

Guilford Hist. District

United States Department of the Interior  
National Park Service

### National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

#### 1. Name of Property

historic name Guilford Historic District  
other names B-3654

#### 2. Location

street & number Roughly bounded by North Charles Street, Warrenton Road, Linkwood Road, Cold Spring Lane, York Road, Southway, University Parkway, and Bishops Road  not for publication  
city or town Baltimore  vicinity  
state Maryland code MD county Independent City code 510 zip code 21218

#### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments).

[Signature] 6-8-01  
Signature of certifying official/Title Date  
\_\_\_\_\_  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments).

\_\_\_\_\_  
Signature of certifying official/Title Date  
\_\_\_\_\_  
State or Federal agency and bureau

#### 4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register.  
 See continuation sheet.
- determined eligible for the National Register.  
 See continuation sheet.
- Determined not eligible for the National Register.
- removed from the National Register.
- other (explain): \_\_\_\_\_

Signature of the Keeper

Date of Action

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Guilford Historic District (B-3654)  
Name of Property

Baltimore (independent city), MD  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

**Category of Property**  
(Check only one box)

**Number of Resources within Property**  
(Do not include previously listed resources in the count)

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
1335	30	buildings
		sites
		structures
		objects
1335	30	Total

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing)

**number of contributing resources previously listed in the National Register**

N/A

2

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

**Current Functions**  
(Enter categories from instructions)

DOMESTIC: single dwelling

DOMESTIC: multiple dwelling

DOMESTIC: secondary structure

RELIGION: religious facility

DOMESTIC: single dwelling

DOMESTIC: multiple dwelling

DOMESTIC: secondary structure

RELIGION: religious facility

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

**Materials**  
(Enter categories from instructions)

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS:  
Colonial Revival, Classical Revival, French and  
Italian Renaissance, Spanish Colonial Revival  
 LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY  
 AMERICAN MOVEMENTS: Bungalow/Craftsman  
 OTHER: English Arts & Crafts

foundation Stone, concrete

walls Brick, stone, stucco, wood

roof Slate, terra cotta, concrete, asphalt

other \_\_\_\_\_

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets)

Guilford Historic District  
Name of Property

Baltimore (independent city), MD  
County and State

**8. Statement of Significance**

**Applicable National Register Criteria**  
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A** Property is associated with events that have made a significant contribution to the broad pattern of our history.
- B** Property associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**  
(Mark "x" in all the boxes that apply)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**  
(Explain the significance of the property on one or more continuation sheets)

**Area of Significance**  
(Enter categories from instructions)

Architecture  
Community Planning and Development  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1912-1950  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**  
(Complete if Criterion B is marked above)

\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Multiple architects and builders  
(see Section 8)

**9. Major Bibliographical References**

**Bibliography**  
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

**Previous documentation on files (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:  
Archives, University of Baltimore

Guilford Historic District (B-3654)  
Name of Property

Baltimore (independent city), MD  
County and State

10. Geographical Data

Acreage of Property Approximately 210 acres

Guilford H.D.

UTM References  
(Place additional UTM references on a continuation sheet)

1	Zone	Easting	Northing
2	Zone	Easting	Northing

3	Zone	Easting	Northing
4	Zone	Easting	Northing

See continuation sheet

Verbal Boundary Description  
(Describe the boundaries of the property on a continuation sheet)

Boundary Justification  
(Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared By

name/title Guilford National Register Committee, c/o Ken Hart, with Dean Wagner, Consultant  
 Organization Guilford Association date September 2000  
 street & number 312 Suffolk Road telephone (410) 889-8211  
 city or town Baltimore state MD zip code 21218

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional Items

(Check with the SHPO or FPD for any additional items)

Deanna Harte  
Apprentice  
Historic Commission  
(410) 253-7941/7961  
Historic Commission  
Mount Airy  
(410) 267-7617

Information collected for applications to the National Register of Historic Places to nominate properties, and to amend existing listings. Response to this request is required to obtain an Act, as amended (16 U.S.C. 470 et. seq.).

This form is estimated to average 18.1 hours per response including the time for reviewing and reviewing the form. Direct comments regarding this burden estimate or any aspect of National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of (2024-0018), Washington, DC 20503.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Guilford Historic District (B-3654)

Name of Property

Baltimore (independent city), MD

County and State

Section 7 Page 1

### Description Summary:

The Guilford Historic District is a planned residential subdivision of 210 acres in northeast Baltimore City bounded on the south by University Parkway, on the west by Charles Street, Warrenton and Linkwood roads, on the north by Cold Spring Lane, and on the east by York Road. The subdivision was carried out by the Roland Park Company, Baltimore's premier developer of residential suburbs during the early 20<sup>th</sup> century. The property was acquired by the company in 1911; planning and infrastructure construction began shortly thereafter, and the first lots were sold in 1913; development was essentially complete by 1950. The landscape design was directed by Frederick Law Olmsted, Jr. The district comprises 849 primary contributing resources, predominantly detached residences in a variety of popular early 20<sup>th</sup> century revival styles. Secondary structures include 481 contributing garages. There are two churches and one apartment building. The buildings represent the work of many of the most prominent architects in the city during the period. The district retains an exceptionally high degree of integrity.

### General Description:

#### Architectural Character

The architectural style most widely used in Guilford is the colonial prototype. This plan featured a central hall with staircase, running from front to back, flanked on either side by two rooms. These colonials adhered to a standard form: a compact, rectangular volume contained by a single gable, its flat facade divided into an odd number of bays by windows and dormers. The ornamentation of these colonials is most frequently borrowed from the design elements of the Greek and Roman orders.

The second most frequently occurring type is the Tudor Revival Style. These houses achieved a picturesque appearance by the asymmetrical arrangement of windows and entrance, and a varied grouping of gables. The layering of a brick lower level and a wooden half-timbering and stucco in-fill upper surface enhanced the horizontality of these houses and tied them to their surrounding landscape.

Another large group of houses in Guilford used as inspiration English vernacular forms as well as the residential work of the architects of the English Arts and Crafts Movement. Renaissance Revival styles also appeared throughout the district. A domestic scale characterizes the houses in Guilford and the materials used for construction were brick, stone and stucco.

