOR CONVERSION TO ZONING, OLD COURT ROAD AND FALLS ROAD, THIRD DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at the intersection of the centerlines of Falls Road and Old Court Road, said point being on the zoning line dividing that land zoned DR 1 and that land zoned DR 16, and running thence and binding on said zoning line and on the center of Falls Road South 33 Degrees 56 Minutes 40 Seconds East 310 feet, more or less, thence leaving the center of Falls Road and still binding on said zoning line South 56 Degrees 03 Minutes 20 Seconds West 100.00 feet, North 33 Degrees 56 Minutes 40 Seconds West 270 feet, more or less, to a point in the center of Old Court Road thence binding on the center of Old Court Road and on said zoning line North 36 Degrees 03 Minutes 20 Seconds East 106.42 feet to the place of beginning.

Containing 0.67 acres of land, more or less.



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LAND PLANNING • SUBDIVISION LAYOUT • FEASIBILITY STUDIES • ESTIMATING
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION

SPELLMAN, LARSON & ASSOCIATES, INC.

SUITE 110 - JEFFERSON BUILDING
108 W. CHESTER AVE
TOWSON, MARYLAND 21204
823-3830

DESCRIPTION FOR PARKING IN A RESIDENTIAL ZONE, OLD COURT ROAD NEAR FALLS ROAD, THIRD DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point in the center of Old Court Road said point being on the zoning line dividing that land zoned DR 1 and that land zoned DR 16 thence binding on said zoning line South 33 Degrees 56 Minutes 40 Seconds East 270 feet, more or less, running thence South 53 Degrees 39 Minutes 40 Seconds West 403.41 feet to a point in the center of Old Court Road thence binding on the center of Old Court Road North 19 Degrees East 295 feet and North 23 Degrees East 200 feet to the place of beginning.

Containing 1.33 acres of land, more or less.

5-2-77



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FEB 27 1978

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BALTIMORE COUNTY, MARYLAND

stated that it was his opinion that parking facilities would be insufficient. Ms. Rosalie Davison, who described herself as a "Park School parent," indicated her objection to the planned Old Court Road entrance.

Without reviewing the evidence further in detail but based upon all the evidence at the hearing, in the judgment of the Deputy Zoning Commissioner, the prerequisites of Section 502.1 and Section 500.7 of the Baltimore County Zoning Regulations have been met, and the Special Exception and Special Hearing should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 9th day of December, 1977, that the aforementioned Special Exception and Special Hearing should be and the same are hereby GRANTED, from and after the date of this Order, subject to the exterior of the existing building remaining substantially the same as is at present and approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning. Further, compliance with all provisions of the Baltimore County Executive Order of December 1, 1974, relative to storm water management, must be obtained.

John B. L...
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE: December 9, 1977
BY: John B. L...

October 18, 1977

Baltimore County &
Zoning Board
County Office Building
Towson, Maryland 21204
Attention: Mr. Eric Dinenna

Re: 78-93XSPH
Johnson property
Old Court & Falls Road

Dear Mr. Dinenna:

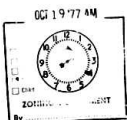
Please be advised that the Old Court Greenspring Association is protesting the above request for special exception which is set for a hearing on October 27, 1977 at 11:00am. Representatives of our organization will be present to present testimony at that time.

I would appreciate that in scheduling this matter, you will allow ample time for our presentation at our protest.

Very truly yours,

WILLIAM C. PAUL,
Chairman

MCP/K13



December 12, 1977

R. Taylor McLean, Esquire
100 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Exception and
Special Hearing
S. W. Corcoran Falls & Old Court -
3rd Election District
J. T. H. Johnson, et al - Petitioners
NO. 78-93-XSPH (Item No. 26)

Dear Mr. McLean:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

GEORGE J. MARTINAK
Deputy Zoning Commissioner

GJM/mc

Attachments

cc: Mr. Samuel M. Feldman
Board of Trustees of Park School
Old Court Road
Brooklynville, Maryland 21208

John W. Hession, III, Esquire
People's Council
Mr. Stanley Panitz
5 Ruxvick Court
Towson, Maryland 21204

Mrs. Rosalie Davison
18 Branchwood Ct.
Baltimore, Maryland 21208

Mr. Robert Davison
Box 37E, N. F.D. 7
3001 Old Court Road
Baltimore, Maryland 21208

July 26, 1977

J. T. H. Johnson
Rockland
Rocklandville, Md. 21087

RE: Interim Development Control #77-00-X
Act (IDCA) Application

Dear Sir:

Please be advised that your IDCA application for a Special Exception hearing was approved by the Planning Board on July 26, 1977, and you may now file your petition, plans, and descriptions for said hearing in accordance with the Zoning Commissioner's rules for filing.

In order to assist you, we are enclosing a copy of the Zoning Commissioner's rules for filing and petition forms to be completed by you.

Very truly yours,

S. ERIC DINENNA
Zoning Commissioner

SED/JED/cw

Enclosures

I. PURPOSE: To determine whether or not any requirements of the Local Zoning, Fire Protection or Building Codes would make it impractical to rehabilitate the 1813 Rockland Mill into business or Professional Office space.

II. PROJECT DEFINITION:

THE SITE: Property at the southwest corner of Falls Road and Old Court Road, being a portion of the property described in Deed by William Fell Johnson, Baltimore County Records Office C.W.C. No. 651-11.

THE BUILDING: The stone mill building, together with the north addition, comprising approximately 2600 gross sq. ft. per floor, for a total of 16,070 sq. ft. for the three floors plus basement.

THE HISTORY: The Rockland Mill was built circa 1813 as a grinding establishment run by water power. By 1820, it was converting into flour 50,000 bushels of wheat per year, at an output of \$90,000. In 1821, the mill was altered into a calico printing establishment, printing 8,000 yards of cloth daily. In 1848, the operations changed hands again and it became a cotton factory. Fire gutted the mill on Oct. 24, 1857, at a loss of \$15,000. The building was reconstructed as a grinding mill following the fire and by 1860 had 3 overhead wheels 12 feet in diameter driven by a 16' falls. Output was 245 tons of ground feed annually. In 1898, Co. Prior to 1923 steam was added to the mill. Alterations at this time included the shed wings and brick chimney. In the 1930's and 40's the mill produced cake flour and mixtures. In the early 1960's, Dorothy Lamour Enterprises was still active in the mill, producing press releases for bread, and chemical cleaner for costume jewelry. Refer to the attached documents that contain newspaper articles concerning the mill that have appeared since 1813.

An extensive history of the mill has been compiled by John McFarrin (County Planning Office) due to his personal interest in

mill factory. He has been a strong advocate of the zoning change to allow for re-use of the mill property and may prove to be a good friend within the planning department.

III. THE SITE: The following aspects of the site were investigated:

A. Zoning: In December 1976, the County approved the rezoning classification of the site of the mill itself to B-16 (allowing 16 dwelling units per acre). This classification, with a "special exception" will accommodate office use. According to Bob Marriott of the County Planning and Zoning Dept., no inordinate difficulty exists in securing the special exception (as opposed to a zoning change, which is much more difficult). An additional special exception will be required on the back portion of the site to allow for parking.

B. Parking: The Baltimore County Office of Planning and Zoning requires (Section 4.9) a minimum of 1 off-street parking space for each 300 sq. ft. of office space provided. (This figure is valid for medical and dental offices, as well as business offices). This is a minimum required number of 34 spaces. Larry Fanneman suggested 48 to 50 spaces might be more appropriate. Two of the spaces provided must be designed for the handicapped. Parking must be screened with natural or artificial barriers from adjacent properties.

C. Utilities: According to William Moore (484-3363) of Public Works, public water is available in both Old Court and Falls Roadways, with no anticipated problem in obtaining service to the mill. According to Mr. Warfield (484-3321) of the Land Development Division, we have access to a public sewer directly on the site (see site plan). This is part of the 24" Jones Falls intercepting sewer that was laid in 1955. Warfield saw no problem in connecting up with the system.

D. Adjacent Streets: Both Old Court and Falls Road are State Roads. Development jurisdiction for State roads must be approved by John Myers (484-3321) at State Traffic. County approval is also required (Dick Moore of County Traffic Planning (484-2550)), but the County will always follow the recommendations of the State. Widening of Old Court adjacent to entry, curbing and gutters must be provided at a minimum. Theoretically, curbing and road widening along the entire length of development on any road that provides access to the development is required. Ultimate planned width of Old Court is 80' (currently only 24') meaning 28 extra feet of road width plus curb must be put on the southside of Old Court.

ROCKLAND MILL
FEASIBILITY STUDY
Date 1/4/77
Sheet 2

James R. Grieser Associates Inc.
1009 North Charles Street
Baltimore, Maryland 21201

This borders the absurd.

A meeting was held with John Myers who indicated that presently, developers on Old Court need only widen to 40' or 24' from the centerline. From initial study of the site plan, he further indicated that total cut and curb along Old Court would not be required, particularly at the intersection, due to the severe complexity of services and utilities that converge there. Minimally, we would be held accountable for a 60' taper, a 30' cut and curb, and a 120' back to the present retaining wall. If no access is provided from Falls Road, no road improvements are required. We will have to provide a fence or other means of keeping access out from this side. Parking must be kept at least 8' from ultimate road right-of-way, or in our case 48' from Old Court centerline. The County may require a sidewalk, but the State may waive this, indicating that the County most likely will, too.

The conservative cost estimate for traffic improvements outlined above was estimated by Mr. Myers as between \$11,000 and \$15,000.

IV. THE BUILDING:

The two governing codes, BOCA Basic Building Code, 1970 edition, and Life Safety Code NFPA No. 101, were reviewed and the following information noted:

A. BOCA Basic Building Code - This Code was reviewed for the following items as they pertain to construction of the various building systems.

