

Community Newsletter



Historic Glyndon, Inc., Fall 2024 • <https://historicglyndon.org>

Greetings from Historic Glyndon, Incorporated!

As the seasons have started to change, bringing vibrant foliage and chilly evenings, I've taken the opportunity to reflect a bit upon the abundant qualities that make Glyndon such a special place for us to live, work, and play. Glyndon's rich and vibrant history is a source of pride for our neighbors, young and old. At the same time, Glyndon is an ever-changing community that finds new and creative ways to respect tradition while adapting to the changing times. Could those early Glyndon residents have imagined how their little hamlet would grow up in the 21st century?

As I shared in my welcome message to the community in our Fall Membership Meeting on October 15, Glyndon has experienced steady growth in home sales over the past 10 years, with 95 home sales in our beloved 21071 zip code—63 of those located within the boundaries of the Historic District. That represents over 25% of the homes in Historic Glyndon that have changed ownership since 2015. In the last 12 months alone, we've welcomed 11 new homeowners as neighbors.

Acknowledging the number of new neighbors joining the Glyndon family, HGI invited guests from the Baltimore County Landmarks Preservation Commission to our fall meeting to share some insights on the Historic Design Guidelines, opportu-

nities for tax credits, and the nuances of working with the Commission before taking on a renovation project. For me, it is the care that we put into preserving our historic buildings and the pride that we derive from our collective community history that make Glyndon such a special place. Please be sure to check out my meeting recap later in this newsletter for more information about working with the Landmarks Preservation Commission—especially if you missed the fall meeting. This is important information for all of us, whether we've called Glyndon "home" for a few months or a few generations!

As we welcome new neighbors into the fold and embrace occasional changes (as every community does), such as our new traffic calming speed humps, I challenge each of us to consider how we can welcome the next generation of neighbors and create a space in which they will love Glyndon as much as we all do. Borrowing the words of the late Prince Philip, Duke of Edinburgh, "change does not change tradition; it strengthens it." Let us all embrace the growth of our community by reminding ourselves of the little things that make Glyndon special to us, while also making room for new families and new voices. I hope we can carry that spirit into the winter holidays as we look forward to gathering in fellowship at the Holiday Open House!

Wishing you an autumn full of love,

Dr. Ted McCadden

HGI President 2024

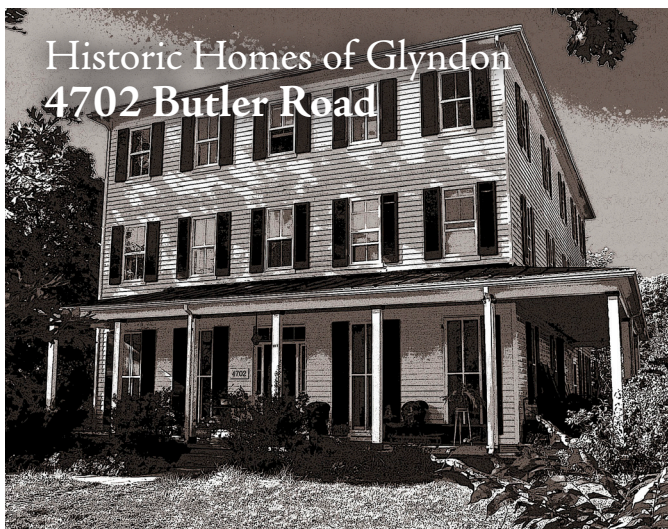


The Cupola is Back!

The cupola? What cupola? Oh, the cupola on the Glyndon Train Station! It was gone? Yes, it blew off the roof of the station during a wind storm in March of 2018. Did you miss it? Well, no, I'm usually focused on my mail when I go the Glyndon Train Station...

Well here's the rest of the story: When it blew off the roof and hit the ground in March 2018, the louvered section broke into four sides, a corner of the copper

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Historic Homes of Glyndon 4702 Butler Road

In 1883, Joshua Vinton Brown, a tinsmith from Reisterstown, bought Lot #5 of Bennett and Regester's Villa Lots, which had previously been part of the Emory Grove Camp Meeting Ground. The 1 18/100 acres cost \$265.50. Presumably construction began on this huge, three-storey structure right away.

It appears that Brown, known as Vinton, built this boardinghouse, which he named "Glyndon Heights," as a business venture. He hired Mrs. Charles J. Beckley of Reisterstown to manage the operation. Throughout the time he owned the Glyndon property, Brown also maintained his own residence and shop on Main Street in Reisterstown. He operated a very successful business there, specializing in stove, range, and furnace work, sanitary plumbing, steam and hot water heating, and roofing and spouting.