#### Landscape Features

The property was acquired by the Roland Park Company on November 20, 1911 from the Guilford Park Company. The tract comprised a large country estate, historically named Guilford, located just north of the Baltimore city line. The northern part of this tract was covered with forest growth, consisting almost entirely of

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Guilford Historic District (B-3654)

Name of Property

Baltimore (independent city), MD

County and State

Section 7 Page 2

oak. The southern and eastern part is generally flat with the western portion gently rolling hills.

The landscape design for the Guilford subdivision was done under the immediate direction of Frederick Law Olmsted, Jr. and every block received study and design. Work on the infrastructure started during the spring of 1912 and the sale of lots commenced May 19, 1913.

### Main thoroughfares

The main thoroughfares, running north and south, are Greenway, St. Paul Street, Charles Street and the York Road. Greenway starts from the Plaza, at the entrance to Johns Hopkins University on Charles Street, and cuts diagonally across the intervening block to the main entrance to Guilford, at the intersection of University Parkway and St. Paul Street. From this point Greenway, 80 feet in width, and St. Paul Street, 130 feet in width, running northward on curving lines, give, in connection with the cross streets, direct, ample and convenient access to every part of Guilford, meeting again at Charles Street Avenue near the northwestern corner.

### Secondary roadways

The narrower driveways and curving lines of the other streets do not invite through traffic. Ample space is devoted to sidewalks and lawns. Included in the original construction of the landscape were trees and shrubs and "sidewalk lawns" on slopes and other unoccupied spaces

### Olmstedian "Places"

The eastern edge of Guilford faced existing development across York Road, which was beyond the control of the company. The company solved this problem by creating Olmstedian "places".

In the southeast the company built the Tudor Revival Houses of Bretton Place (Palmer 1913) and Chancery Square [Elizabethan brick and half-timber construction including 6 houses] (Palmer 1913). At Bretton Place, opening from York Road, is a group of 17 houses, comprised in three buildings, which include seven, seven and three houses, respectively. The picturesque, high-pitched roof and tall chimneys of the separate buildings give this group a distinctively European atmosphere.

In between these "places" the company constructed the York Courts and other groups of houses facing York Road. The 39<sup>th</sup> Street entrance to Guilford had two similarly designed semi-detached houses at the entrance from York Road. These houses were designed by J. Winthrop Wolcott.

### York Road Cluster Houses (York Courts)

They are located on the west side of York Road between Southway and Underwood Road. Edward L. Palmer was the architect in 1912 for 3700 to 3822 York Road. Located between Bretton Place and approximately 39<sup>th</sup> Street. This group was built about three sides of a court or rectangle opening from the York Road. The houses are included in four separate buildings, each building comprising three houses.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Guilford Historic District (B-3654)

Name of Property

Baltimore (independent city), MD

County and State

Section 7 Page 3

J. S. Downing was the architect in 1914 for York Courts #1, #2 and #3 which are north of 39<sup>th</sup> Street. In 1918 J. C. Spedden designed 3510 to 3626 York Road. These are between Southway and Bretton Place. This is a row of two-story houses which is broken into successive sections, including six houses each. The two houses at the ends of each section have a story added above the others, which present a gable end to the street. The effect is to relieve both end and rear views of an awkward appearance.

J. Winthrop Wolcott was the architect in 1927 for 401-403 39<sup>th</sup> Street and 400-402 39<sup>th</sup> Street as well as 3900 to 3914 York Road. In this way the company controlled the entire eastern border of Guilford.

### Additional "Places"

Additional "places" were Norwood Court and Marlow Place. Tucked away in the northeast corner of Guilford, adjacent to Norwood Road is Norwood Court (Palmer 1924). The group includes ten houses of very modest dimensions built of timber surfaced with stucco and suggesting the cottages of the smaller villages of England.

Though each house is detached, yet the group is very closely drawn together. In addition, on the east side, Marlow Place was designed by Palmer, Willis and Lamdin in 1921.

### Back-Turning Technique

Another problem existed at the northern boundary (Cold Spring Lane). This road was in heavy use and could not be visually included in the park-like setting that was envisioned for Guilford. Olmsted brought into play the "back-turning" technique he had previously used in Roland Park. Whitfield Road, Bedford Place and Charlcote Place shunned Cold Spring Lane by looping away from it. Only a few Guilford lots faced the Lane and they were all west of Charles Street.

### Public Parks

Three Olmsted designed parks were provided, two containing about one and one-quarter acres each and the other about three acres. "The Little Park" is located between St. Paul Street and Greenway, near the southern entrance; "Stratford Green" is centrally located in the northern part of the property; and "Sunken Park" is at the corner of Charles Street Avenue and Overhill Road, in the northwestern section. An interesting feature in the plan of "Sunken Park" was a provision enabling it to be readily used as an outdoor theater. A portion of the ground has been slightly raised to form a stage, with cedars, pines and other evergreens planted to form the wings. In addition to its ordinary use as a park, it was planned to be used for outdoor theatrical performances, folk dancing and similar open-air entertainments.

### Private Parks

An unusual recreation feature of the initial design of Guilford was a number of enclosed private parks. These are spaces of varying shape and size, occupying the interior portions of some of the blocks, and intended for the exclusive use of those living on the adjoining lots. They were to be reached only from the gardens of the houses in the several blocks.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Guilford Historic District (B-3654)

Name of Property

Baltimore (independent city), MD

County and State

Section 7 Page 4

Ten of these private parks were designed and seven remain. The Company had graded, planted and otherwise improved the private parks in accordance with Olmsted's designs. They were to be maintained by proportionate assessments laid upon the lots, whose owners have the right to use them.

### Infrastructure

One of the reasons that the Roland Park Company was successful in the creation of suburban communities was the careful attention to the infrastructure. Guilford is an example. The company's improvements included roads, curbs and sidewalks, storm sewers, separate sanitary sewers, electric and telephone wires carried in under ground conduits through the streets and to the interior of all blocks, a water distribution system, a gas distribution system, street lights and street signs. The street paving had a concrete base with a wearing coat of bituminous concrete (i.e., crushed stone with a binder of asphalt). In cross section, the driveways were so designed that the gutters are not unduly depressed, but both in shape and in material used, form merely a continuation of the roadbed. The use of such shallow gutters was made possible by a very complete system of underground drains, which take the water from the gutters at frequent intervals through gratings placed for the purpose. Not only are roadways so designed more pleasing in appearance, but by reason of the absence of deep gutters the entire space is available for travel.