1. General Requirements & Limitations

a. Use Group: Business

b. Type of Construction: The existing structure is a composite. The mill proper is construction Type 3B, exterior masonry walls, ordinary joisted, protected (with some minor deficiencies in the steel members which can be corrected with the addition of 3/4" hr. fire protection). The north shed addition is Type 4B, frame, unprotected.

c. Maximum Height Allowable: 4 stories or 50 ft. for the mill proper, 2 stories or 20 ft. for the shed addition. Both portions currently fall within these limitations.

d. Maximum Area Per Floor: 18,000 sq. ft., for the stone mill; 7,200 sq. ft. for the frame addition.

CONCLUSION: The building is a composite, combining Types 3B and 4B construction. The Code is unclear as to what specific requirements such a composite structure must fulfill. Minimally the division between the two buildings must become a "fire wall", which requires special fire

ROCKLAND MILL
FEASIBILITY STUDY
Date 1/4/77
Sheet 3

James R. Grieser Associates Inc.
1009 North Charles Street
Baltimore, Maryland 21201

doors (Class B, 2 hr. doors). The County Fire Marshall, Ed Tschertman, must approve any such composite, and shall dictate what, if any, additional requirements shall be met. To meet fire requirements, fire resistance ratings in paragraph 2 below will have to be met. At this time, we know of no reasons why the exterior masonry walls should not meet the 2 hr. fire requirements. The floors are either inherent within the site of wood members, or can be obtained with coatings or coverings. As far as fire rating is concerned, the existing roof can remain as it is.

2. Fire Resistance Ratings of Structures

a. Exterior bearing walls: 2 hrs.

b. Fire walls, stair towers: 2 hrs.

c. Interior columns and beams: 3/4 hr.

d. Floors: 3/4 hr.

e. Roof: 0 hr.

CONCLUSION: The use of a Code approved sprinkler system (approximately 1 sprinkler head for every 225 sq. ft. of floor space) will allow the interior columns, beams and floors to have a 0 hr. rating. The Maryland Fire Underwriters Rating Bureau has indicated that use of a sprinkler system will reduce the fire insurance rate by 50%. The economic implications of this will have to be investigated.

3. Structure: Preliminary structural investigation was undertaken by Jim Skarda on December 23, 1976. His general findings indicate a sound building with little or no cracking, with "little anticipated structural work" required in the mill portion. The north addition must be investigated more fully, but "appears to be structurally sound". The report is attached.

4. Mechanical and Electrical Systems: Existing systems, being a composite of several systems over many years, must be totally abandoned to meet requirements of office usage and Code restrictions.

B. Life Safety Code "NFPA #101" - This Code was reviewed for the following key items as they pertain to exit requirements:

1. Occupancy Classification: Office

2. Occupant Load: 1 person/100 sq. ft. gross = 26 people/1000 sq. ft. gross = 106 people total

3. Number of Exits: Two (2) from "very floor, remote from one another.

ROCKLAND MILL
FEASIBILITY STUDY
Date 1/4/77
Sheet 4

James R. Grieser Associates Inc.
1009 North Charles Street
Baltimore, Maryland 21201

4. Travel Distance to Exits: 200 feet maximum from most remote spaces to exit towers (BOCA limits this distance to 100 feet for 48 construction and would govern).

CONCLUSION: Two fire stair towers with two hour rated walls will be needed, interconnecting the upper three floors with grade. Egress from the basement can be accomplished by exit opening directly to grade. A new elevator would require a 2 hour rated shaftway (containing 8" concrete masonry units) with proper venting through roof. To maximize rentable floor area and minimize structural alterations to the interior of the mill, the stair towers have tentatively located outside the existing fabric, remote from one another.

V. OUR CONCLUSIONS

A. At this time, we see no single major obstruction, imposed by Zoning or Code requirements, which would indicate that the building could not be converted into a four story office building.

B. The "special exception" required in the zoning, and the necessary support of the local community, we feel is obtainable, once all involved are given a clear understanding of what is, and what is not, going to take place in the way of development. The overall impact upon the area, from an environmental standpoint, we feel is a positive one.

C. Both Codes have been written to be as absolute and direct as possible; however, many of the requirements allow judgments and interpretations by local authorities where unpredictable conditions may develop which do not directly fit those anticipated by the Code. In our experience we have found that most Codes are written with the primary emphasis on new construction and that with restoration work we must work closely with local authorities to find the best method for meeting Code requirements which will satisfy the local authorities. At this time, with only schematic drawings to illustrate the proposed project, it is possible to get only initial impressions from such officials. However, these impressions imply that the proposal is in fact feasible. Should the project proceed, we will of course work closely with the appropriate officials, from the start, to resolve such problems by the most reasonable means possible.

ROCKLAND MILL
FEASIBILITY STUDY
Date 1/4/77
Sheet 5

James R. Grieser Associates Inc.
1009 North Charles Street
Baltimore, Maryland 21201

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: October 19, 1977

FROM: Leslie H. Grief, Director of Planning

SUBJECT: Petition #78-03-Kip H. Johnson for Special Exception for Offices and Office Building.
Petition for Special Hearing for Off-Street Parking in a residential zone.
Southwest corner of Falls and Old Court Roads.
Petitioner - J.T.H. Johnson

2nd District

REMARKS: Thursday, October 27, 1977 (11:00 A.M.)

The subject petition was given conditional approval by the Planning Board in the IDA process (77-20-1). Copies of the Bureau of Engineering's comments are enclosed; specifically, please note comments concerning "Storm Drains".

This office supports the petitioner's proposal to convert the existing structure to office use. We are particularly pleased with the owner's effort to preserve and enhance this historically significant building. During the processing of the 1976 Comprehensive Zoning Map both staff and the Planning Board recommended D.R. 16 zoning for the subject property and were in support of the proposed conversion to office use; the County Council adopted the Board's recommendation.

Leslie H. Grief
Leslie H. Grief
Director of Planning

LHG:JHL:rw

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

October 11, 1977

COUNTY OFFICE Bldg.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Nicholas B. Commodari

Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROAD COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

R. Taylor McLean, Esquire
102 West Pennsylvania Ave.
Towson, Maryland 21204

RE: Special Exception and
Special Hearing Petition
Item Number 26
Petitioner - J.T.H. Johnson, et al.

Dear Mr. McLean:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property, located on the southwest corner of Falls and Old Court Roads in the 3rd Election District is zoned partially D.R. 16 and D.R. 1 and is currently improved with an abandoned stoned building, formerly utilized as a mill on the front portion and a toy and wood manufacturing operation to the rear. Surrounding properties to the north and east are zoned D.R. 1 and are improved with single family dwellings, while vacant land exist to the south and the Brooklandville Post Office, zoned D.R. 16, exist to the southwest along Old Court Road.

The property in question was a portion of an overall tract of land which was the subject of a previous zoning request, Case #73-231-RK, to upgrade the zoning from a D.R. 1 to a D.R. 16-2 and B.M. zone and construct a town-house development with a community center. This petition was eventually denied, however with the adoption of the

R. Taylor McLean, Esquire
Page 2
Item Number 26
October 11, 1977

recent countywide zoning maps in 1976, the existing D.R. 16 classification along the frontage of this site was granted. Because of your client's proposal to convert the existing building to offices and provide the required parking in the rear, this combination Special Exception/Special Hearing is required.

In view of the fact that this Special Exception request is in a residential zone, it was first required to be approved by the Planning Board as having satisfied the applicable requirements of the Interim Development Control Act (77-20X). A review of the Interim Development Control Act Map in our office indicates that the majority of this property lies within an environmental protection area as defined in this act. Section (c) 3C of said act states that "...no Special Exception...shall be granted in any environmental protection area as defined in Section 84 of this act...". For this reason I feel that you should be made aware of this and at the time of the zoning hearing proceed accordingly.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBK:rf

cc: Spellman, Larson & Associates, Inc.
Suite 110 - Jefferson Building
105 West Chesapeake Avenue
Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS

DATE: July 8, 1977

FROM: Ellsworth N. Dwyer, P.E.
Chief, Bureau of Engineering

PROJECT NAME: Johnson Property

PROJECT NUMBER: IDA NO. 77-20X

LOCATION: Falls Road

DISTRICT: 302

IDA PLAN

PRELIMINARY PLAN

TENTATIVE PLAN

DEVELOPMENT PLAN

FINAL PLAN

The sketch plan, bearing no date, has been reviewed by the Developers Design and Approval Section and we comment as follows:

GENERAL:

Falls Road and Old Court Road are State Roads; therefore, all improvements, inter-sections, entrances and drainage requirements as they affect these roads come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

WATER (Eastern Third):

The subject property is located on the urban side of the Urban-Rural Demarcation Line and is included in the Baltimore County Water Plan, as amended, as an existing area of service. (See Plate No. W-168)

Public water supply is available to serve this subdivision. A 12-inch water main exists in Old Court Road, as shown on Baltimore County Bureau of Engineering Drawing No. 56-879, and a 16-inch water main exists in Falls Road, as shown on Baltimore County Bureau of Engineering Drawing No. 54-1779. The existing water mains are served by the Baltimore City Eastern Third Zone of Water Supply, with adequate pressure.

Therefore, the proposed development of this property is recommended for approval.

SANITARY SEWER: (Jones Falls Interceptor Sewer)

The subject property is located on the urban side of the Urban-Rural Demarcation Line and is included in the Baltimore County Sewerage Plan, as amended, as an existing area of service. (See Plate No. S-168)

Public sanitary sewerage is available to serve this property. A 24-inch sewer and an 18-inch sewer traverse this property, as shown on Baltimore County Bureau of Engineering Drawing No. 64-504 and No. 65-1260, respectively.

IDA NO. 77-20X
Johnson Property
Page 2
July 8, 1977

SANITARY SEWER: (Cont'd)

This property was included in the design of the ultimate drainage area that contributes sewage flows to the Jones Falls Interceptor Sewer, which, in sequence are conveyed to the Back River Treatment Plant via the Jones Falls sewage pumping station and the Main Outfall.

Since the existing sewerage system is adequate for existing sewage flows we recommend approval of the proposed development of this property.