**THE REISTERSTOWN
TIN, STOVE AND PLUMBING HOUSE.**
Roofing and Spouting Low.
J. V. BROWN.

*Baltimore, Carroll
and Harford Counties [business direc-
tory], c. 1878*

An 1885 article does mention that, "Mr. S. P. Townsend, the wealthy capitalist of the place [Glyndon]...is completing a two-story building on R. R. avenue..." to be occupied by several businesses, including a stove and tin store on the first floor owned by J. V. Brown. (*The Baltimore County Union*, Nov 7). It could be that Brown intended to expand his Reisterstown shop with an extension in Glyndon or that he planned to relocate the business to the relatively new village. It is not known whether the plan to establish the stove and tin store in Townsend's building on Railroad Avenue ever came to fruition.

Brown was very involved in the Prohibition movement that was sweeping across the United States. He was on Baltimore County's Prohibition Ticket in 1885, representing the Fourth District, and he served as president of an anti-alcohol club that organized in

Reisterstown in 1886. After their first summer camp meeting in 1887 in what is now Glyndon Park, The Prohibition Camp-Meeting Association of Baltimore City was incorporated, with Brown being one of the founding incorporators and directors.

In 1897, Brown and his wife, Mary, sold this property to John W. Benson for \$3300. John Wesley Benson and his wife, Elizabeth Angeline Gorsuch, were each from long-established families in the Upperco/Mount Carmel/Parkton area of Baltimore County. Previous to moving to Glyndon, the couple resided in Woodensburg, a small community a few miles north along the Hanover Pike. There they farmed and later operated a store and warehouse. John Benson also served as the Woodensburg postmaster.

After purchasing the boarding house property in Glyndon, Elizabeth ran the boarding business. Guests would be provided with a room and meals were included, or a "table well supplied," as it was advertised. The season ran primarily from May through September, but there were also advertisements that solicited guests for the fall and winter seasons.

**GLYNDON PARK HEIGHTS—Now OPEN FOR
BOARDERS FOR THE SUMMER; directly on
line electric cars; five m/c's walk from Western
Maryland Station; high S.H.E. healthy; near Emory
Grove and Glyndon camp grounds; terms reason-
able; references. MRS. E. A. BENSON, Glyndon, Md.**

The Sun [Baltimore], May 15, 1897

John had a store built next door (4200 Butler) from which he sold general goods. Eventually, the store was converted to a residence, which the Bensons leased, and a smaller annex was added in the backyard to serve as the store.

The couple had three children, but only their daughter, Elizabeth (Bettie), lived to adulthood. Their other daughter and their son died as infants. Elizabeth was widowed very young and lived with the elder Bensons, helping to operate the boarding house, even after her parents' deaths.

In 1937, the property was sold to Arthur A. Bosley, a Reisterstown man and bartender who owned his own establishment.



c. 1910 photo of
four staff members
at Mrs. Benson's
Boarding House:
Joshua Dett, Martha
Benson, unknown,
Lewis Thompson

Ann B. O'Neill

Want to Save Money on Your Property Taxes?

If so, you should have attended the HGI Open Board Meeting on October 15! Caitlin Merritt and Jessica Brannock from Preservation Services in Baltimore County's Department of Planning joined us to share some of the ins and outs of living in one of Baltimore County's 10 historic districts.

Jessica is the Administrator of Baltimore County's Landmarks Preservation Commission (LPC), the 15-member group that must review certain types of home renovations in the County's historic district. The LPC includes design and construction professionals who are knowledgeable and experienced preservationists.

Caitlin and Jessica presented a wealth of information on the benefits of living in a historic district, including the state and county tax incentives available for home renovations and restoration. They discussed the types of renovations that must be reviewed by the LPC, and provided a few insider tips on how to navigate the process.

While the "period of significance" in Glyndon construction ranges from 1871 to 1918, all property owners within the Historic District are required to consult with the LPC before beginning any exterior work on their homes and hardscapes. Some examples of these projects include the construction or demolition of sheds and outbuildings, decks, hardscapes (patios, firepits, etc.), fences, and signs. "A good rule of thumb," Caitlin shared, "is that a renovation visible from outside that costs more than \$1,000 probably needs to be reviewed by the LPC." This is equally important for contributing properties (dated within the period of significance) and non-contributing properties in the district. Support from the LPC is required in order to receive a building permit prior to beginning work on a home. Interior work that is eligible for a tax credit must also be reviewed by the LPC.

To be eligible for the 20% property tax credits, work must be approved in advance through a 3-part application process. Tax credit balances stay with the property for 10 years and will transfer to a new owner if the home is sold. All work eligible for tax credits must conform with the *2024 Baltimore County Historic Design Guidelines*.