#### Sidewalks

The sidewalks, which are of concrete, were so treated as to expose the varied colors of the gravel and particles of crushed stone. The resulting surface is pleasing in color and texture, and provides a slightly roughened surface.

#### Sewers and Storm Drains

Being very forward looking for the time there was the construction throughout Guilford of two separate systems, one for storm or surface water, the other a sanitary system for house sewage. Before the maintenance of this system was taken over by the city each property owner contributed annually to the general maintenance fund managed initially by the company.

#### Electric Light and Telephone

Certainly advanced for the time (1911-1912), electric light and telephone wires were carried in underground conduits through the streets and to the interiors of all blocks.

### Buildings

The district is almost entirely residential. Buildings within the district exemplify a variety of early twentieth century revival styles, and represent the work of numerous architects. The following paragraphs identify the most characteristic styles; representative examples are listed, with their architects and construction dates where possible.



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Guilford Historic District (B-3654)

Name of Property

Baltimore (independent city), MD

County and State

Section 7 Page 5

### Jacobethan Revival

Windows, gables and chimneys are of distinctive forms. Windows are rectangular and are divided with rectangular lights by stone mullions and some with stone transom. Bay windows are a frequent feature. Some examples use hood mold and label stops as well as the tudor arch. Gables which rise above the roof feature a steep-sided triangular form. Roofs are ridged, or flat and parapeted. Tower and turrets may be crowned with curvilinear roofs. Chimneys are tall with separate shaft for each flue.

Examples are: 3 Whitfield Road - Mottu and White 1925, 33 Warrenton Road- Fowler 1919, 105 Charlcote Road- Fowler 1913, 107 Charlcote Road- Fowler 1913, 4001 Greenway- Palmer 1913, 4004 Greenway- [architect and date not determined], 4406 Greenway- Pennington 1914, 7 Charlcote Place - Palmer 1925, 4303 Underwood - architect unknown 1926, 4300 St. Paul Street - George R. Callis, Jr. 1916, 201 Highfield Road - Theodore Wells Pietsch 1929.

### Tudor Revival

Roofs typically have a steep pitch. These houses employ irregular massing, multiple gables and a variety of surface textures and materials employing stone, brick, and stucco. Windows vary in size and shape on a single house, some employing leaded glass casement style windows. Half-timbering and carved wood or stone elements are used for decoration. Examples are: 4314 St. Paul Street- George Wessel 1920, 28 Charlcote Place - Palmer & Lamdin 1929, 300 Northway- Frederick Thomas 1928, 4411 Bedford Place- Millard E. Donaldson 1927, 4407 Bedford Place- Palmer 1928, 4400 Underwood- Palmer, Willis & Lamdin 1925, 33 Warrenton- Fowler 1914.

### Colonial Revival

Used generically to describe a broad range of designs that include design elements used in English, German and Dutch colonial settlements of the Eastern seaboard. Common to this group is straightforward rectangular massing, simple gable roofs, symmetrically organized facades. Massing variations involve either a linear arrangement of secondary volumes or a perpendicular arrangement with subsidiary volumes to the side or rear. Front facades are almost always symmetrical with a central entry and this reflects the use of full Georgian and double-parlor interior plan.

Character defining features include window-sash arrangements, typically double-hung, multi-pane sash placed in vertical, rectangular openings. Ornamentation is usually applied to window and door openings and to eaves, cornice lines and gable ends. In many cases elaborate decorative treatments are focused on the main entry with a full or broken pedimented surround, transoms, side and fanlights and enhanced with a portico based on the classic orders. Cornices are often detailed with dentils, entablatures and friezes.

Examples are: 4100 Greenway- Palmer 1914, 4112 Greenway-[architect and date unknown], 4200 Greenway- Palmer 1914, 4301 Greenway- Palmer and Lamdin 1925, 4409 Greenway- Glidden 1919, 4415 Greenway- Palmer 1924, 219 Wendover Road, 223 Wendover Road, 224 Wendover Road, 4105 Underwood Road, 16 Charlcote Place, 208 Northway- Roy G. Pratt 1921, 222 Northway- Charles M. Anderson 1926, 224 Northway- Glidden [date unknown], 225 Northway- Glidden [date unknown], 309 Northway-, 304 Northway, 4401

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Guilford Historic District (B-3654)

Name of Property

Baltimore (independent city), MD

County and State

Section 7 Page 6

Bedford Place- Palmer 1921, 4302 Norwood Road- Roy G. Pratt [date unknown], 4406 Norwood Road- Palmer 1916, 212 Stratford Road- [architect and date unknown], 210 Highfield Road- Palmer, Willis & Lamdin 1926, 1 St. Martin's Road- Palmer, Willis & Lamdin 1927, 14 St. Martin's Road- Palmer 1929, 3705 Charles Street- Palmer 1913, 27 Warrenton Road- Palmer, Willis & Lamdin 1925.

### Classical Revival

This style is based on primarily the Greek and to a lesser extent the Roman architectural orders. This category also includes early federal stylistic subtypes in part influenced by the Adams brothers. Examples are: 3701 Charles Street- Palmer 1914, 204 Highfield Road- Howard Sill 1927, 15 Charlcote Place (James Swan Frick residence, NR listed)- John Russell Pope 1914, 3903 Greenway, 3907 Greenway, 4102 Greenway- Louis H. Rush 1916, 4308 Greenway- Frederick Thomas 1927, 4402 Greenway- Mottu & White 1914, 2 Warrenton Road- [unknown architect and date], 4312 St. Paul Street- [unknown architect and date], 205 Wendover Road- Fowler 1914, 208 Northway- Roy G. Pratt 1921, 4307 Underwood- Buckler & Fenhagen 1930.