STORM DRAINS: (Jones Falls)

This property contributes storm water and drainage flows to Jones Falls and thence to tidewater at the Baltimore City harbor. Considerable flooding and property damage has been sustained by various properties along the downstream waterway.

The application form transmitted with the sketch plan indicates that an increase of at least 0.4 acres of impervious area will be constructed in conjunction with the proposed development of this property, which is in excess of allowable increase.

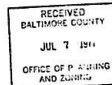
Although the effects of the increased runoff from the proposed development of this property would be infinitesimal and even more so as flows progress downstream, this proposal must be denied.

However, if a 100-year design storm water retention facility with a controlled release rate be provided, then approval would be recommended.

Based upon the topography depicted on the sketch plan, this property is in very close proximity to Jones Falls and Slaughter House Branch and is bisected by another water course or mill race. Therefore, a drainage and utility easement of sufficient width to encompass the 100-year flood plains will be required to be established on the site or grading plans. No development would be permitted within the 100-year flood plain without approval of the Maryland State Department of Natural Resources and/or the United States Army Corps of Engineers.

Ellsworth N. Dwyer, P.E.
Ellsworth N. Dwyer, P.E.
Chief, Bureau of Engineering

END:KAN:RDC:SS



Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

August 17, 1977

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #26 (1977-1978)

Property Owner: J. T. H. Johnson, et al
S.W. cor. Old Court Rd. & Falls Rd.
Existing Zoning: D.R. 16 & D.R. 1
Proposed Zoning: Special Exception for offices and Special Hearing to permit off street parking in a residential zone.
Acres: 2.00 District: 3rd

Dear Mr. DiNenna:

The following comments are furnished in regard to the plan submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

This property was previously processed as I.D.C.A. Project No. 77-20X, and this specific site is a portion of the overall large tract of land known as the Johnson Tract, being a portion of an area designated as "A-3" on the plan submitted in connection with Item #26 of Zoning Cycle IV (October 1972-April 1973). Comments supplied in connection therewith, dated July 8, 1977, October 24, 1972 and March 14, 1973, are referred to for your consideration.

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the petitioner.

Additional fire hydrant protection is required in the vicinity. This property is tributary to the Jones Falls Sanitary Sewerage System, subject to State Health Department regulations.

Very truly yours,

Ellsworth N. Dwyer, P.E.
Ellsworth N. Dwyer, P.E.
Chief, Bureau of Engineering

END:KAN:RDC:SS

cc: R. Morton, R. Downes, W. Munchel

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
Barbara M. Evans
Administration

August 12, 1977

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Aug. 9, 1977
ITEM: 26.
Property Owner: J.T.H. Johnson, et al
Location: SW/C Old Court Rd. (Route 133) & Falls Rd.
Existing Zoning: D.R. 16 & D.R. 1
Proposed Zoning: Special Exception for offices and Special Hearing to permit off street parking in a residential zone.
Acres: 2.00
District: 3rd

Dear Mr. DiNenna:

The entrance channelization indicated on the subject plan is bar cally acceptable, however, subsequent plans must indicate the extent of the proposed curbing. The parking lot barrier must consist of concrete curb and not R.R. ties as indicated.

The entrance construction will be subject to permit from the State Highway Administration.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

John E. Meyers
John E. Meyers

CL:JEN:vrđ

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

FEB 27 1979

baltimore county
department of planning and zoning
TOWSON, MARYLAND 21204
(410) 494-3311

August 31, 1977

Mr. Eric S. DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #26, Zoning Advisory Committee Meeting, August 9, 1977, are as follows:

Property Owner: J. T. H. Johnson, et al
Location: SW/C Old Court Road and Falls Road
Existing Zoning: D.R. 16 and D.R. 1
Proposed Zoning: Special Exception for offices and Special Hearing to permit off street parking in a residential zone
Acre: 2.00
District: 3rd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to ensure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,
John L. Wimbley
John L. Wimbley
Planner III
Project and Development Planning

baltimore county
department of health
TOWSON, MARYLAND 21204
DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

October 11, 1977

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #26, Zoning Advisory Committee Meeting, August 9, 1977, are as follows:

Property Owner: J. T. H. Johnson, et al.
Location: SW/C Old Court Rd. & Falls Rd.
Existing Zoning: D.R. 16 & D.R. 1
Proposed Zoning: Special Exception for offices and Special Hearing to permit off street parking in a residential zone.

Acre: 2.00
District: 3rd

Metropolitan water serves the site. Metropolitan sewer must be extended.

Very truly yours,
Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

THD/KS/rth

baltimore county
department of public engineering
TOWSON, MARYLAND 21204
(410) 494-3660

STEPHEN E. COLLINS
DIRECTOR

September 13, 1977

Mr. Eric S. DiNenna:
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

Re: Item 26 - SAC - August 9, 1977
Property Owner: J.T.H. Johnson, et al.
Existing Zoning: D.R. 16 & D.R. 1
Proposed Zoning: Special Exception for offices and Special Hearing to permit off street parking in a residential zone.

Acre: 2.00
District: 3rd

Dear Mr. DiNenna:

The existing F.R. 16 and D.R. 1 zoning can be expected to generate approximately 100 trips per day and the proposed office building can be expected to generate approximately 180 trips per day.

Very truly yours,
Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF/csm

baltimore county
the department
TOWSON, MARYLAND 21204
(410) 494-3716

Paul H. Heinicke
Chief

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nicholas Comodori, Chairman
Zoning Advisory Committee

Re: Property Owner: J.T. H. Johnson, et al
Location: SW/C Old Court Rd. & Falls Rd.
Item No. 26

Zoning Agenda August 9, 1977

Comments:

Pursuant to your request, the referenced property has been surveyed by this Bureau and comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

(x) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead-end condition shown at _____

REMOVED the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of construction.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

Reviewed: *Paul H. Heinicke* Noted and Approved: *George M. Hagan*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
(410) 494-3610

JOHN D. STEVENS
DIRECTOR

August 2, 1977

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item # 26 Zoning Advisory Committee Meeting, August 9, 1977 are as follows:

Property Owner: J.T.H. Johnson, et al
Location: S/W/C Old Court Road & Falls Road
Existing Zoning: D.R. 16 and D.R. 1
Proposed Zoning: Special Exception for offices and Special Hearing to permit off street parking in a residential zone.

Acre: 2.00
District: 3rd

The items checked below are applicable:

☒ A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement and other applicable codes. Comply to State Handicapped Code (more than two stories).

☒ B. A building permit shall be required before construction can begin, also requires permits for fences and possible change of occupancy.

☒ C. Three sets of construction drawings will be required to file an application for a building permit.

☒ D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

☐ E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.

☒ F. It appears the 1975 Building Code has been used - See Item "A" above.

☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,
Charles E. Durbin
Charles E. Durbin
Plans Review Chief
CER/rj

BOARD OF EDUCATION
OF BALTIMORE COUNTY
TOWSON, MARYLAND - 21204

Date: August 3, 1977

Z.A.C. Meeting of: August 9, 1977

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

RE: Item No: 26
Property Owner: J. T. H. Johnson, et al.
Location: SW/C Old Court Rd. & Falls Rd.
Present Zoning: D.R. 16 & D.R. 1
Proposed Zoning: Special Exception for offices and Special Hearing to permit off street parking in a residential zone.

District: 3rd
No. Acres: 2.00

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich,
Field Representative

WNP/lup

JOSEPH M. MCCORMACK, PRESIDENT
T. RAYMOND WILLIAMS, JR., VICE-PRESIDENT
MARCOUS W. BUTENAS
THOMAS H. BOWEN
MRS. LORNAINE F. CHURCH
ROBERT A. LAYTON
ALVIN LORECK
MRS. WILTON R. SMITH, JR.
RICHARD W. TRACY, D.V.M.

OFFICE OF
THE TIMES
NEWSPAPERS
TOWSON, MD. 21204 November 3 1977

THIS IS TO CERTIFY, that the annexed advertisement of Petition for Special Exception & Special Hearing - J.T.H. Johnson, et al. 4-1356 was inserted in the following:

☐ Catonsville Times
☐ Dundalk Times
☐ Essex Times
☐ Suburban Times East
☐ Towson Times
☐ Arbutus Times
☐ Community Times
☐ Suburban Times West

weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 4th day of November - 1977, that is to say, the same was inserted in the issues of November 3, 1977

STROMBERG PUBLICATIONS, INC.
BY *Barbara Burger*

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 3, 1977

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one time, successive weeks before the 21st day of November 1977, that is to say, the ANN publication appearing on the 2nd day of November 1977.

THE JEFFERSONIAN
A. Leland Strickland
Manager

Cost of Advertisement: \$ _____

RECEIVED FOR SPECIAL ADVERTISING AND PUBLICATIONS
BY *Barbara Burger*



PS 1244

 The Maryland Historical Trust
301:267-1212 or 301:267-1438

I am interested in learning more about historic preservation and The Maryland Historical Trust.

Please:

☐ Add me to your mailing list to receive OHP, the monthly newsletter.	☐ Send me information about Preservation Easements.
☐ Send me a list of Trust publications.	☐ Send me information about the National Register of Historic Places.
☐ Tell me more about local volunteer work in preservation.	☐ _____

Send To: _____

PRESERVATION EASEMENTS



MARYLAND
HISTORICAL
TRUST





NANCY MILLER
BALTIMORE HISTORIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Form 10-50a
JULY 1969
UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM
(Type all entries - complete applicable sections)

1. NAME
Rockland Historic District

2. LOCATION
East and West Side of Falls Road at Junction of Old Court Road
Brooklandville
Maryland
24
Baltimore
005

3. CLASSIFICATION
CATEGORY: ☒ District ☐ Building ☐ Public ☐ Private ☐ Other
OWNER: ☒ Federal ☐ State ☐ Local ☐ Private ☐ Other

4. OWNER OF PROPERTY
Dr. Robert Johnson
Rockland
Brooklandville
Maryland
24

5. LOCATION OF LEGAL DESCRIPTION
St. John's College, College Avenue
Annapolis
Maryland
24

6. REPRESENTATION IN EXISTING SURVEYS
Maryland Register of Historic Sites and Landmarks
Maryland Historical Trust
2525 Riva Road
Annapolis
Maryland
24

Form 10-50b
JULY 1969
UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM
(Type all entries - complete applicable sections)

7. DESCRIPTION
Situating along Falls Road, a few hundred yards west of the Jones Falls Expressway in Baltimore County, Rockland contains fifteen buildings. These include a general store, tavern, the shell of a blacksmith shop, a carriage house, several log buildings, a group of stone rowhouses, a mill, and an eighteenth-century dwelling. Although all of the original public buildings except the smithy have been converted into private dwellings, nothing has been done to change the integrity of their original exterior appearance.

