



DONALD I. MOHLER III  
*County Executive*

ARNOLD JABLON  
*Deputy Administrative Officer  
Director, Department of Permits,  
Approvals & Inspections*

September 20, 2018

## NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

**CASE NUMBER: 2019-0053-SPHX**

1901 Monkton Road

SE corner of intersection of Monkton Road and Old Monkton Road

10<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owners: 1901 Monkton, LLC

Special hearing to confirm the continued use of a non-conforming commercial structure dating back to the late 1800's on a property with non-conforming setbacks, parking and landscaping. Special Exception to permit living quarters in commercial building in a BL zone.

Hearing: Thursday, November 1, 2018 at 1:30 p.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

AJ:kl

C: Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053  
Scott Vogel, P.O. Box 310, Riderwood 21239

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, OCTOBER 12, 2018.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



DONALD I. MOHLER III  
*County Executive*

ARNOLD JABLON  
*Deputy Administrative Officer  
Director, Department of Permits,  
Approvals & Inspections*

September 20, 2018

## NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

**CASE NUMBER: 2019-0053-SPHX**

1901 Monkton Road

SE corner of intersection of Monkton Road and Old Monkton Road

10<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owners: 1901 Monkton, LLC

Special hearing to confirm the continued use of a non-conforming commercial structure dating back to the late 1800's on a property with non-conforming setbacks, parking and landscaping. Special Exception to permit living quarters in commercial building in a BL zone.

Hearing: Thursday, November 1, 2018 at 1:30 p.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

Arnold Jablon  
Director

AJ:kl

C: Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053  
Scott Vogel, P.O. Box 310, Riderwood 21239

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, OCTOBER 12, 2018.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

BA-506

## Monkton Hall

### **Architectural Survey File**

This is the architectural survey file for this MIHP record. The survey file is organized reverse-chronological (that is, with the latest material on top). It contains all MIHP inventory forms, National Register nomination forms, determinations of eligibility (DOE) forms, and accompanying documentation such as photographs and maps.

Users should be aware that additional undigitized material about this property may be found in on-site architectural reports, copies of HABS/HAER or other documentation, drawings, and the "vertical files" at the MHT Library in Crownsville. The vertical files may include newspaper clippings, field notes, draft versions of forms and architectural reports, photographs, maps, and drawings. Researchers who need a thorough understanding of this property should plan to visit the MHT Library as part of their research project; look at the MHT web site ([mht.maryland.gov](http://mht.maryland.gov)) for details about how to make an appointment.

All material is property of the Maryland Historical Trust.

***Last Updated: 06-23-2004***

MARYLAND HISTORICAL TRUST WORKSHEET

NOMINATION FORM for the NATIONAL REGISTER OF HISTORIC PLACES, NATIONAL PARKS SERVICE

SEE INSTRUCTIONS

**1. NAME**

COMMON:  
**Monkton Hall BCHS #506**

AND/OR HISTORIC:

**2. LOCATION**

STREET AND NUMBER:  
**South side Monkton Rd., immediately east of R.R. tracks, Monkton**

CITY OR TOWN:  
**Monkton**

STATE: **Maryland** COUNTY: **Baltimore**

**3. CLASSIFICATION**

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC		
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object	<input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	<input type="checkbox"/> Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Comments
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Private Residence	<input type="checkbox"/> Other (Specify)	
<input type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious		
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific		

**4. OWNER OF PROPERTY**

OWNER'S NAME:  
**Mr. Donald E. Broyles, Jr.**

STREET AND NUMBER:  
**Monkton Rd.**

CITY OR TOWN: **Monkton** STATE: **Maryland**

**5. LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC.:  
**Baltimore County Courthouse**

STREET AND NUMBER:

CITY OR TOWN: **TOWSON** STATE: **Maryland**

Title Reference of Current Deed (Book & Pg. #): **Bk.# 5298, p. 782**

**6. REPRESENTATION IN EXISTING SURVEYS**

TITLE OF SURVEY:  
**Maryland Historic Sites Inventory, Baltimore County**

DATE OF SURVEY:  Federal  State  County  Local

DEPOSITORY FOR SURVEY RECORDS:

STREET AND NUMBER:

CITY OR TOWN: STATE:

7. DESCRIPTION	
CONDITION	<div style="text-align: right; margin-bottom: 5px;">(Check One)</div> <input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/> Ruins <input type="checkbox"/> Unexposed
	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <div style="text-align: center; margin-bottom: 5px;">(Check One)</div> <input checked="" type="checkbox"/> Altered    <input type="checkbox"/> Uncited           </div> <div style="width: 45%;"> <div style="text-align: center; margin-bottom: 5px;">(Check One)</div> <input type="checkbox"/> Moved    <input checked="" type="checkbox"/> Original Site           </div> </div>
DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE	
<p>Monkton Hall is a two storey structure of brick and stone. Oriented with its (north) gable end to the street, it extends three bays in depth perpendicular to the street. Its principal storey, raised one storey above street grade, is of brick, with every seventh course headers; it is considerably taller than the ground storey. The ground storey, and the basement, above grade on the south and east, are of stone. The corbeled brick cornice includes a sawtoothed and a square dentiled course. Brick jack arches support the masonry above the 6/6 windows. Windows of the principal storey have taller panes than those below. A broad, arched opening provides access into the basement on the east side. Several first storey openings have been, at various times, both doors and windows.</p> <p>Internally, each storey is, basically, one room. The only staircase is now in the southwest corner, but one may have been near the north end, associated with the principal entrance, as evidenced by a patch in the floor. A partition may have enclosed a narthex at the north end of the principal storey, now outlined on the floor, and on the walls.</p> <p>The first floor joists, exposed in the basement, are circular sawn. Interior trim is very plain; window jambs of the principal storey are played and trimmed with a wide, beaded architrave.</p> <p>A sign of recent vintage identifies 1861 as the year of construction, which, upon examination of the building, is an acceptable conjecture.</p> <p style="text-align: center; margin-top: 20px;">James T. Wollen, Jr.</p>	

SEE INSTRUCTIONS

B. SIGNIFICANCE			
PERIOD (Check One or More as Appropriate)			
<input type="checkbox"/> Pre-Columbian	<input type="checkbox"/> 16th Century	<input type="checkbox"/> 18th Century	<input type="checkbox"/> 20th Century
<input type="checkbox"/> 15th Century	<input type="checkbox"/> 17th Century	<input checked="" type="checkbox"/> 19th Century	
SPECIFIC DATE(S) (If Applicable and Known)			
AREAS OF SIGNIFICANCE (Check One or More as Appropriate)			
<input type="checkbox"/> Aboriginal	<input type="checkbox"/> Education	<input type="checkbox"/> Political	<input type="checkbox"/> Urban Planning
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Engineering	<input type="checkbox"/> Religion/Phi-	<input type="checkbox"/> Other (Specify)
<input type="checkbox"/> Historic	<input type="checkbox"/> Industry	losophy	_____
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Invention	<input type="checkbox"/> Science	_____
<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Landscape	<input type="checkbox"/> Sculpture	<u>Local history</u>
<input type="checkbox"/> Art	Architecture	<input type="checkbox"/> Social/Human-	_____
<input type="checkbox"/> Commerce	<input type="checkbox"/> Literature	itarian	_____
<input type="checkbox"/> Communications	<input type="checkbox"/> Military	<input type="checkbox"/> Theater	_____
<input type="checkbox"/> Conservation	<input type="checkbox"/> Music	<input type="checkbox"/> Transportation	_____
STATEMENT OF SIGNIFICANCE			
<p>Monkton Hall is a brick structure of mid 19th century origin which has been converted into a residence.</p> <p>This structure is on part of Lot 68 purchased by Samuel Miller from the Meredith family in 1849. (-1) The building was probably built as a store house by Miller in connection with his "store" and Monkton Hotel. The structure appears but is not labeled on the 1877 map. In the Miller Trustees' sale in 1917, this structure is described as "a brick building with warehouse and coalbins below and a large hall above". There was a blacksmith's shop behind this building along the railroad tracks.</p> <p>References:</p> <ol style="list-style-type: none"> <li>1. Liber IC#P folio 141 (Patent to Meredith) Liber HWB# 415 folio 89</li> <li>2. See Monkton Hotel (BCHS #116)</li> </ol>			