### Italian Renaissance Revival Style

These houses have a low pitch ridged roof or low pitch truncated hip roof. They have rectangular massing and symmetrical facades. There are different shaped window openings on each floor and semi-circular topped window openings are frequently used.

A distinguishing characteristic is an arcaded recessed gallery or recessed main entrance.

Examples are: 306 Highfield Road- Stanislaus Russell 1925, 4014 Greenway- Palmer 1914, 4101 Greenway- Bayard Turnbull 1922, 8 Charlcote Place- Guy Lowell 1922, 107 St. Martin's Road- John Ahlers c.1928, 4006 St. Paul St- Walter M. Gieske 1926, 8 Bishop's Road- Glidden 1922, 14 Bishop's Road- Fiske Kimball 1927.

### French Renaissance Revival Style

Houses in the French Renaissance Revival style show definite planned formalism with rectangular massing and symmetrical facades. There are different shaped window openings on each floor and semi-circular topped window openings are frequently used.

The distinguishing characteristic is the highly ornamented front entrance. Examples are: 4007 Greenway- Glidden 1920, 4014 Greenway- Palmer 1914, 4308 Greenway- Frederick Thomas 1920, 4415 Greenway- Palmer 1924, 1 St. Martin's Road- Palmer, Willis & Lamdin 1927, 14 St. Martin's Road- Palmer 1929, 210 Highfield Road- Palmer, Willis & Lamdin 1926, 16 Charlcote Place- Palmer 1916, 224 Northway Road- Glidden (date unknown).

### Spanish Colonial Revival

The characteristic red-tiled roofs of low pitch are found on all examples. Walls are plastered, a variety of textures being employed and doorways are flanked by columns or pilasters. Balconies with railing of wrought iron or of wood are common features. Windows vary in size in a single elevation when they are asymmetrically disposed with board expanses of wall between them. An example is: 8 Charlcote Place- Guy Lowell 1922.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Guilford Historic District (B-3654)

Name of Property

Baltimore (independent city), MD

County and State

Section 7 Page 7

### English Arts and Crafts Style

This style as employed here is Edward Palmer's inspiration soon after his 1911 trip to Europe. Examples in this district have just a hint of a simulated thatch roof and they employ irregular massing, multiple gables and a variety of surface textures and materials using stone, brick, and stucco. The characteristic design element is the use of medieval design elements for the porch and main entry. Examples are: 3911 Juniper Road- Palmer 1914, 4300 Greenway- Henry Powell Hopkins 1925.

### RESOURCE ANALYSIS

Nearly all buildings in the district are residential in use. The exceptions are two churches. There are a few smaller houses but most are much larger with several that are mansion size. Stone, brick, frame covered with stucco, brick covered with stucco, and hollow tile covered with stucco are the materials used for the walls of almost all houses. There are 11 houses that have clapboard siding and five that have artificial siding.

Buildings in the district represent at least 9 different styles. The Colonial Revival style predominates; houses in this style make up 75% of the district's buildings. The Tudor Revival style accounts for 17% of the houses in the district, and 6 % exemplify Classical Revival or Renaissance Revival styles. There are five Spanish Revival houses. Other less common styles include the Craftsman, the Late Gothic Revival, and the Modern or Ranch.

The majority of the buildings were constructed between 1912 and 1930. Construction stopped during the World Wars and a few houses were constructed during the post World War II period.

Although the work of 67 (with two or more commissions) architects is represented, that of Edward Palmer, Jr. is by far the most important. Palmer worked as the resident architect for the Roland Park Company from 1905 to 1918, and as an architectural consultant until his death in 1952.

### **Integrity of the Buildings and the Landscape**

Due to owner involvement through a community association the integrity of the buildings and landscape remains very high.

### **Non-Contributing Resources**

Of the 849 houses in Guilford, only 30, or a little over three percent, are non-contributing since their construction date does not fall within the period of significance. Of these houses (22) were built from 1951 through 1959 and are situated on properties with large trees and shrubs. Ninety percent of the non-contributing houses are constructed primarily of brick. The impact of the non-contributing resources on the character and significance of the district is minimal. Many of the non-contributing houses have architectural ornamentation

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Guilford Historic District (B-3654)

Name of Property

Baltimore (independent city), MD

County and State

Section 7 Page 8

such as shutters, simple cornices, and small but distinctive front entrance treatments. Almost 40 percent of the non-contributing houses lie on Guilford's periphery. The houses are scattered over 16 of Guilford's 33 streets, fairly well distributed within the section of Guilford, and only six blocks have more than one non-contributing house. None of the non-contributing houses are found the Olmstedian "Places".

The first non-contributing house shown is 3816 Juniper Road (Photo #42) built in 1977 and the near twin of 3814 Juniper, built at the same time and next door. These houses are found on the corner of Juniper and Thirty-ninth Street, a well traveled intersection. The third house, 204 Kemble (Photo #45), built in the 1970's, is also red brick. It sits mid-block. The next is 203 Lambeth (Photo # 46), built in the 1980's. Set back from and higher than Lambeth Road, number 203 is a large house, constructed of red brick.

The non-contributing houses located north of Thirty-ninth Street are 14 Charlcote Place, 18 Charlcote Place, 4204 Charlcote Road, 4206 Charlcote Road, 4412 Eastway, 4216 Greenway, 101 E. Highfield Road, 3900 Juniper, 3903 Juniper, 302 Lambeth Road, 420 Northway, 4105 St. Paul Street, 4316 St. Paul Street, 10 Overhill Road, 104 Overhill Road, 112 Overhill Road, 119 Overhill Road, 4405 Linkwood and 17 W. Coldspring Lane. The remaining non-contributing houses south of Thirty-ninth Street are 3701 Greenway, 3808 Greenway, 106 St. Martin's Road, 3802 St. Paul Street, 205 Chancery, 3805 Fenchurch and 3510 Newland.