The Rockland Mill, located on the west side of Falls Road facing northeast, is a large, rectangular building of stone construction. At the facade the structure has two stories and is five bays in length. There are transomed center doors and windows of six-over-six pane sash. At the west elevation the structure is three stories in height and five bays in length. The extremely gradual pitch of the gambrel roof is broken by cross gables and peaked dormers. Later Victorian additions include two-story flanking wings and a brick chimney shaft with a heavy ornamental cap.

The Miller's house, (M) circa 1800, and is a two-story dwelling of an "end-hill" floor plan. Three bays in length, it has an 'A' frame roof, the ridge of which is broken at the south end by a large, flush, gable-chimney. To the west wall a two-story frame addition was built in 1890.

Facing southeast onto Old Court Road is the Tavern (B) which is a four-part composition. The two stone portions were built first and later connected by a two-story frame hyphen. From exterior observations it is felt that the one-story wing is the earliest part and may date prior to 1800.

Of Federal character, the General Store (C) as has the Tavern, has been renovated for use as a dwelling. The facade with its large double door, appropriate for a store, and the date stone, bring the date 1813, at the second floor level have been preserved intact.

The first distinct block of rowhouses (D, E, F) dating circa 1820-30, is a finely constructed stone building composed of four dwelling units. Each original unit is two bays in width and three stories in height at the facade. The commonly shared 'A' frame roof has its ridge (north/south) broken by two large brick chimney stacks. To the northwest end of this block is a second group (H, I) of two units. This later duplex addition has two stories and each unit is four bays in width. Originally there was a one-story porch extending the width of both later units.

See site map.

Form 10-50c
JULY 1969
UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM
(Type all entries - complete applicable sections)

8. SIGNIFICANCE
Rockland, a village surrounded by interstate highways, is one of the surviving examples of a small, quiet, sylvan community of the early nineteenth century. It is caught in the midst of visual and aural pollution of twentieth-century technology. The extant industrial and domestic structures represent an aspect of the state's social and economic past rapidly being disfigured and destroyed.

The district contains a mill, a series of good examples of nineteenth-century genre architecture, several commercial structures and the Falls Turnpike Road as well as being the former home of an innovative cotton printing process.

The beginnings of Rockland lie in the eighteenth century when Thomas Johnson (d. 1791), the founder of the Johnson family in America, consolidated into one large farm several tracts of land in Baltimore County. Johnson probably lived in the "Eighteenth Century House," (N) the oldest building at Rockland.

Johnson died in 1791; his considerable estate eventually became the property of his third son, Dr. Thomas Johnson. The latter studied medicine at the University of Pennsylvania and served in the Maryland legislature. His name appears in the Baltimore City Directory for 1796 as a practicing physician. Later city directories give no mention of his name indicating that Johnson moved to his father's country estate.

Johnson's fortune was founded through his Baltimore County lands and from property interests he controlled for his wife, Joanna Giles Johnson. She had inherited land and the right to ground rents, which her husband managed, on Pelts Point in Baltimore City (a National Register historic district). For at least a century the Johnson family received a large income from these holdings.

The industrial development of Baltimore County and, to a larger extent Baltimore City, centered on Jones Falls. The construction of the Falls Turnpike Road stimulated this growth. Incorporated in 1805 the instigators of the road initially wanted to connect Baltimore City with Richard Caton's line kill at

Form 10-50a
JULY 1969
UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM
(Type all entries - complete applicable sections)

9. MAJOR BIBLIOGRAPHICAL REFERENCES
The American (Baltimore), November 2, 1831, July 7, 1847.
Baltimore County Land Records, Hall of Records, Annapolis.
Baltimore County Courthouse, Towson, Maryland.
Baltimore County Probate Records, Hall of Records, Annapolis, Maryland.
See Continuation Sheet

10. GEOGRAPHICAL DATA
Geographic coordinates: 39° 24' 11" N, 76° 40' 09" W
Geographic coordinates: 39° 24' 11" N, 76° 40' 09" W
Geographic coordinates: 39° 24' 11" N, 76° 40' 09" W
Geographic coordinates: 39° 24' 11" N, 76° 40' 09" W

11. FORM PREPARED BY
J. Richard Riviere and Nancy A. Miller
Maryland Historical Trust
2525 Riva Road
Annapolis
Maryland
24

12. STATE LAND OFFICER CERTIFICATION
I hereby certify that this property is included in the National Register.

13. NATIONAL REGISTER VERIFICATION
I hereby certify that this property is included in the National Register.

Form 10-50b
JULY 1969
UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM
(Type all entries - complete applicable sections)

7. DESCRIPTION continued
On the east side of Falls Road, directly opposite the General Store, stands the shell of a c. 1815 Blacksmith's Shop (J). This was once a large, rectangular, stone structure; now (1972) only three of the original walls remain intact. The original facade was removed and renovated to allow for its present use as a garage.

A short distance north of the Blacksmith's Shop is a two-story Frame House (K) of a two-part composition. The original house is the three-bay section at the south end. Its first-level windows still retain their original batten shutters. An unusual feature of this house is its foundation walls of hewn logs enclosing a full cellar beneath the original dwelling.

Standing a few hundred feet north is a Frame House (L) possessing an exterior similar to many houses of the post World War I period. However, this was once a frame block of three separate dwelling units, each two bays in width and one-and-one-half stories in height. Though completely renovated on both the exterior and interior, traces of its original design are still discernable.

A 1805-1820 two-part Dwelling (M) is located a few yards away from the Frame House (L). This house is of log and frame construction, the log portion of which is of the earliest date. The two-story frame section has beaded clapboarding on three walls; the north gable displays what appear to be clapboards of random width riven boards.

On the crest of a hill at the extreme north end of the town is a one-and-one-half story frame eighteenth century house (N, see photograph). It is unusual because it is of a style more closely associated with the counties of Southern Maryland than with those of the northern area. Originally three bays in width (c. 1750), the house was later enlarged, about 1770, by an addition of two bays width at the north end. The projection of the roof to form a porch conjecturally dates from the time of the c. 1770 addition. This porch roof possesses a coved ceiling with raised panels and ovoid moldings. To the north end of the building is a recessed two-story stone wing. This contains a large kitchen with a massive fireplace on the first floor level. A few feet away from the northeast corner of this building is a Square Stone Building (O) of two-story height, with a wood shingled pyramid roof. Access to its interior is gained through a double door on its west wall, and it may safely be assumed that this structure was a carriage house of a very distinct design. While the main house dates from 1750 to 1775, the stone wing and

Form 10-50b
JULY 1969
UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM
(Type all entries - complete applicable sections)

7. DESCRIPTION continued
carriage house do not appear to have been built before 1800.

Fifteen buildings have been included in this survey. There are others in or near Rockland which may have early nineteenth-century origins. There are numerous sites within the village which will be worth further study.

8. SIGNIFICANCE continued
Brooklandville to the north of Rockland. Following the falls the Turnpike passed right through the Johnson property. The Johnsons do not figure prominently in the early history of the road although Thomas Johnson owned Falls Road stock. By the end of the nineteenth century, however, the Johnsons, as well as Richard Caton's descendants, held the controlling interests in the company which still collected tolls.

The "Eighteenth Century House" predates the road. The alignment of the rest of the structures at Rockland along the roadbed indicates they were constructed subsequent to the choice of the route of the Falls Turnpike Road, c. 1806.

The combination of water power from the Jones Falls plus adequate road transportation made the Falls valley a natural site for industrial development. Factories still line the Falls today. The convenience of the valley was apparent to nineteenth-century railroad builders who placed the Baltimore and Susquehanna Railroad there as well as to twentieth-century highway engineers who ran Interstate 81 through the valley to Baltimore City.

The small commercial buildings at Rockland were probably constructed and occupied in conjunction with the operation of the mill. The blacksmith's shop, the general store and the tavern were natural businesses for the area.

The buildings were rented by the Johnson family before the 1830's. The southern half of the stone row was rented with the Rockland Mill. These four houses were sold with the mill in 1855, which substantiates the claim of local historians that mill workers lived in the houses.

The Rockland Mill has had a history fraught with financial difficulty. Originally the Johnsons mined iron on the site. In 1830 Dr. Thomas Johnson and his son William Fell Johnson (d. 1862) the owners, leased the site, including a mill, a miller's house and stabling, to Abner Meller. The lease

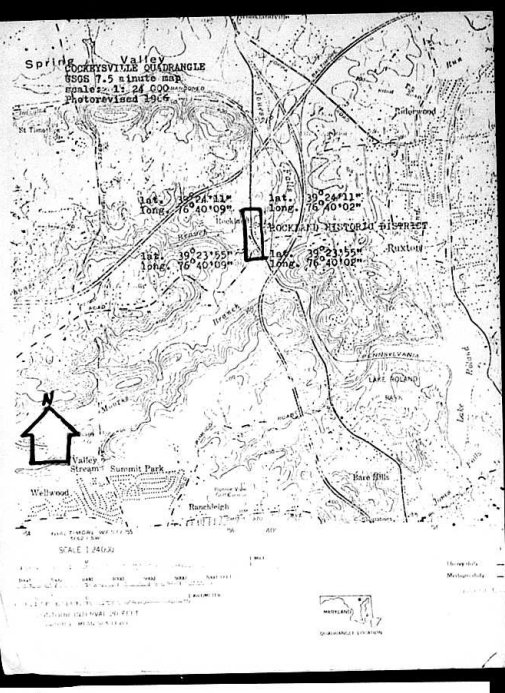
Form 10-50c
JULY 1969
UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM
(Type all entries - complete applicable sections)

8. SIGNIFICANCE continued
stipulated that the Johnsons would erect a "stone dye house" one hundred feet by thirty feet. By mid-1831 Meller's cotton mill was producing between seven and eight thousand yards or two hundred fifty pieces of calico per day. In 1836 he incorporated the Maryland Print Works Company to print cotton.