(Insider tip: Caitlin and Jessica recommend applying for the state tax credit first. That approval will avoid a more stringent review at the county level!)

If you're wondering whether your renovation idea needs to be reviewed by the LPC, or whether your renovation might be eligible for property tax credits, Caitlin and Jessica welcome you to reach out to them directly at hispres@baltimorecountymd.gov.

As a reminder, the LPC meets monthly (except in August and December) on the second Thursday of the month. Proposals for review must be submitted at least two weeks in advance.

Here are a few important points of contact:

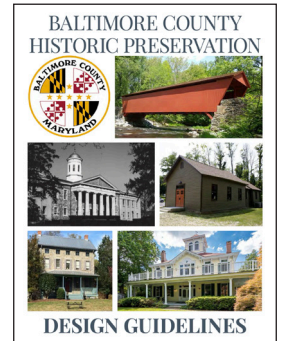
Baltimore County Landmarks Preservation Commission: <https://www.baltimorecountymd.gov/boards-commissions/planning/landmarks-preservation-commission>

Baltimore County Historic Design Guidelines (2024 edition): <https://www.baltimorecountymd.gov/files/Documents/Planning/historic/Ad-optedDesignGuidelines.pdf>

To apply for a Baltimore County Historic Property Tax Credit: <https://www.baltimorecountymd.gov/departments/planning/historic-preservation/historic-tax-credit>

Maryland Historic Revitalization Tax Credit: <https://mht.maryland.gov/Pages/funding/tax-credits.aspx>

-Ted McCadden



What Your HGI Dues Do For You

HGI's membership dues are \$20 per person or \$30 per business per year. Here are some of the many things your dues help to support:

- Community newsletter
- May Preservation Program & guest speakers
- Maintenance of our beautiful street signs and historic markers
- Grant funding to assist with repairs on Glyndon's historic businesses and landmarks
- Glyndon history books and note cards
- Annual Holiday Open House
- House tours and special events
- Insurance for special events
- Voting rights on issues affecting Historic Glyndon
- Historic house plaques



Historic Glyndon Porch Readings-2024

Many years ago, HGI initiated “porch readings” as a nod to the original Glyndon Porch Class. The Porch Class, started in 1898, began when a group of women summering in Glyndon decided to meet on their various porches over the summer to read and discuss literature – not so different from the book clubs many of us enjoy today. As The Porch Class grew, it turned to more civic endeavors and became The Woman’s Club of Glyndon. In 1932, The Woman’s Club purchased the former Glyndon School building on Butler Road, which they still use today as they impact civic pursuits throughout Maryland.

In recognition of those interesting women in the original Porch Class, HGI has, for many years, sponsored “Porch Readings” twice a year.

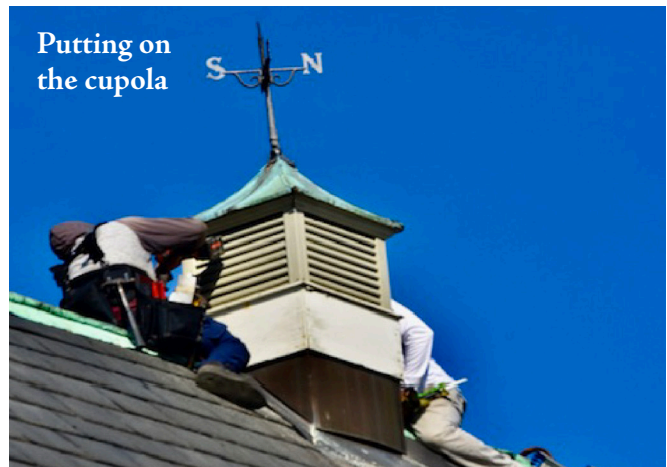
Our children’s Porch Reading was held this year at the home of Mark and Marti Clements and featured a Curious George theme. Children and their families gathered on the lawn, heard the story, and had a wonderful time playing Curious George-related games and enjoying yummy Curious George treats! There was even an appearance by the Man in the Yellow Hat! It was a beautiful summer evening in June, and the 18 children and 15 parents in attendance had a wonderful time.

Our adult Porch Reading, in October, was held at the home of Richard Stanley, with the theme of “A Dark and Stormy Night.” Attendees brought spooky poems and stories to share aloud. The conversation always turns to talk of some Glyndon ghosts that might inhabit various houses. Warm drinks and delicious snacks made Richard’s porch a magical spot on a cool fall night. We were even treated to a colored sky as the Aurora Borealis made a special appearance for us that evening. Join us next year for this very neat Glyndon tradition!

