



THE DRUM

A PUBLICATION OF THE GREATER KINGSVILLE CIVIC ASSOCIATION, INC.

PRESIDENT'S MESSAGE

What's going in on Kingsville? At this moment, thanks to the housing lull, the answer is "not much" (besides digging out—see Mill photo to right!). That is to say that I am not aware of any new large-scale building projects proposed for our community. Speaking for myself, I am grateful for this break in the action which in the past has required hours of volunteer time to attend hearings, to prepare statements of community preference, and to listen to many phone calls from concerned neighbors.

An up-date on old news: Two previously announced building projects which have gone through the required County Review process have begun: (1) The Hammonds Glen housing development began creating the roads and infrastructure last fall and will have lots for sale this year; and (2) Fork Christian Church has broken ground for the construction of their new church building on Sunshine Ave. across the street from their current building.

At the September 2009 General Meeting of GKCA the State Highway Administration took traffic complaints from concerned members and reported on the planned roundabout at Harford and Glen Arm Roads. The funds (estimated at \$4.3 million) have not been allocated



to proceed with construction at this time. Since the number of accidents and the volume of traffic have decreased in the last three years, this project is likely to remain in the planning stages for an indeterminate time.

In attendance at this meeting were all of the elected officials representing our area: State Senator Andy Harris, State Delegates Rick Impallaria, J B Jennings, and Pat McDonogh, and County Councilman Bryan McIntire. Our elected officials reported that they still have had little success in efforts to reopen the county golf course, Gunpowder Falls. However, recently there has been a more productive meeting with the county director of Recreation and Parks.

Now that the roads and driveways are clear of our record-breaking snow season, we can all easily attend the next General Meeting of the

GKCA which will be March 17th at 7:30 PM at the Kingsville Elementary School Library Room. At this meeting the GKCA is launching a new project, The Kingsville Plantscape, which is described within this edition of *The Drum*. Please come and bring your questions and your enthusiasm for our community.

—Ila Christenbury

SEMI-ANNUAL MEMBERSHIP MEETING

Wednesday,
March 17, 7:30 p.m.

Please join us for our Spring semi-annual meeting which will be held at the Kingsville Elementary School.

Please attend to get more information and share your thoughts and concerns about all the topics in this newsletter and other issues.

KINGSVILLE PLANTSCAPE

The families and institutions that have chosen Kingsville as home recognize that it is a privilege to be in an area of natural beauty. Because large-scale buildings and dense housing developments do not exist in Kingsville, our community has remained a rural area between the two Gunpowder Rivers. Residents and commuters passing by enjoy the reminders of our rural heritage: the expansive view across the fields at Longfield Estates to the Langenfelder house; the 200-year old St. John's Church nestled among the trees at the triangle; the historic Jerusalem Mill and Jericho Bridge; and the bounty of fresh produce and flowers for sale throughout our community—most recently in the restored red barns of Huber's Farm Stand.

The Greater Kingsville Civic As-

sociation is launching a project to increase the number of rural reminders that exist along Belair Road, our main street. Our goal is to create along Belair Road plantings which contribute color to our open space. It seemed to us that a northern gateway might be near Open Bible Church and the southern gateway at Mt. Vista Road. The plantings will be designed to be sensitive to the sight lines of motorists and require minimal maintenance.

Our goal is to enlist the support of between 6 to 8 businesses and institutions which are sited between the two gateways. Each site would give the GKCA permission to install the plants and would notify the GKCA if the plants suffered from drought, etc.

One of the objects of the planting is to establish a continuity, so that by repeating the species of plants it fur-

ther reinforces community identity. Our hope is that viewers will see that this is a community endeavor which is rooted in community spirit and pride in our heritage. *You have two ways to participate in this project.* Plantings will be done on three Saturdays in April—April 10, 17, and 24. If you want to join others in digging the soil, call Ila Christenbury at 410-592-2111 to offer your time and energy. Secondly, you may contribute funds to purchase the supplies by writing a check to GKCA and using the form provided in *The Drum*. As an incentive we have a donor who has offered to match two for one each dollar that is donated to the Plantscape project.

We will discuss this project in much greater detail at our March meeting, including scope, plant materials to be used, and the process in general.

IS MY OLD HOUSE ELIGIBLE FOR LANDMARK STATUS...AND HOW CAN THAT BENEFIT ME?

The greater Kingsville area has retained a number of physical reminders of its history—from the Jerusalem Mill, the Jericho covered bridge, the Lasshans Funeral Home (formerly an inn dating to 1734), St. John's, St. Stephen's, and countless more. Bradshaw Road was a 'rolling road', dating back 300 years. We have structures—many still inhabited—that date back hundreds of years, and still others, while not as old, tell their own stories relating history of local and even national interest.

Preserving these historic sites should be a concern of everyone. In Baltimore County we are fortunate to have organizations in place that work to do just

that. The Baltimore County Historical Trust, Inc. works endlessly to preserve historic and significant properties in Baltimore County through education, research, technical assistance and policy formulation and the Landmarks Preservation Commission (LPC) works to help ensure that historically important sites are preserved.

The GKCA encourages anyone in our community who owns a structure that they feel might have historical significance to consider pursuing landmark status for their building. Some buildings much less than 100 years old make it to the landmarks list if they are deemed to have historic or architectural character.

What follows are some excerpts from the County Office of Planning's website to familiarize us with some of the process of obtaining landmark status.

What is the purpose of the Landmarks List?