Meller's operation at Rockland was short lived for, in 1842, the Johnsons leased the mill to new tenants, Frederick Dawson and Philip Dawson. A year later the Dawson's operation folded and a Philadelphia cotton printer, Samuel Conly, Jr., came to Rockland and rented the mill. Although the Rockland Print Works produced four hundred pieces per day, his operation failed and by 1847 Conly was bankrupt. In 1855 Johnson sold the mill and eight and five-eighths acres to Richard W. Hook. Two years later the mill and the interior machinery burned. The property was sold at public auction for \$2550. Numerous firms and individuals owned the Rockland Mill from the 1850's until 1927 when William Fell Johnson (d. 1968) bought the property bringing it back into the Johnson family.

In industrial history the significant period of the Rockland Mill is its early years. Among the Johnson family papers exists a list of the cotton printing machinery at Rockland Mill written after one of the early failures, possibly in the 1840's. The calico printing machines, including a three-color, a two-color, and a one-color machine, are unusual for the 1840's. The early cotton printing at Rockland was an innovative process-although not a financial success.

9. MAJOR BIBLIOGRAPHICAL REFERENCES continued
Cordell, Eugene Pantlory. The Medical Annals of Maryland 1799-1829. Baltimore: Williams and Wilkins, 1903.
The Evening Sun (Baltimore), April 15, 1968.
Johnson family manuscripts on deposit at the Maryland Historical Society, Baltimore, Maryland.
Laws of Maryland. 1804 chapter 91; 1816 chapter 115; 1835-1836, Chapter 79.
Niles Weekly Register (Baltimore), August 27, 1831.



7th Annual Conference
**PRESERVATION
IN THE
REAL WORLD**
Annapolis, Maryland
November 5-7, 1977

1

Saturday, November 5, 1977	
9:00-10:00	Registration, Coffee, and Exhibits Low Building
10:00-10:15	Opening Remarks Betsy M. Cagler, Maryland Historical Trust
10:15-10:45	The Trust: Where We're In and Where We're Going Cheryl D. Tabbler, Maryland Historical Trust
10:45-11:30	The Economic Impact of Preservation on the Community Richard W. Hargrett, Historic Indiana Landmarks Foundation*
11:45-12:35	A Sampling of Adaptive Reuse Paul J. McKinley, American Hotel Associates Fire: Problems and Solutions Elliot M. Jayne, Colonial Williamsburg Foundation Right's and Obligations: Citizens Involvement in Land Use Planning Robert J. Armstrong, Central Carolina Planning Board John R. Berman, Montgomery County Planning Board
2:00-2:50	Adaptive Reuse Case Study George J. Hutter, Jr., AIA, Anderson Hotel Associates Restoration Case Study John D. Miller, AIA, John Miller Associates Chairing the Churner of Community — Revitalizing Retail Areas Clyff B. Pomeroy, Land Design Research
3:00-3:50	Adaptive Reuse Case Study (continuation) Restoration Case Study (continuation) Preservation or Speculation? The Issue of Displacement John S. Murphy, architect Victor P. Dunne, Jr., Airborne Housing and Office Larry Reich, Baltimore Department of Planning
4:00-4:50	Excerpts John Linsinger, Linsinger and Smith, Inc. Thomas J. Riedinger, American Rural/Landmark Society Restoration Case Study (continuation) Preservationists in the Real World: County Committees of the Maryland Historical Trust Kathleen G. Bradburn, Maryland Historical Trust Shirley E. Holt, Maryland Historical Trust Cheryl D. Tabbler, Maryland Historical Trust
5:00-7:00	Reception, Open House

Sunday, November 6, 1977	
10:00-10:50	Mass Preservation, the Something that's Better than Nothing City Center, Colonial Williamsburg Foundation
11:00-11:50	Nationalizing Your Historic House James Adams, National Park Service Private Funding for Preservation John Sweeney, National Development Council How to Use Planning Working in Maryland? Blair M. Chappell, Maryland Historical Trust W. DuRoi Johnson, Jr., Prince George's County Planning Board
1:30-2:20	Free: Problems and Solutions Elbert W. Joppe, Colonial Williamsburg Foundation Public Money for Preservation John H. Hargrett, Maryland Historical Trust Kenneth Hoagland, Department of Economic and Community Development John Ray Kaphori, Historic Midway District, Inc. Historic and Land Use Planning Loren Glickman, Maryland Historical Trust John N. Peters, Maryland Historical Trust
2:30-3:20	Historic Buildings of Revolution Diane Shibles, Development Economics Group Burns Historic Zoning, the New Frontier W. E. Adams, Jr., Anne Arundel Historical Preservation Commission Planning Places, a Film on Historic Preservation W. B. Ringgold, Jr., Anne Arundel Historical Preservation Commission

BALTIMORE: The fall meeting of the Baltimore Chapter of the Victorian Society in America will be held October 4 at the newly restored Auburn Mansion on the campus of Towson State College. The guest speaker for the evening is C. Dudley Brown, A.I.A., architectural historian in charge of the Auburn restoration. Members and non-members may attend the meeting by contacting Mrs. Howard Austjer, 11, Stevenson, Maryland 21157.

CARROLL: Demonstrating a great desire to compromise, the County Commissioners have agreed to make a portion of the site of the demolished Allender House into a park, reducing the parking spaces originally intended for the site from 50 to 20 and preserving the trees and shrubbery which surrounded the Victorian home of the first Episcopal monastic order in the United States.

CHARLES: President Carter has been approached by a group headed by Maryland's Senator Mathias urging Carter to declare null and void the conviction of Dr. Samuel Mudd, who treated John Wilkes Booth's leg following his assassination of Lincoln. President Andrew Johnson pardoned Mudd for his role in controlling a yellow fever epidemic while he was imprisoned.

Marsh Hill Ball Amusement Park, opened in 1888, may end its operation this fall, three years before the National Park Service, owners of the property, plans to build a new park on the site.

FREDRICK: The Third Annual Needlework Show sponsored by the Frederick County Landmarks Foundation, Inc. and Rose Hill Children's Museum, is to be held at Rose Hill Manor in Frederick, November 11-13. All types of needlework done by persons still living is eligible for entry in the competition. For information, call Mrs. Barbara

There will be a Plaque House Tour in Frederick City, October 9 to benefit the

The Trust has met with county representatives to try to convince them not to demolish the John Hanson-Philip Thomas House in the development of the new courthouse complex. If the building is completely destroyed, the Trust must, by law, withhold the \$70,000 state grant appropriated for the restoration of the building.

HAYFORD: A historic sites survey of Havre de Grace, contracted by the Trust and the city, has been completed. Certain areas of the city will become historic districts authorized and administered by the Havre de Grace Historic Commission. A copy of the survey is available for public reference at City Hall.

An auction was held to raise funds for the maintenance and restoration of St. James' Church, Monkton. The church was built in 1761.

HOWARD: An outdoor party celebrated the first anniversary of Ellicoott City's B & O Railroad Station.

Whether or not clients are "comforted by the dignified and stable atmosphere of sturdy old buildings", as he maintains, a Columbia Lawyer has requested the county board of appeals to allow him to locate his offices in a former Ellicoott City inn. The board's decision is expected in the near future.

The listing of Troy Hill, an early 19th century house located near a county park, on the National Register may provide the impetus for the restoration of the building. The 52-acre park was purchased in 1971 but no public access road has been built to it and its development, including the retention of the house, has been uncertain.

KENT: The Philadelphia Chapter of the Victorian Society in America focused its attention on Chestertown when 40 members toured there in August. Dr. Roger W. Moss, owner of Prophesy, a Queen Anne's County historic house, organized the program which included stops at Betterton and Centreville.

MONTGOMERY: A two-part preservation plan was presented to the citizens of hockville a historic districts by the city's planning department. The two-part plan includes guidelines for exterior rehabilitation and a historic preservation plan for the city. The adoption of the plan, which calls for strong citizen involvement, is expected to take until July, 1978.

Montgomery College in Takoma Park is considering tearing down a circa 1890

The Washington Adventist Hospital in Takoma Park has announced its intent to demolish its original building, constructed in 1907, for what else -- a parking lot. The building was up to fire standards -- but the cost to bring it up to code standards would be \$1,500,000. A public hearing on the matter was scheduled by the college's board of trustees.

PRINCE GEORGE'S: Despite strong opposition which included the testimony of Trust chairman Bruce M. Claggett, the county planning board has approved a plan for the development of Church Road, a 650-acre site in a rural and historic area north

The planning board chairman labeled rural preservation as a "luxury the county cannot afford." In addition to the rural environment, seven historic sites will be adversely affected. The Trust will continue to oppose the development when the matter comes before the County Council.

state's recommendation that a 2,800 waterfront farmland site be considered as the location of a power plant. The Citizens Against the Power Plant Siting do not agree that the economic benefits of such a move would offset the influx of people and development. The other Eastern Shore sites being considered are near Tolchester Beach in Kent County, in Dorchester County and southeast of Salisbury. The final selection is up to the Secretary of the Department of Natural Resources.

ST. MARY'S: Members of the State Veterans' Home Commission and state elected officials have toured the former Charlotte Hall School with a favorable eye toward the state's purchasing it as a veterans' facility. Founded in 1774 as a military academy, the school closed in 1976. The 300-acre site may be divided to give the county space for a park, sewage treatment area, industrial park, police substation

SOMERSET: Olde Princess Anne Days will hold its 20th annual two-day open house tour of some of the town's and Somerset County's historic sites on October 8 and 9. For information or tickets, contact Mrs. John Jeffries, chairman, Teackle Mansion, Princess Anne, Maryland 21853.