### Modifications and Additions

Modifications of exterior elevations are very few and in most cases they were designed by the one of the group of architects who had executed earlier commissions in Guilford. Most additions to site development have been garages constructed in the early 1920s. There has been enclosure and/or expansion of existing open or screened sun porches. The resulting enclosure typically includes large windows with materials, colors and styles conforming to the windows on the original structure together with brick or wood walls generally incorporating the materials and detail of the original structure. New additions to houses generally incorporate similar features. Over the years, with the desire for privacy and security, there was been increased construction of fences not exceeding 48 inches in height and with fences being limited to the rear yard area. The installation of replacement windows and doors have matched the original style and materials. A number of residential swimming pools have been installed. Generally the pools are not visible from the street and are landscaped, thereby screening the pools from the surrounding properties.

Thanks largely to a diligent and well-informed architectural review process, the significant majority of modification and additions to houses have been made in a manner consistent with the architectural style and ambience of Guilford. In most instances, these are consistent with the original design of the house.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Guilford Historic District (B-3654)

Name of Property

Baltimore (independent city), MD

County and State

Section 7 Page 9

## Inventory of Resources Comprising the District

The following table presents an inventory of the resources within the district:

Address		Style	Date Built	Contributing Resources
4401	Bedford Place	Colonial Revival	8/21/21 plan date	1
4402	Bedford Place	Colonial Revival	1952	Not contributing
4403	Bedford Place	Tudor Revival	12/1/21 plan date	1
4404	Bedford Place	Tudor Revival	1925	1
4405	Bedford Place	Colonial Revival	10/29/25 plan date	2
4406	Bedford Place	Colonial Revival	c 1926	1
4407	Bedford Place	Tudor Revival	2/15/28 plan date	1
4409	Bedford Place	Colonial Revival	1/2/25 plan date	1
4410	Bedford Place	Tudor Revival	1927	1
4411	Bedford Place	Tudor Revival	5/3/27 plan date	1
4413	Bedford Place	Colonial Revival	11/1925 plan date	2
4415	Bedford Place	Tudor Revival	2/16/24 plan date	1
4	Bishop's Road	Colonial Revival	1923	2
6	Bishop's Road	Colonial Revival	10/1927 plan date	2
8	Bishop's Road	Spanish Revival	5/26/22 plan date	2
10	Bishop's Road	Colonial Revival	11/1913 plan date	2
12	Bishop's Road	Classical Revival	7/11/27 plan date	2
14	Bishop's Road	Colonial Revival	7/11/27 plan date	1
16	Bishop's Road	Colonial Revival	c. 1927	2
400	Bretton Place	Tudor Revival	1920	1
401	Bretton Place	Tudor Revival	1920	2
402	Bretton Place	Tudor Revival	1920	1
403	Bretton Place	Tudor Revival	1915	2
404	Bretton Place	Tudor Revival	1914	1
405	Bretton Place	Tudor Revival	1915	1
406	Bretton Place	Tudor Revival	1914	1
407	Bretton Place	Tudor Revival	1915	1
408	Bretton Place	Tudor Revival	1916	1
409	Bretton Place	Tudor Revival	1913	1
410	Bretton Place	Tudor Revival	1913	1
411	Bretton Place	Tudor Revival	1913	1
412	Bretton Place	Tudor Revival	1913	1
413	Bretton Place	Tudor Revival	1913	1

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Guilford Historic District (B-3654)

Name of Property

Baltimore (independent city), MD

County and State

Section 7 Page 10

Address	Style	Date Built	Contributing Resources
414 Bretton Place	Tudor Revival	1913	1
415 Bretton Place	Tudor Revival	1913	1
416 Bretton Place	Tudor Revival	1913	1
3512 N. Calvert St.	Colonial Revival	1920	2
3514 N. Calvert St.	Colonial Revival	1920	2
3516 N. Calvert St.	Colonial Revival	1920	2
3523 N. Calvert St.	Tudor Revival	1927	2
203 Chancery Road	Tudor Revival	1930	2
205 Chancery Road	Colonial Revival	1955	Not contributing
206 Chancery Road	Colonial Revival	1/15/14 plan date	1
207 Chancery Road	Colonial Revival	2/1928 plan date	2
209 Chancery Road	Colonial Revival	4/1921 plan date	2
210 Chancery Road	Colonial Revival	4/30/21 plan date	1
211 Chancery Road	Colonial Revival	9/1922 plan date	2
212 Chancery Road	Colonial Revival	3/3/21 approx	2
213 Chancery Road	Colonial Revival	7/14/14 approx	2
214 Chancery Road	Colonial Revival	6/18/14 plan date	2
215 Chancery Road	Colonial Revival	3/1936 plan date	2
216 Chancery Road	Colonial Revival	9/5/25 plan date	2
217 Chancery Road	Colonial Revival	8/1924 plan date	2
218 Chancery Road	Colonial Revival	3/3/27 approx	2
220 Chancery Road	Colonial Revival	5/22/24 plan date	2
223 Chancery Road	Craftsman	9/30/27	2
225 Chancery Road	Tudor Revival	1913	1
227 Chancery Road	Tudor Revival	6/22/22	1
231 Chancery Road	Tudor Revival	4/1916 plan date	1
235 Chancery Road	Colonial Revival	6/1930 plan date	2
302 Chancery Road	Colonial Revival	4/1921 plan date	2
1 Chancery Square	Tudor Revival	1913	2
2 Chancery Square	Tudor Revival	1913	2
3 Chancery Square	Tudor Revival	1913	2
4 Chancery Square	Tudor Revival	1913	2
2 Charlcote Place	Colonial Revival	10/17/13 plan date	1
4 Charlcote Place	Colonial Revival	4/20/29 plan date	1
6 Charlcote Place	Tudor Revival	4/10/26 plan date	1
7 Charlcote Place	Tudor Revival	10/16/25 plan date	1
8 Charlcote Place	Spanish Revival	5/29/22	1
9 Charlcote Place	Colonial Revival	2/6/26 plan date	2

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Guilford Historic District (B-3654)