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Empty box for Major Bibliographical References.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		° ' "	° ' "	
NE	° ' "	° ' "		° ' "	° ' "	
SE	° ' "	° ' "		° ' "	° ' "	
SW	° ' "	° ' "		° ' "	° ' "	

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 0.2 acres

Acreage Justification:

Area owned by present resident is adequate to insure preservation of immediate environment.

SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE:  
R.M.N. Crosby, M. D.

ORGANIZATION: My Lady's Manor Association      DATE: January 1975

STREET AND NUMBER:  
Rt. 1, Box 42

CITY OR TOWN: Monkton      STATE: Maryland

12. State Liaison Officer Review: (Office Use Only)

Significance of this property is:  
 National     State     Local

Signature \_\_\_\_\_

NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY MAP FORM

(Type all entries - attach to or enclose with map)

STATE Maryland	
COUNTY Baltimore	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME			
COMMON: <b>Monkton Hall</b>			
AND/OR HISTORIC:			
2. LOCATION			
STREET AND NUMBER: <b>South side Monkton Rd., immediately east of R.R. tracks, Monkton</b>			
CITY OR TOWN: <b>Monkton</b>			
STATE: <b>Maryland</b>	CODE	COUNTY: <b>Baltimore</b>	CODE
3. MAP REFERENCE			
SOURCE: <b>U.S.G.S. 7.5 minute map, Phoenix Quadrangle, Maryland</b>			
SCALE: <b>1:24,000</b>			
DATE: <b>1957</b>			
4. REQUIREMENTS			
TO BE INCLUDED ON ALL MAPS			
1. Property boundaries where required.			
2. North arrow.			
3. Latitude and longitude reference.			

NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY PHOTOGRAPH FORM

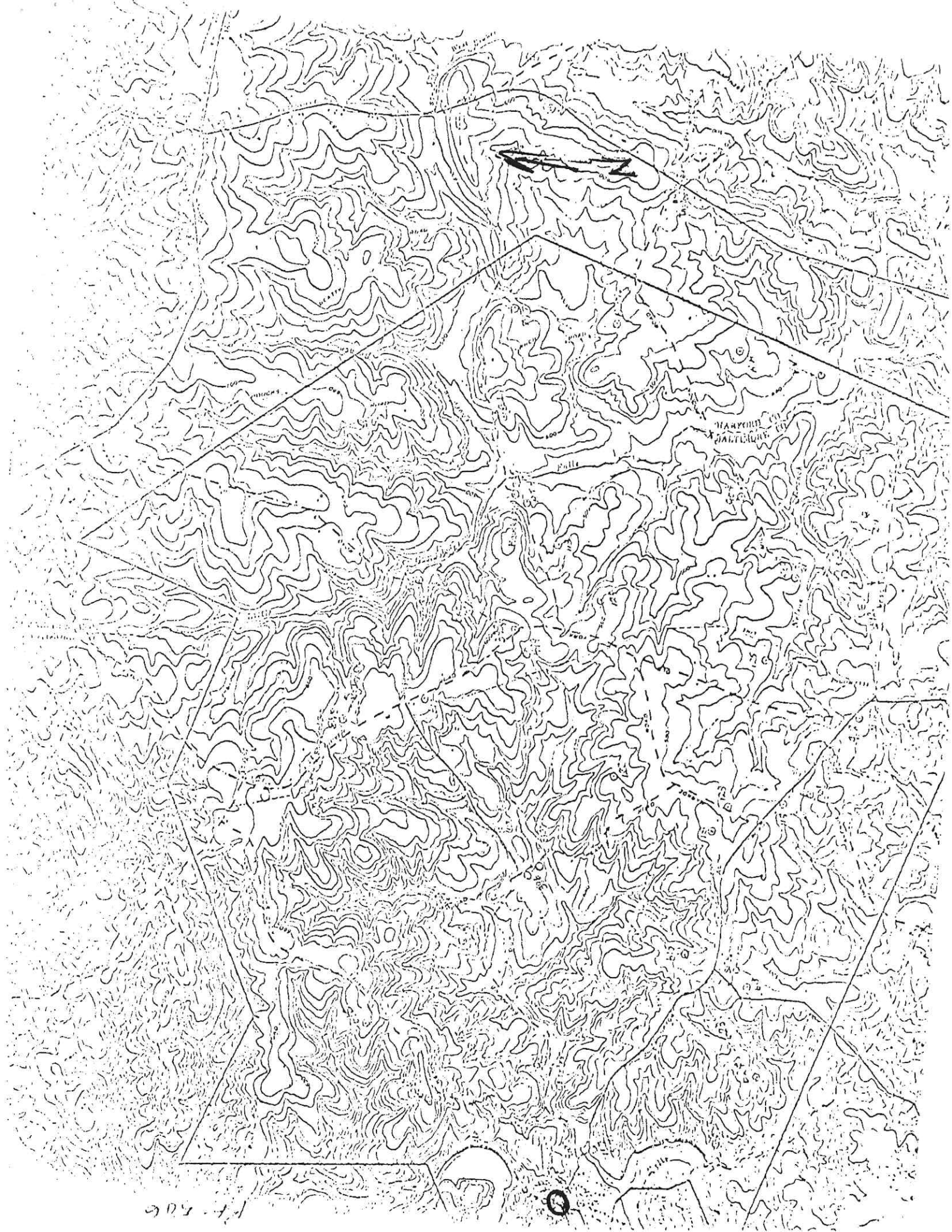
(Type all entries - attach to or enclose with photograph)

STATE Maryland	
COUNTY Baltimore	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME			
COMMON: <b>Monkton Hall</b>			
AND/OR HISTORIC:			
2. LOCATION			
STREET AND NUMBER: <b>South side Monkton Rd., immediately east of R.R. tracks, Monkton</b>			
CITY OR TOWN: <b>Monkton</b>			
STATE: <b>Maryland</b>	CODE	COUNTY: <b>Baltimore</b>	CODE
3. PHOTO REFERENCE			
PHOTO CREDIT: <b>R.M.N. Crosby, M. D.</b>			
DATE OF PHOTO: <b>January 1975</b>			
NEGATIVE FILED AT: <b>Maryland Historical Trust 21 State Circle, Annapolis, Md.</b>			
4. IDENTIFICATION			
DESCRIBE VIEW, DIRECTION, ETC.			
<b>North (front and north side) view</b>			





14-526



*PROPOSED SCOPE OF WORK*

---

---

<i>Property Address:</i>	1901 Monkton Road, Monkton, MD 21111
<i>Owner:</i>	1901 Monkton LLC
<i>Gross Building Area:</i>	3496 sq ft
<i>Lot:</i>	7710 sq ft
<i>Exterior:</i>	Brick
<i>Roof:</i>	Slate
<i>Heating:</i>	Hot Water Baseboard
<i>Air Conditioning:</i>	None
<i>Parking area:</i>	Parking Lot 3 cars
<i>Plumbing:</i>	One half bath; At time of inspection, well was not functioning.
<i>Interior finish</i>	Typical: plaster, hardwood; vinyl
<i>Electrical:</i>	1 meter
<i>Comments:</i>	The subject is being appraised "as-is"