WASHINGTON: The restored four-arch limestone bridge over Conococheague Creek was rededicated by the County Commissioners on September 20. The bridge was originally built in 1829 and is one of 24 such stone bridges remaining in the county.

National Heritage Trust Proposal Due

President Carter had called for a National Heritage Trust which would combine both the natural and the historic environments. Although the final decision on the proposal will be made by the Secretary, the drafts prepared by a special task force do not envision significant changes at the state level in the administration of the National Register program. All indications point to a continuance of the partnership

Initially, fears existed that this proposal would follow the Georgia Heritage Trust instituted by Governor Carter, which emphasized acquisition to the exclusion of other programs. The financial support for historic sites decreased significantly in the first years of the Giff.

as the proposal evolved. Persons wishing more information or means of commenting on the proposal should contact John N. Pearce, 269-2440. Read the October SWP for a summary of the actual proposal.

Tax and Preservation Conferences Set

The consequences of the Tax Reform Act of 1976 for historic preservation (Section 2124, et seq.) are intended to encourage the Preservation of Historic Structures) is the subject of nine regional seminars to be held by the National Park Service. Because the new law dramatically alters the federal tax treatment of rehabilitation expenditures, it will attempt to insure that the preservation of certain historic buildings, the National Park Service believes, will continue to be economically feasible. The seminars will be held at various locations throughout the country. Conference costs and materials will be assumed by the Park Service; though travel expenses must be paid by the participant. Attendance is limited to 100 persons per conference. The first seminar will be held in Washington, D.C., on November 7-8, 1977. Subsequent seminars should be held in Rochester, New York. Persons, interested in attending should contact John Pearce, State Historic Preservation Officer, at once by calling 269-2440.

Historic Easton Hosts Senator Jackson

Sen. Henry M. Jackson, Chairman of the Committee on Interior and Insular Affairs, as the keynote speaker at the annual meeting of Historic Easton, Inc., held September 10 in the Tidewater Inn. Attended by approximately 160 persons, the dinner provided a chance to reflect on the achievements of the group which was founded when three Victorian houses in the retail district were threatened with demolition. From this crisis came the passage of a historic district zoning ordinance.

In his talk, Senator Jackson complimented the work of Historic Easton, Inc. and promised his support for the extension of benefits included

Senator Jackson is responsible for "The National Historic Preservation Program Today", more commonly called the "Jackson Report", which was prepared at his request by the

Senator Jackson, (center) his son and Paul Parsons, President of Historic Easton, Inc. leave Third Haven Meetinghouse on their tour.

Black History Sites Recorded

Black History Sites Recorded

JOSEPH MCNEIL has been conducting a historic site survey of 19th century farm houses of black families in Prince George's, Anne Arundel, Calvert, St. Mary's, and Charles counties. The sites include the antebellum houses of slaves and free blacks and the post-bellum houses of tenant farmers and land owners. Mr. McNeil, trained in the Oral History Program at Duke University, formerly taught history in high schools in Atlanta, Georgia, and in Providence, Rhode Island. Since beginning the survey, he has presented his research to the Governor's Consulting Committee; the Trust; the Surveyor's Seminar on Rural Architecture; a class of undergraduate and graduate students in folk culture.

The survey materials include slides of the 19th century houses of blacks, associated artifacts and old family photographs. In addition, Mr. McDaniel has taped oral interviews with elderly informants about the history of the houses and their inhabitants.

For further information on this project, or presentations about it, please
contact Mr. McDaniel at his home: 635 G Street, S.E., Washington, D.C. 20003
telephone: (301) 547-6417.

Nancy Miller

ALLEGANY COUNTY
Phoenix Mills Farm. The details of this brick house characterize the Greek Revival influence on the architecture of Western Maryland. Built circa 1845 it was the house of John Jacob Shouse, a miller who operated his business across the road.

BALTIMORE CITY
Belvedere Hotel. Completed in 1903, the Belvedere was designed by Parlier and Thomas of Boston in the style of the French Beaux Arts. One of several important Baltimore structures designed by this firm in the early 20th century, it is being refurbished as apartments, office space, a restaurant and bar, meeting space and ballrooms.

CECIL COUNTY

Colora Friends Meeting House. Constructed in 1841, this meeting house is typical of those built by the Friends around Baltimore and Philadelphia. Of local stone, the interior features separate seating for men and women and a sliding partition to divide the interior. The woodwork and other features remain as an unaltered example of 19th century Quaker architecture.

East Nottingham Friends Meeting House or Brick Meeting House. At one time the largest Friends meeting house south of Philadelphia, East Nottingham is a half brick, two-story building, built in 1764 and 1769-1773, respectively. The present interior dates from 1810 when a fire destroyed the earlier interior. The meeting house and the surrounding forty acres were part of a grant from William Penn, to the Quakers in 1682. The 600-acre tract was later sold to the state. A grant was granted by him before the Mason-Dixon survey placed this area in Maryland.

HOWARD COUNTY
White Hall. First built in the early 19th century, the main block of White Hall was largely destroyed by fire in the 1890's. This was rebuilt in the early 20th century in the simple Federal style of the original building. Surviving from the 19th century are the end walls of the main block, the cellar, the entire east wing, the exterior of the west wing and three outbuildings, a workshop, smokehouse/privy and springhouse.

M. Charles G. Hill joined the Trust staff as librarian. He replaces James W. Kilvington, who resigned in May 1977 to operate an antiques business. Charles' responsibilities will include the organization of the Trust's extensive library sources and the administration of a large slide and photograph collection. In addition he will develop and implement an improved system of cataloging survey materials.

A former resident of Bel Air, Charles is a graduate of Mayville College, Mayville Tennessee, where he received a B.A. in history. He interrupted his undergraduate studies to serve in the U.S. Air Force for four years before receiving his degree. During this time he was stationed in Idaho, Vietnam and Washington, D.C. Charles earned a master's degree in library science from Indiana University in 1976. During part of this period, he worked in the manuscripts department of the Lilly Library at Indiana University, where he was involved in accessioning and organizing collections.

Charles is a member of the American Library Association and the American Association for State and Local History. A resident of Annapolis, Charles pursues interests in music (synthetic and opera), photography and swimming. He also enjoys many spectator sports.

In order to expand the geographical representation on the Board of Trustees, two additional Area Representatives (non-voting members) have been elected from the Lower Peninsula.

Thodore T. Dornes of Westport, Michigan, has served as chairman of the Somerset County Committee of the Trust since 1970 as Housing Commissioner for the County. Formerly vice president of Dornes Hills, Mr. Dornes served two terms as a member of the Board of Trustees of the Somerset County Board of Control for West Virginia, State Commissioner of the Michigan Department of Conservation and Executive Secretary for the Federal Council on Aging of the Department of Health, Education and Welfare.

The owner of an 18th century National Register property, Liberty Hall, Mr. Dornes has restored three other old houses. He has been associated with Chase, Nichols and Associates, Inc., a historic preservation firm.

Baltimore County's representation on the Board will be increased by the election of Charles L. Wagnant. Mr. Wagnant is owner and manager of The Oella Company, Ellwood City, and is president of W. J. Dickey and Sons, Inc. and a partner in Baltimore Company.

Mr. Wagnant is the former president of the Baltimore City Citizen's Planning and Housing Association and a former member of the Baltimore Urban Renewal Commission. He has been a member of the Maryland Historical Society since 1967 and has served as a trustee of the Baltimore County Historical Society. He was a delegate to the Maryland Constitutional Convention (1967-1968).

One of three members of the Board of Trustees to reside in Maryland, he has contributed articles to the Baltimore Sun and the Maryland Historical Magazine.

He is currently a member of the Publications Committee of the Maryland Historical Society.

SWAP
SOME WORDS ABOUT PRESERVATION
a quarterly publication of the MARYLAND HISTORICAL TRUST • 21 Saint George's Ave., Annapolis, MD 21403

TOWSON, MD. October 6 1977
THIS IS TO CERTIFY, that the ~~announced~~ advertisement set
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md. ~~on the~~
~~on the~~ one ~~time~~ ~~announced~~ before the 27th
day of October 1977, the ~~news~~ publication
appearing on the 6th day of October
1977.

THE JEFFERSONIAN
A. Link Smith
Manager
Cost of Advertisement, \$ _____

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

July 197 . Your Petition has been received * this 27th day of July 197 . Filing Fee \$ 50.⁰⁰ Received ☒ Cash ☐ Other ☐

[Signature]
S. Eric DiManna,
Soning Commissioner

Petitioner J.H. Johnson Submitted by R. Taylor McLean
Petitioner's Attorney R. Taylor McLean Reviewed by [Signature]

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd Date of Posting: Nov. 5, 1977
 Posted for: PETITIONS FOR ① SPECIAL EXCEPTION ② SPECIAL HEARING
 Petitioner: J. T. H. JOHNSON
 Location of property: SURGER OF FALLS & CHD COURT RDs
 Location of Signs: ① S/SIDE OF FALLS RD. 75' E. of S. of CHD COURT RD
② S/SIDE OF CHD COURT RD. 75' E. of W. of FALLS RD.
 Remarks:
 Posted by: Thomas E. Roland Date of return: Nov. 10, 1977

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY #78-93 X 6 PH
Towson, Maryland

District 9th Date of Posting 12-6-22
 Posted for: Henry J. J. Cat. 27, 1922 & 11.6.22
 Petitioner: J. T. H. Johnson
 Location of property: SW Cor. of 10th Road & 4th Const. Rd.
 Location of Sign: 2nd Sign. Posted on 10th Rd. facing 4th Const. Rd. (West) side. Posted on 4th Const. Rd. facing 10th Const. Rd.
 Remark:
 Posted by: Michael H. Shaw Date of return: 12-13-22

A. Taylor McLean, Esquire
 102 West Pennsylvania Ave.
 Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
 County Office Building
 111 W. Chesapeake Ave.
 Towson, Maryland 21204

Your Petition has been received and accepted for filing
 this 9th day of August, 1977.