Name of Property

Baltimore (independent city), MD

County and State

Section 7 Page 11

Address	Style	Date Built	Contributing Resources
10 Charlcote Place	Tudor Revival	5/10/39 plan date	2
11 Charlcote Place	Colonial Revival	1925 plan date	1
12 Charlcote Place	Colonial Revival	5/28/28 plan date	2
14 Charlcote Place	Colonial Revival	1953	Not contributing
15 Charlcote Place	Classical Revival	4/14/14 plan date	2 previously listed in National Register
16 Charlcote Place	French Renaissance	6/21/26 plan date	2
18 Charlcote Place	Colonial Revival	1953	Not contributing
20 Charlcote Place	Colonial Revival	1945	2
22 Charlcote Place	Colonial Revival	1953	Not contributing
28 Charlcote Place	Tudor Revival	6/3/29 plan date	1
30 Charlcote Place	Colonial Revival	4/2/28 plan date	1
32 Charlcote Place	Colonial Revival	7/10/28 plan date	2
34 Charlcote Place	Colonial Revival	11/6/24 plan date	1
36 Charlcote Place	Tudor Revival	8/1924 plan date	2
101 Charlcote Road	Colonial Revival	12/21 plan date	2
104 Charlcote Road	Colonial Revival	3/10/13 plan date	2
105 Charlcote Road	Colonial Revival	c.1913 commission	2
106 Charlcote Road	Colonial Revival	3/28/13 plan date	1
107 Charlcote Road	Colonial Revival	c.1913 commission	1
4201 Charlcote Road	Colonial Revival		1
4202 Charlcote Road	Colonial Revival	7/9/28 plan date	2
4204 Charlcote Road	Colonial Revival	1981	Not contributing
4206 Charlcote Road	Colonial Revival	1954	Not contributing
3701 Charles Street	Classical Revival	2/6/14 plan date	2
3703 Charles Street	Colonial Revival	2/6/22 plan date	2
3705 Charles Street	Colonial Revival	6/21/13 plan date	2
3801 Charles Street	Tudor Revival	7/19/23 plan date	2
3805 Charles Street	Gothic Revival	c. 1927	1
3901 Charles Street	Greek Revival	1925	2
3903 Charles Street	Colonial Revival	1925	1
3905 Charles Street	Colonial Revival	1925	1
3907 Charles Street	Colonial Revival	1914	1
3909 Charles Street	Colonial Revival	1925	1
3911 Charles Street	Colonial Revival	1925	1
3915 Charles Street	Spanish Revival	5/25/26 plan date	2
4001 Charles Street	French Renaissance	c. 1926 commission	1

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Guilford Historic District (B-3654)

Name of Property

Baltimore (independent city), MD

County and State

Section 7 Page 12

Address		Style	Date Built	Contributing Resources
4003	Charles Street	Colonial Revival	1928	2
4005	Charles Street	Colonial Revival	7/2/25 app.	2
4101	Charles Street	Colonial Revival	10/6/21 plan date	1
4103	Charles Street	Colonial Revival	3/8/26 plan date	2
4203	Charles Street	Colonial Revival	4/26/29 plan date	2
4205	Charles Street	Colonial Revival	6/1928 plan date	2
4214	Charles Street	Colonial Revival	1930	1 - Semi-detached
4216	Charles Street	Colonial Revival	1930	1 - Semi-detached
4220	Charles Street	Colonial Revival	1949	1 & Garage under house
4303	Charles Street	Tudor Revival	1925	1 & Garage & Stone Ret Wall
4307	Charles Street	Colonial Revival	5/15/22 plan date	2
4309	Charles Street	Colonial Revival	1928	
4319	Charles Street	Colonial Revival	1915	1
4321	Charles Street	Colonial Revival	1926	1
4328	Charles Street	Colonial Revival	3/1920 plan date	2
4330	Charles Street	Colonial Revival	1962	Not Contributing
4332	Charles Street	French Renaissance	c. 1916 commission	1
4334	Charles Street	Colonial Revival	9/1923 plan date	2
4336	Charles Street	Colonial Revival	1953	Not Contributing
4338	Charles Street	Colonial Revival	1920	2
4401	Charles Street	French Renaissance	5/18/22 plan date	2
4405	Charles Street	Italian Renaissance	10/26/16 plan date	2
4407	Charles Street	Colonial Revival	10/18/22 plan date	2
4409	Charles Street	Tudor Revival	1/27/23 plan date	2
4411	Charles Street	Colonial Revival	3/28/23 plan date	2
4412	Charles Street	Italian Renaissance	1915	1
4413	Charles Street	Modern	8/1/36 plan date	2
11	W. Cold Spring Ln.	Colonial Revival	7/1924 plan date	2
15	W. Cold Spring Ln.	Tudor Revival	11/1928 plan date	1
17	W. Cold Spring Ln.	Modern	1958	Not Contributing
19	W. Cold Spring Ln.	Tudor Revival	1913	2
4402	Eastway	Colonial Revival	1935	2
4404	Eastway	Tudor Revival	1926	2
4406	Eastway	Tudor Revival	1926	2



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Guilford Historic District (B-3654)

