

MARYLAND ENVIRONMENTAL TRUST LANDS COMMITTEE

Agenda for Meeting of
Wednesday, January 22, 2025
1:00 PM

Meeting Location:
GoogleMeets Video call
meet.google.com/rpc-nfnj-etu

Join by phone
(US) +1 470-705-4281 PIN: 136 561 565#

1. Review Minutes from Last Meeting
2. Easement Program Update
 - a) Program Updates
3. Stewardship Program
 - a) Program Updates
 - b) Request for 0681ROU02.WASH

Upcoming 2025 Lands Committee meeting dates:

April 23
May 21
August 27
October 22

List of ACTIVE Conservation Projects

	Score	Acres	Cnty	Status	Coholder
Cherry	65	60	FRED	A	
Horstman	90	42.23	QUEE	A	ESLC
Mason	75	111.08	TALB	A	ESLC
Anne and William Peck	50	33.16	BACO	A	
Alex & Ella Herz	60	40.01	MONT	A	
Rum Springs Farm	70	100	FRED	A	
Len & Donna Bush	100	180.251	TALB	A	ESLC
Southeast Creek Farm LLC	80	101.379	QUEE	A	ESLC
Swann Creek Farm LLC	68	70.56	TALB	A	ESLC
Walter Properties	78	29	QUEE	A	ESLC
Dug Hill Gun Rod and Club	70	61.16	CARR	A	
Cilecek	75	100.63	GARR	A	
Stiles Colwill	44	117.51	BACO	A	
Eccleston		45	BACO	A	
Peter Austin	60	66.51	MONT	A	

MEMORANDUM

TO: Maryland Environmental Trust Lands Committee
FROM: Kevin Bull, Stewardship Specialist
DATE: 01/22/2025
SUBJECT: Request to alter a protected structure
Conservation Easement ID #0681ROU02.WASH

Grantee(s): MET
Grantor(s)/Current Owner: Bowman North, LLC
Location: 117504 Snyders Landing Road, Sharpsburg, Washington
Co, MD 21782
Nature of Request: Request to alter/improve a protected structure.
Issues: Protected structure alteration/improvement must be
approved by the Grantees according to the CE
Recommendation: Approve the request

Background

This CE was purchased with federal and Maryland program open space funds and is an Intermodal Surface Transportation Efficiency Act (ISTEA) property. The current owner, The Bowman Group North, LLC., made a request to install ABM Panel (metal) exterior siding on the protected bank barn. MET staff visited the property on 01/03/2024 and observed the bank barn structure.

Issues

The bank barn is a protected structure under the terms of the CE, which states that it shall be maintained in the same condition as it existed at the time of the granting of this Conservation Easement and any alterations must be sympathetic to the historic character of the existing structure. The CE also requires preservation of the open space of the viewshed of the Town of Sharpsburg and Antietam Battlefield. Metal siding may not be considered sympathetic to the historic character of the viewshed, but staff believe the proposed siding looks very similar to the existing siding and will help to protect the structure which needs repair.

Recommendation

Approve the request and delegate authority to the Director to approve in accordance with the Policy on Delegation of Authority to the Director for Discretionary Approvals, approved by MET Board of Trustees on March 4, 2013

Attachment: 1. A manufacturer generated photo of the barn with the proposed metal siding
2. Photo of Bank Barn from the 12/10/2024 monitoring visit.,
3. Article III from the CE.

1. A manufacturer generated photo of the barn with the proposed metal siding



2. Photo of Bank Barn from the 12/10/2024 monitoring visit.



3. ARTICLE III. PROTECTED STRUCTURES

The historic residence, summer kitchen, and bank barn, shall be maintained in the same condition, less reasonable wear and tear, as they exist at the time of the granting of this Conservation Easement. Grantors shall notify Grantee at least ninety (90) days prior to undertaking any alterations, for Grantee's review and approval. Any alterations must be sympathetic to the historic character of the existing structure. Grantee shall take into account cost to Grantors of such alterations, and shall focus on general historical compatibility, with such approval not to be unreasonably withheld. If the historic residence is demolished by natural causes (not to include benign neglect), it may be replaced with consent of Grantee. The scale, exterior facade, general design, and location of the replacement structure shall be subject to the review and approval of Grantee. In reviewing and approving any replacement structures, Grantee shall take into account cost and will focus on general historical compatibility with the historic character of the Property and the viewshed of Antietam Battlefield, with such approval not to be unreasonably withheld.