 S. ERIC DI MENNA
 Zoning Commissioner

Petitioner J. T. H. Johnson, et al
 Petitioner's Attorney K. Taylor McLean viewed by Nicholas B. Commodari
 Nicholas B. Commodari
 Chairman, Zoning Plans
 Advisory Committee

cc: Spellman, Larson & Associates, Inc.
 Suite 110 - Jefferson Building
 105 West Chesapeake Ave.
 Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 57327

DATE May. 23, 1977 ACCOUNT 08-662

AMOUNT \$85.00

RECEIVED Messrs. Royston, Mueller & Nelson, 102 W. Parnes.
Apt. Twenty-Nine, Miami, Fla.
FOR Advertising and printing of prospectus for J.T.W. Johnson
#78-53-2288

8500 MK

VALIDATION OF SIGNATURE OF CARRIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF THE COMPTROLLER & TREASURER
MISCELLANEOUS CASH RECEIPT

No. 57189

DATE October 3, 1977 ACCOUNT 00-662

AMOUNT \$50.00

RECEIVED BY R. Taylor Holman, Sec. 102 W. Penna. Ave.,
FROM Towson, Md. 21204

Petition for Special Election and Special Hearing
for J.R.N. Johnson, et al
075-93-3072

93 OCT 03 3 50.00 MD

VALIDATION OF SIGNATURE OF CASHIER



ROCKLAND MILL

...the ...

100

PLANS
A1

SCALE: $\frac{1}{8}" = 1'-0"$

DATE: 1-17-77

FEB 28 1979

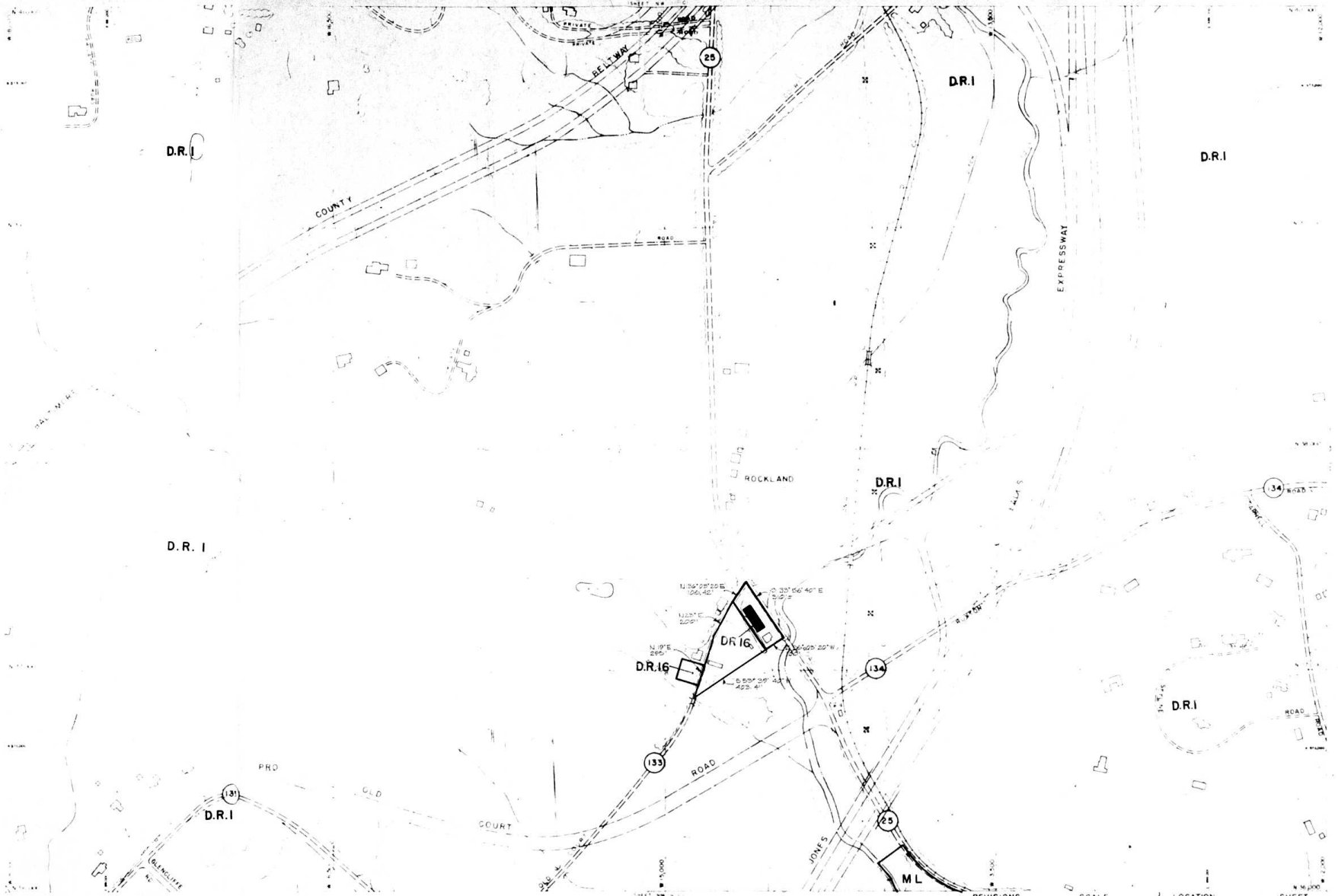
February 19						
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25	26	27	28			

1210



12-10 NE





O-NW O-NE
S-SW S-SE

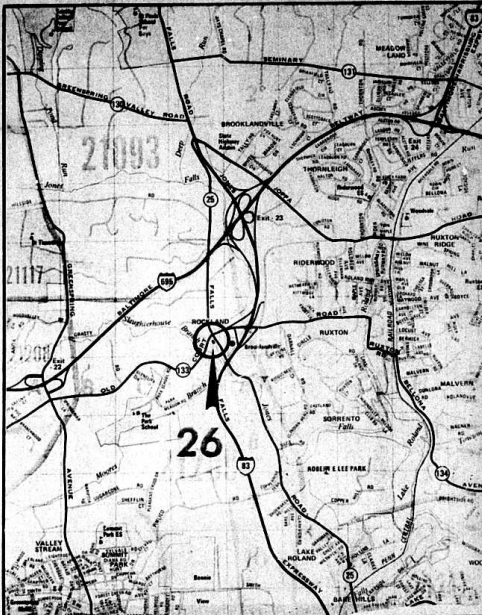
1976 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
OCT. 7, 1976 & OCT. 8, 1976
BILL NOS. 108-76, 109-76, 111-76, 111-76,
112-76, 113-76, and 114-76

CHAIRMAN COUNTY COUNCIL

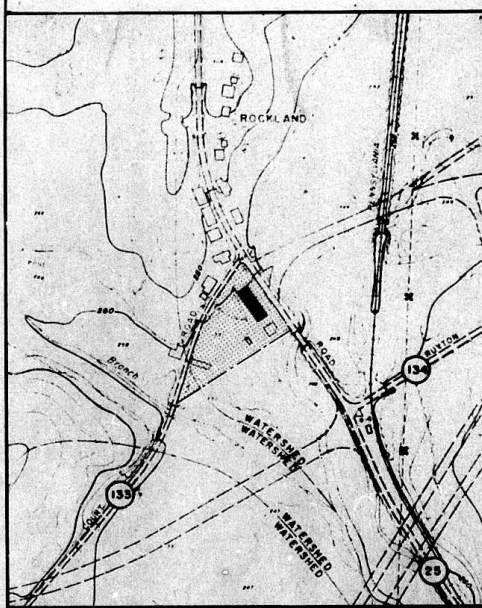
PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA OFFICIAL ZONING MAP

REVISIONS
BY DATE
SCALE
1" = 200'
DATE OF PHOTOGRAPHY
APRIL 1953
Compiled By Photogrammetric Methods
AERO SERVICE CORPORATION-PHILADELPHIA, PA.

LOCATION
ROCKLAND
SHEET
N.W.
10-C



LOCATION MAP
1" = 2,000'



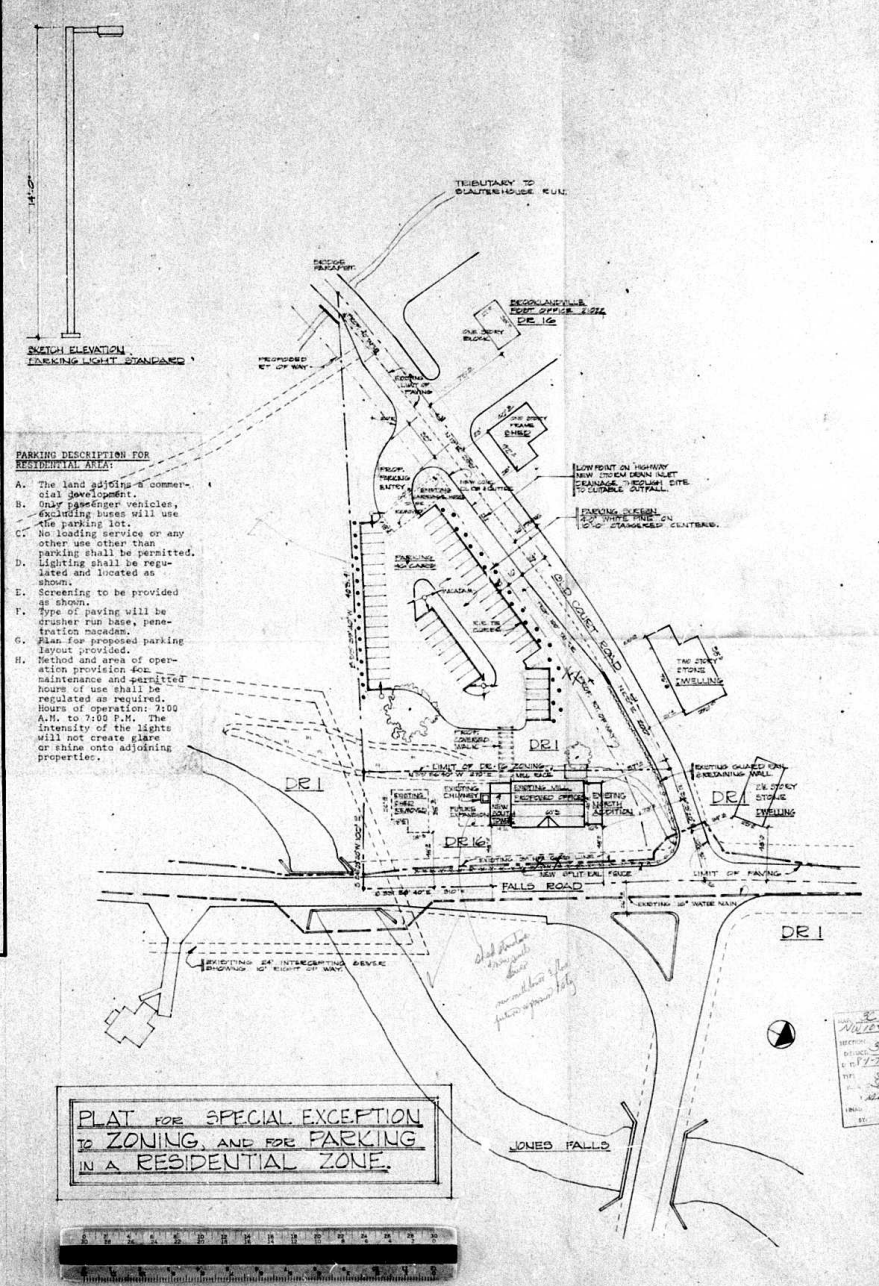
NEIGHBORHOOD MAP
1" = 200'