Baltimore County's historic preservation law states its five basic purposes:

- to safeguard the heritage of the County as embodied and reflected in the structures and districts that have historical, architectural, archeological or cultural merit
- to stabilize and improve property values in the districts and in the County generally

LANDMARK STATUS (CONTINUED)

- to foster civic pride in the beauty and noble accomplishments of the past
- to strengthen the economy of the County
- to promote the use of historic districts and landmarks for the education, pleasure, and welfare of the residents of the County.

The purposes of the Landmarks List, therefore, are to recognize—and to regulate—at least some of these remaining physical elements of the County’s heritage, thereby providing a system for:

- encouragement for the structures to remain in productive use, either for their original purpose or through adaptation to a new use
- protection against unwarranted demolition
- review to assure that exterior changes are done in accordance with nationally-used standards for maintaining a property’s historic integrity
- eligibility for possible rehabilitation tax credits.

What is the effect of being on the Preliminary or the Final Landmarks List?

The effect is the same at each stage. Being on the list makes the structure subject to the authority of the LPC to approve or deny any proposals for demolition or for changes to the structure’s “exterior architectural features.” This effect begins from the time that the official sign is posted on the property giving notice that the LPC has scheduled a public hearing on the nomination of the structure to the list.

Can Landmarks List structures be changed?

Yes, landmark structures can be changed. The LPC has no authority over the interior or use of any landmark structure. For the exteriors of these structures, the LPC can and customarily does approve changes, including additions, provided that they are in keeping with the major character-defining features that make the structure historically significant. The basic principle is to retain and rehabilitate—rather than needlessly replace—the building’s historic materials (especially windows, doors and siding) so that the building retains its physical integrity as a representative of itself and its time in history. The details of the evaluations will, of course, vary from building to building, but the Commission does try diligently to balance its responsibility for adhering to proper standards with accommodating the owners’ preferences.

Are there any financial advantages to designation as a landmark?

Structures on the Final Landmarks List (as enacted by the County Council) may be eligible to receive a Baltimore County Historic Tax Credit for the rehabilitation of a historic property. The tax credit is **20 percent** of the expenses for eligible rehabilitation work, provided that the expenses total at least \$1,000. The credit applies against the County real property tax bill, beginning in the next tax year after the year in which the work “or any part” is completed and is certified as complying with the County standards. Any unused part of the total credit may be carried forward into as many as 10 subsequent tax years and is fully transferable to a new owner of

the property for the remaining life of the credit.

The tax credit does terminate, however, if the property is altered (before the end of the ten years) so that it no longer complies with the rehabilitation standards by which the property obtained eligibility, or if the property is removed from the Landmarks List. Final landmark structures may also be eligible for state rehabilitation tax credits as well.

The Maryland Heritage Structure Rehabilitation Tax Credit Program is administered by the Maryland Historical Trust and provides Maryland income tax credits equal to **20 percent (in addition to the county’s 20 percent)** of the qualified capital costs expended in the rehabilitation of a “certified heritage structure.” The credit is available for owner-occupied residential property (homeowner) and income-producing property (commercial). Complete information about the state tax credit program is available at Maryland Historic Trust’s web site from which this paragraph was excerpted.

A county landmark nomination will be placed on the agenda for a LPC hearing within 45 to 60 days from submittal to staff. Ordinarily, the LPC will accept the nomination if there appears to be any likelihood that the structure will meet at least one of the five landmark criteria (see below). A sign will be posted on the property announcing the hearing, and the owner will be notified by mail.

At the public hearing, the LPC will take testimony for and against the nomination. Before placing a structure on the Landmarks List, the Commission must specifically find

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LANDMARK STATUS*continued from page 3*

that it contributes substantially to the architectural, or historical heritage of the county, state, or nation because of one or more of the following:

- it is associated with a personality, group, event, or series of events of historical importance
- it is a distinctive example of a particular architectural style or period
- it is a good example of the work or a noted architect or master builder
- it is a work of notable artistic merit
- it has yielded and may be likely to yield information or materials important in prehistory or history.

Upon finding that a structure qualifies,

the LPC may vote to place it on the Preliminary List. The Commission's decision is forwarded to the County Executive, and then to the County Council, which votes on inclusion to the final landmarks list.

How can I learn if my property is eligible to apply for the Historic Tax Credit program?

The Baltimore County property tax credit is available for rehabilitation expenditures on "historic resources," which are defined as properties that are either on the Baltimore County Final Landmarks List, or individually listed on the National Register of Historic Places, or "Contributing"

properties located within a National Register Historic District or within one of the County Historic Districts enacted by the Baltimore County Council. Contributing properties are those which contribute to an understanding of the district's significance by being historically or architecturally significant, individually, or by being architecturally compatible or functionally related to the other historic properties in the district. The County's interpretation of which properties are contributing may sometimes differ from the State's. For more information call Karin Brown in the Office of Planning in Baltimore County at 410-887-3495.

PLEASE HELP WITH THE KINGSVILLE PLANTSCAPE!

Thanks to an anonymous donor, any contribution will be matched two dollars to one.

\$250 \$100 \$50 \$25 Other

Additional contributions to the Rural Protection Fund

\$250 \$100 \$50 \$25 Other

2009/2010 Membership—\$20 per household—Thank you!!

\$20

*Please make checks payable to GKCA,
P.O. Box 221
Kingsville, MD
21087*

And please remember to come to our March meeting or call Ila Christenbury (592-2111) to

The Greater Kingsville Civic Association, Inc.
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