-Nan Kaestner



Kid's porch reading



Putting on the cupola

Cupola continued from page 1

roof was badly dented, and the “E” broke off the NSEW directionals of the former weathervane. Attempts to repair and reinstall the cupola were delayed by contractor illness, Covid-19, and applications for grant funding to repaint the building, repoint and rebuild the brick walls and piers, and repair/reinstall the cupola.

Ultimately, grants supporting this work were successfully received from Historic Glyndon Inc., Baltimore County Historic Trust, and Preservation Maryland ... MANY THANKS to all of these organizations!!

Finally, new contractors were solicited in early 2024, and work began.

G. Krug and Sons of Baltimore (the oldest continuously operating ironworks in the country) repaired the directionals, and Hasslinger Roofing repaired, rebuilt, and reinstalled the cupola onto the roof in late May this year.

So, the next time you visit the Glyndon Train Station, look up and admire the cupola on the roof!

Glyndon Train Station LLC, comprised of 43 local families and entities, owns and manages the property, renting it to the USPS and to Santoni’s for their corporate offices.



Kid's porch reading snacks and educational display



2024 TURKEY TROT

Thanksgiving morning, 8 am: 2024 marks the second year for Glyndon's Thanksgiving morning Turkey Trot! Last year's inaugural race was lots of fun, with many runners, walkers, and spectators. This year's race kicks off at 8 am sharp from Glyndon Station Park (across from the post

office) and winds through beautiful historic Glyndon and Emory Grove. Join friends and neighbors Thanksgiving morning to usher in the holiday season. Registration details can be found on the Glyndon Community Association website: Glyndonca.com.



On Thursday, May 16, 2024, neighbors gathered in Missy and Tom Fanshaw's beautiful backyard at 13 Glyndon Avenue for the May Preservation Program, "Glyndon Trivia Night."

After mingling and grabbing some Maryland-themed snacks, participants made their way to a table for the friendly competition. Ann O'Neill opened the event with a history moment and then the rules of play were explained. As the sun set, five teams answered

fun and informative questions, proudly displaying their answers on whiteboards. Contestants were asked four questions in each of the six rounds. The rounds were titled "Around Maryland," "Our Town," "Getting Around," "Workin' for a Living," "Let's Play," and "Potluck."

Participants answered history questions about Glyndon occupations, sports, local buildings, and much more, such as:

Glyndon resident Theodore Wilcox, known as the "flower man," shipped what flower to New York, Providence, Washington, Boston, and Pittsburgh? Hint: We can still see this flower blooming in Glyndon.

- A. Roses
- B. Lilies
- C. Peonies
- D. Black Eyed Susans

Neighbors shared laughs and their knowledge. Ann O'Neill expanded upon several of the questions by sharing interesting facts about Glyndon fires, flowers, and the railroad. At the end of each round, door prizes were given. The winning team received gift cards to several Glyndon restaurants and businesses. (The answer is C. Peonies)

HGI Mission Statement

The mission of HGI is to preserve and protect Glyndon's cultural, social, economic, and architectural history, as well as to conduct educational and beautification projects which enrich Glyndon's historical heritage.

HGI Board 2024

President Ted McCadden
1st VP Jayme Provencher
2nd VP Richard Stanley
Treasurer..... Christy Garman
Secretary Pamela Becker
Immediate
Past President Diane Flayhart

Board Members - Terms Ending January 2025

Karen Cervino Jen Meltzer
Missy Fanshaw Michelle Kriebel
Mary Ellen Porter

Board Members - Terms Ending January 2026

Nicole Crumpler Nan Kaestner
Kate Plaut Patty Szparaga

Glyndon History books make great holiday gifts!



Holiday Events

HGI Holiday Open House –
Sunday December 8, from 2-5 pm:
The 2024 HGI Holiday open house will be held on Sunday, December 8. Friends and neighbors will gather for this annual event that allows neighbors to mingle and to enjoy one of the beautiful homes in our neighborhood. Invitations with the details will be hand delivered to Glyndon residents.

GCA Tree Lighting – Sunday, December 8, 5:30 pm:

Immediately following the HGI Open House, GCA will host the annual tree lighting in Glyndon Station Park at 5:30 pm. Come sing along with the holiday carolers and sip hot chocolate with your neighbors as we await the arrival of a surprise guest!

GVFD Breakfast with Santa – Saturday, December 14, 8 – 11 am: Bring the kids to the Glyndon fire house for the annual Breakfast with Santa!

Please join us in helping Glyndon GLOW!

Glyndon is beautiful year-round, but there's something extra special about fall and winter, when houses glow with white candle lights in the windows. It's a Glyndon tradition that helps to welcome the season!