Name of Property

Baltimore (independent city), MD

County and State

Section 7 Page 13

Address		Style	Date Built	Contributing Resources
4408	Eastway	Tudor Revival	1926	2
4410	Eastway	Colonial Revival	1926	2
4412	Eastway	Colonial Revival	1986	Not Contributing
4414	Eastway	Colonial Revival	8/1935 plan date	2
4416	Eastway	Tudor Revival	1937	2
4418	Eastway	Tudor Revival	6/1928 plan date	2
3800	Fenchurch Road	Colonial Revival	1920	2
3801	Fenchurch Road	Colonial Revival	1935 app.	2
3802	Fenchurch Road	Colonial Revival	1930	2
3803	Fenchurch Road	Colonial Revival	8/1940 plan date	2
3804	Fenchurch Road	Colonial Revival	1920	2
3805	Fenchurch Road	Colonial Revival	1953	Not Contributing
3806	Fenchurch Road	Colonial Revival	11/10/19 plan date	2
3807	Fenchurch Road	Colonial Revival	5/1915 plan date	2
3808	Fenchurch Road	Tudor Revival	3/25/16 plan date	2
3809	Fenchurch Road	Colonial Revival	10/1925 plan date	2
3810	Fenchurch Road	Colonial Revival	1/18/26 plan date	2
3811	Fenchurch Road	Colonial Revival	7/1925 plan date	2
3812	Fenchurch Road	Italian Renaissance	10/1923 plan date	2
3813	Fenchurch Road	Colonial Revival	7/1917 plan date	2
3815	Fenchurch Road	Colonial Revival	1986	Not Contributing
3601	Greenway			Condominium Bldg. 2
3607	Greenway	Colonial Revival	6/6/30 app.	2
3609	Greenway	Colonial Revival	2/27/29 app.	2
3700	Greenway	Tudor Revival	9/15/26 app	2
3701	Greenway	Ranch Style	1966	Not Contributing
3702	Greenway	Colonial Revival	4/4/22 app.	2
3703	Greenway	Colonial Revival	3/3/37 app.	2
3707	Greenway	Tudor Revival	1/21/30 app.	1
3801	Greenway	Colonial Revival	3/21/22 app.	2
3802	Greenway	Colonial Revival	4/11/24 app.	2
3804	Greenway	Colonial Revival	7/11/21 app.	2
3805	Greenway	Colonial Revival	11/19/25 app.	2
3806	Greenway	Colonial Revival	1920	2
3807	Greenway	Tudor Revival	10/24/24 app.	2
3808	Greenway	Colonial Revival	1953	Not Contributing
3809	Greenway	Colonial Revival	5/20/24 plan date	2
3810	Greenway	Colonial Revival	1/30/20 app.	2
3811	Greenway		9/17/29 app.	2
3900	Greenway	Colonial Revival	4/12/23 app.	2
3901	Greenway	Colonial Revival	6/24 plan date	2
3902	Greenway	Colonial Revival	4/8/22 app.	2

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Guilford Historic District (B-3654)

Name of Property

Baltimore (independent city), MD

County and State

Section 7 Page 12

Address	Style	Date Built	Contributing Resources	
4003	Charles Street	Colonial Revival	1928	2
4005	Charles Street	Colonial Revival	7/2/25 app.	2
4101	Charles Street	Colonial Revival	10/6/21 plan date	1
4103	Charles Street	Colonial Revival	3/8/26 plan date	2
4203	Charles Street	Colonial Revival	4/26/29 plan date	2
4205	Charles Street	Colonial Revival	6/1928 plan date	2
4214	Charles Street	Colonial Revival	1930	1 - Semi-detached
4216	Charles Street	Colonial Revival	1930	1 - Semi-detached
4220	Charles Street	Colonial Revival	1949	1 & Garage under house
4303	Charles Street	Tudor Revival	1925	1 & Garage & Stone Ret Wall
4307	Charles Street	Colonial Revival	5/15/22 plan date	2
4309	Charles Street	Colonial Revival	1928	
4319	Charles Street	Colonial Revival	1915	1
4321	Charles Street	Colonial Revival	1926	1
4328	Charles Street	Colonial Revival	3/1920 plan date	2
4330	Charles Street	Colonial Revival	1962	Not Contributing
4332	Charles Street	French Renaissance	c. 1916 commission	1
4334	Charles Street	Colonial Revival	9/1923 plan date	2
4336	Charles Street	Colonial Revival	1953	Not Contributing
4338	Charles Street	Colonial Revival	1920	2
4401	Charles Street	French Renaissance	5/18/22 plan date	2
4405	Charles Street	Italian Renaissance	10/26/16 plan date	2
4407	Charles Street	Colonial Revival	10/18/22 plan date	2
4409	Charles Street	Tudor Revival	1/27/23 plan date	2
4411	Charles Street	Colonial Revival	3/28/23 plan date	2
4412	Charles Street	Italian Renaissance	1915	1
4413	Charles Street	Modern	8/1/36 plan date	2
11	W. Cold Spring Ln.	Colonial Revival	7/1924 plan date	2
15	W. Cold Spring Ln.	Tudor Revival	11/1928 plan date	1
17	W. Cold Spring Ln.	Modern	1958	Not Contributing
19	W. Cold Spring Ln.	Tudor Revival	1913	2
4402	Eastway	Colonial Revival	1935	2
4404	Eastway	Tudor Revival	1926	2
4406	Eastway	Tudor Revival	1926	2

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Guilford Historic District (B-3654)

Name of Property

Baltimore (independent city), MD

County and State

Section 7 Page 13

Address	Style	Date Built	Contributing Resources
4408 Eastway	Tudor Revival	1926	2
4410 Eastway	Colonial Revival	1926	2
4412 Eastway	Colonial Revival	1986	Not Contributing
4414 Eastway	Colonial Revival	8/1935 plan date	2
4416 Eastway	Tudor Revival	1937	2
4418 Eastway	Tudor Revival	6/1928 plan date	2
3800 Fenchurch Road	Colonial Revival	1920	2
3801 Fenchurch Road	Colonial Revival	1935 app.	2
3802 Fenchurch Road	Colonial Revival	1930	2
3803 Fenchurch Road	Colonial Revival	8/1940 plan date	2
3804 Fenchurch Road	Colonial Revival	1920	2
3805 Fenchurch Road	Colonial Revival	1953	Not Contributing
3806 Fenchurch Road	Colonial Revival	11/10/19 plan date	2
3807 Fenchurch Road	Colonial Revival	5/1915 plan date	2
3808 Fenchurch Road	Tudor Revival	3/25/16 plan date	2
3809 Fenchurch Road	Colonial Revival	10/1925 plan date	2
3810 Fenchurch Road	Colonial Revival	1/18/26 plan date	2
3811 Fenchurch Road	Colonial Revival	7/1925 plan date	2
3812 Fenchurch Road	Italian Renaissance	10/1923 plan date	2
3813 Fenchurch Road	Colonial Revival	7/1917 plan date	2
3815 Fenchurch Road	Colonial Revival	1986	Not Contributing
			Condominium Bldg.
3601 Greenway			2
3607 Greenway	Colonial Revival	6/6/30 app.	2
3609 Greenway	Colonial Revival	2/27/29 app.	2
3700 Greenway	Tudor Revival	9/15/26 app	2
3701 Greenway	Ranch Style	1966	Not Contributing
3702 Greenway	Colonial Revival	4/4/22 app.	2
3703 Greenway	Colonial Revival	3/3/37 app.	2
3707 Greenway	Tudor Revival	1/21/30 app.	1
3801 Greenway	Colonial Revival	3/21/22 app.	2
3802 Greenway	Colonial Revival	4/11/24 app.	2
3804 Greenway	Colonial Revival	7/11/21 app.	2
3805 Greenway	Colonial Revival	11/19/25 app.	2
3806 Greenway	Colonial Revival	1920	2
3807 Greenway	Tudor Revival	10/24/24 app.	2
3808 Greenway	Colonial Revival	1953	Not Contributing
3809 Greenway	Colonial Revival	5/20/24 plan date	2
3810 Greenway	Colonial Revival	1/30/20 app.	2
3811 Greenway		9/17/29 app.	2
3900 Greenway	Colonial Revival	4/12/23 app.	2
3901 Greenway	Colonial Revival	6/24 plan date	2
3902 Greenway	Colonial Revival	4/8/22 app.	2