OUTLINE DESCRIPTION: ROCKLAND MILL

- I. EXISTING CONDITIONS
- A. Composite building, previously used as a mill and for light manufacturing; main portion masonry/stone ground floor; plus 3 stories; north shed addition - frame 2 stories, over a stone foundation story.
- B. Renovate building to meet the following construction type:
1. Main Mill: Type 3B - exterior masonry walls, ordinary protected.
 2. North shed addition: Type 4B - frame unprotected.
 3. 2 hour fire separation between mill and addition.
- C. Site: Access provided only from Old Court Road, opposite entry to Post Office. Forty-six parking spaces provided; minimum distance from the centerline of Old Court to be 18 feet. Feet of cut and curb required along Old Court, widening existing roadway 12 ft. Tapers at each end of development 40 ft. at the south end, 100 ft. at the north end. Covered walk with 18 slope from parking to south service tower, including bridge over roadway.
- II. NEW USE, CONSTRUCTION AND RENOVATION CLASSIFICATION
- A. S.O.C.A. Table 6, Business, use Group E.
- B. Mill Building allowable square feet/floor, and building height: 3B - 19,800 sq.ft./floor, 50 ft. height.
- C. North frame addition: allowable square feet/floor and building height: 4B - 7,200 sq. ft./floor, 10 ft. height.
- D. New South Service Tower - at 11 meet type 3B construction, exterior masonry walls and protected joisting for floors and roof. (West 1-509). South service tower to be separated from main mill by a minimum 2 1/4 hr. fire separation.
- III. FIRE DEVICES
- A. South service stair, 2 hr. construction, Class A stair, interconnecting all four levels and exiting at ground through entry lobby (2 hr. separation from adjacent interior spaces).
- B. North fire stair, 2 hr. construction, Class B stair, interconnecting the third and second floor with exterior exit at first floor grade.
- IV. OCCUPANCY FIGURES
- SOCA Allowances:
For Business - 1 person per 300 sq. ft., implies 10 people/floor for ground, first and second levels. Third level (occupiable) 1000 sq. ft. will equal 34 people.
- Total Occupancy: 34 people

- V. PARKING
- A. Parking Requirements
- 1 space required for every 300 sq. ft. of ground floor area
1 space for every 500 sq. ft. of upper floor area
- Ground floor: 3707/280 = 13 spaces
First floor: 3707/500 = 7 spaces
Second floor: 3707/500 = 7 spaces
Third floor: 1000/500 = 2 spaces
- Total Spaces Required = 29 spaces
Total Spaces Provided = 48 spaces
- B. Parking Layout
- Size of space: 9' x 24'
Curb: railroad tie, anchored
Setback: 8' from proposed right of way of Old Court Road
Screening: 4" White Pine at 10'-0" centers, staggered
Lighting: 400W luminaire, medium spread with cut off.
14 ft. mounting height at 85' spacing.

- VI. ZONING
- A. Existing Zoning: DR16 and DR1
- B. Proposed Zoning: DR16 and DR1 with special exception for offices and for parking in a residential zone.
- C. Area of Tract: DR16: 0.77 acres
DR1: 1.11 acres
- D. Proposed Use: Offices (business)



ROCKLAND MILL

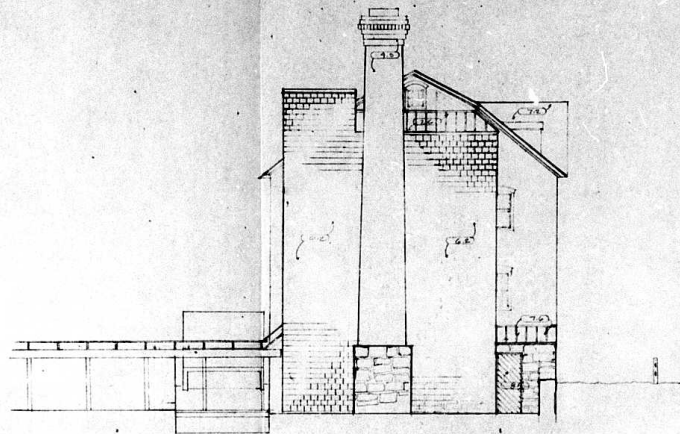
BROOKLANDVILLE, MARYLAND
FALLS ROAD

JAMES H. ORLIEVER ASSOCIATES ARCHITECTS
1000 NORTH CHARLES BALTIMORE, MARYLAND 21201

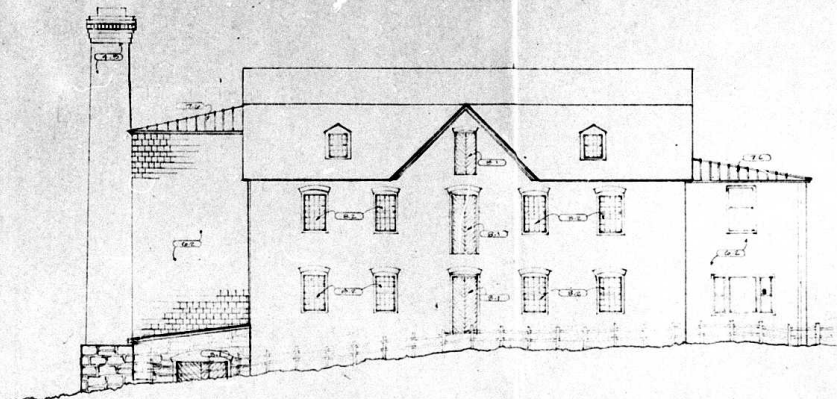
Election District:
3rd District
3th Precinct

Parcel Description
and Area:
2.0 acres (74,000 sq.ft.) irregular triangular site, south-west corner of Old Court and Falls Road, included as part of land held in fee and described in deed of William Paul Johnson, Baltimore County Records Office, C.W.C. 651-11.

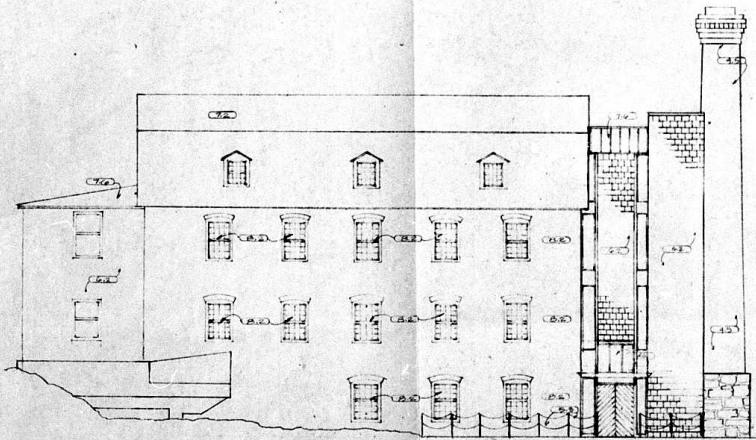
DATE: 5-2-77



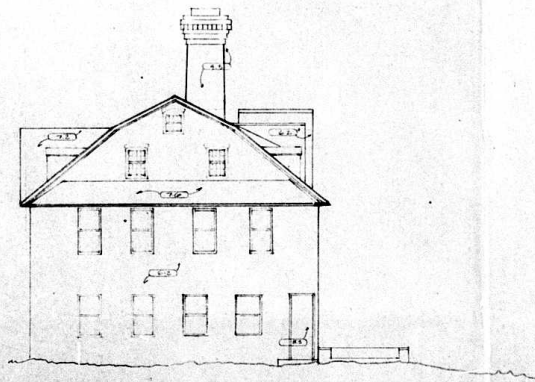
1 SOUTH



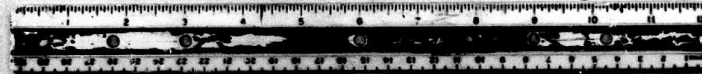
2 EAST



3 WEST



4 NORTH



ROCKLAND MILL

FALLS ROAD BROOKLANDVILLE, MARYLAND

JAMES R. GRIEVES ASSOCIATES ARCHITECTS
1009 NORTH CHARLES BALTIMORE, MARYLAND JRSOI

ELEVATION

A3

SCALE: 1/8" = 1'-0"

MARCH 12, 1977

FEB 23 1979

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