

Luthervillian

News & Updates from the Lutherville Community Association

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Message from the President....

Pamela Shaw - President

So we're below freezing again, ALL DAY. I felt the sun 's warmth earlier this week but its gone again.

We had a nice attendance at the Living in a Historic District Seminar and we learned a lot. We had a presentation by Patty Kallmyer on Real Estate Issues in a Historic District. Catch her column based on the seminar later in this issue.

The Baltimore County Office of Landmark Preservation made a presentation on Historic Districts, responsibilities of homeowners in a historic district and about tax credits. We'll have more on this in another newsletter.

On another cold and icy night the community had a good turnout for the District 3 Budget Townhall. It was a great opportunity to talk to all the agency heads and the new County Executive.

It's that time of the year when the LCA meeting is on Tuesday and the GTCC meeting is the very next night. I'm sure there will be some overlap this month as Eric Rockel the GTCC President will be speaking at our meeting on the County Council Redistricting Commission. This is not to be missed as some of the suggestions submitted to the Commission put us with Towson.

LCA 2025 Elections

As you may know, each year some part of the LCA Board is up for election or reelection. Each year we're looking for good people in the community who can make us better.

Even if you don't think you want to be a board member fill out the Biographical Summary and tell us what you're interested in doing or what skills you have to take us to the next level.

This is an "odd" numbered year. The Officers and the Chairpersons for Communications, Nominating, Special Events and Security Committees are elected in odd numbered years. All others are in the even numbered years (History, Hospitality, Membership, Public Facilities, Traffic, and Zoning)

The Biographical Summary form can be found on the LCA website on the Resources page - <https://luthervillecommunityassociation.org/resources>

If you have questions about the various board positions or how you can contribute to the success of the LCA contact Nominations Chair Virginia Crews at virginia.m.crews@gmail.com.

Submission of the Biographical Summary must be made to the Nominations Chair by April 1, 2025.



Living in a Historic District - by Patty Kallmyer



So many of us are in love with historic homes. We marvel when we see them. Perhaps some of us own one. We talk about our homes and the history attached to them. We describe them with words of character, charm, craftsmanship, and unique architectural details.

We know the home must be at least 50 years old and associated with significant historical events or individuals. It needs to look much like it did in the past and represent substantial architectural and landscape history. Historic designations protect individual structures. We often find a group of adjacent properties that are part of that preservation. These properties are combined into a “historic district.” The federal government and your local government can designate an area as a historic district. Local designations have the most restrictions because local government controls zoning and building codes. Residents in “historic districts” need permission from preservation boards before making any exterior alternations to buildings or demolishing them.

There are pros and cons to purchasing a historic home or in a historic district.

1. Historic homes are unique and are often in high demand – that may be a good investment. Studies have found that house prices are generally higher and appreciate faster within a historic district and certainly after a designation.
2. Designations make it more challenging for property owners to develop their property for another use – such as higher density housing or for retail purposes. Property owners can avoid the nuance of change – noisy construction, blocked roadways, unexpected obstruction to views. A developer will not buy your neighbors’ house and replace it with an apartment building or a bar or store that will increase traffic.
3. Historic homes tend to have older problems and costly repairs. One must think about the structural integrity of the house, the wiring and plumbing, the presence of asbestos, and changed ductwork when considering a home purchase. Repairs can be more costly, and you may need a certified repair person who specializes in historic properties.
4. Owning a historic home offers tax incentives and financial assistance, which are significant advantages for homebuyers.

When you are buying or selling within a historic district, it is important to have a knowledgeable advocate in your corner. Here are some valuable traits one should look for when engaging the services of a realtor:

1. Researcher – There is no one definition of a historic building. There’s a variety of historic designations at the federal, state and local levels. The type of regulation depends upon the type of designation applied to that specific property. It doesn’t always mean that property owners are prohibited from making changes to a property. Rather, it simply ensures that changes made to a property do not harm important historic features.
2. One who understands the value of a historic home and who understands market dynamics. Perhaps find a realtor who attends local historic tours. That may signify a passion.
3. One who effectively knows how to showcase your home.
4. Do they have a network of contacts? Do they know prospective buyers or sellers who are always on the search for just that type of property.
5. They must have knowledge from staging to renovations to repairs and maintenance. They should have a list of PROVEN professionals to assist in any of these categories.

Selling a historic home is not just about finding a buyer. It’s about finding someone who will appreciate and preserve historical significance of the property. By choosing a realtor who is knowledgeable about historic homes, you can ensure that your property is in the hands of someone who will understand and value its unique heritage.