

The Lutherville Historic Advisory Committee
to the Baltimore County Landmarks Preservation Commission

8 October 2007

The Honorable T. Bryan McIntire
Councilman, 3rd District
Baltimore County Council
400 Washington Avenue
Towson, MD 21204

RE: Preliminary Landmark List Nomination
302 North Avenue

Dear Councilman McIntire:

The Weisbrod/Carroll Residence and Property at 302 North Avenue in Lutherville was nominated for inclusion on the Baltimore County Landmarks List. The Landmarks Preservation Commission voted to place the property on the Preliminary Landmarks list at its regular monthly meeting on September 17, 2007.

The Lutherville Historic Advisory Committee strongly supports this decision and implores you to continue your valued efforts on behalf of the Lutherville community with your support as well.

Lutherville is known and admired as a living catalog of Victorian Era architectural styles. The Weisbrod/Carroll House is an essential example of a "Downing-Vaux cottage" and is one of only two or three such examples in the area. It is reminiscent in many ways of Ravenhurst, a grander example of the style that was tragically lost to fire a number of years ago. Along with the historic homes at 305 North Avenue and 1711 Kurtz Avenue, it serves to anchor the northern extremity of the Victorian village.

The current owner of the house has moved out of state and intends to sell the property. He has every intention of demolishing the house and offering the property based on its development potential (which could yield up to 3 buildable lots). This would bring a higher return for him but at the sad cost of another architectural loss for Baltimore County. In addition, 302 North Avenue is not included in Lutherville's County-designated Historic district which means there would be no community-based control or input into the design of the new houses, thereby further eroding the Victorian flavor of the neighborhood.

This is an opportunity for all of us to show pride in our heritage and to reinforce our commitment to protecting the Lutherville legacy.

Sincerely,