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Guilford Historic District (B-3654)

Name of Property

Baltimore (independent city), MD

County and State

Section 7 Page 14

Address		Style	Date Built	Contributing Resources
3903	Greenway	Colonial Revival	3/25/26 plan date	2
3904	Greenway	Colonial Revival	5/25/23 app.	2
3907	Greenway	Classical Revival	10/1922 plan date	2
4000	Greenway	Colonial Revival	8/29/14 app.	2
4001	Greenway	Tudor Revival	11/18/15 plan date	2
4004	Greenway	Colonial Revival	1920	1
4005	Greenway	Tudor Revival	5/1919 plan date	2
4007	Greenway	French Renaissance	3/18/20 app.	2
4014	Greenway	Italian Renaissance	4/4/14 app.	2
4100	Greenway	Colonial Revival	8/28/14 app.	2
4101	Greenway	Italian Renaissance	4/25/22 RPC stmp	2
4102	Greenway	Classical Revival	6/24/16 app.	2
4105	Greenway	Colonial Revival	6/7/21 RPC stmp	2
4110	Greenway	Colonial Revival	10/20/27 app.	2
4112	Greenway	Colonial Revival	1916	1
4200	Greenway	Colonial Revival	2/26/14 app.	2
4201	Greenway	Spanish Revival	3/17/14 app.	2
4202	Greenway	Colonial Revival	1914 app.	2
4204	Greenway	Colonial Revival	9/29/25 app.	2
4207	Greenway	Tudor Revival	9/27/13 plan date	2
4212	Greenway	Colonial Revival	4/15/21 app.	2
4214	Greenway	Colonial Revival	3/11/14 app.	2
4215	Greenway	Tudor Revival	10/25/13 plan date	2
4216	Greenway	Colonial Revival	1949	2
4221	Greenway	Colonial Revival	1930	1
4300	Greenway	Tudor Revival	6/29/25 app.	2
4301	Greenway	Colonial Revival	3/15/29 app.	2
4304	Greenway	Colonial Revival	10/20/26 app.	2
4306	Greenway	Colonial Revival	5/21/25 app.	2
4308	Greenway	French Renaissance	11/19/27 app.	2
4401	Greenway	Colonial Revival	8/21/13 plan date	2
4402	Greenway	Colonial Revival	4/3/14 app.	2
4405	Greenway	Tudor Revival	4/13/17 app.	2
4406	Greenway	Tudor Revival	6/23/14 app.	2
4408	Greenway	Colonial Revival	7/19/23	2
4409	Greenway	Colonial Revival	10/25/19 app.	2
4410	Greenway	Tudor Revival	3/18/22 app.	2
4411	Greenway	Tudor Revival	8/12/15 app.	2
4415	Greenway	French Renaissance	11/15/24 app.	1 & Garage & Ret. Wall
1	Hadley Square N.	Colonial Revival	1920	2
2	Hadley Square N.	Colonial Revival	1925	2
3	Hadley Square N.	Colonial Revival	1920	2
4	Hadley Square N.	Colonial Revival	1925	2

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Guilford Historic District (B-3654)

Name of Property

Baltimore (independent city), MD

County and State

Section 7 Page 15

Address	Style	Date Built	Contributing Resources
6 Hadley Square N.	Colonial Revival	1925	2
8 Hadley Square N.	Colonial Revival	1925	2
10 Hadley Square N.	Colonial Revival	1925	2
12 Hadley Square N.	Colonial Revival	1925	2
3804 Hadley Square E.	Colonial Revival	1942	2
3806 Hadley Square E.	Colonial Revival	1941	1
3807 Hadley Square E.	Ranch	1941	1
3807 Hadley Square W.	Colonial Revival	1924	1
3809 Hadley Square E.	Colonial Revival	1930	2
3811 Hadley Square E.	Colonial Revival	1930	2
3902 Hadley Square W.	Colonial Revival	1925	2
3904 Hadley Square W.	Italian Renaissance	1920	1
3905 Hadley Square E.	Colonial Revival	1925	2
3906 Hadley Square W.	Tudor Revival	1926	1
3908 Hadley Square W.	Colonial Revival	1920	2
1 E. Highfield Road	Colonial Revival	3/7/27 app.	2
2 E. Highfield Road	Tudor Revival	1925	1
3 E. Highfield Road	Colonial Revival	5/10/27 plan date	2
4 E. Highfield Road	Tudor Revival	1928	1
5 E. Highfield Road	Colonial Revival	12/19/24 plan date	2
6 E. Highfield Road	Tudor Revival	1928	1
101 E. Highfield Road	Colonial Revival	1955	Not Contributing
201 E. Highfield Road	Tudor Revival	4/1929 plan date	2
203 E. Highfield Road	Tudor Revival	6/1923 plan date	2
204 E. Highfield Road	Classical Revival	1927	2
205 E. Highfield Road	Colonial Revival	1953	Not Contributing
207 E. Highfield Road	Colonial Revival	1925	1
209 E. Highfield Road	Colonial Revival	3/1923 plan date	2
210 E. Highfield Road	French Renaissance	3/1926 plan date	2
211 E. Highfield Road	Colonial Revival	10/1928 plan date	2
301 E. Highfield Road	Spanish Revival	1927	1
303 E. Highfield Road	Colonial Revival	1924	2
305 E. Highfield Road	Colonial Revival	10/1922 plan date	2
306 E. Highfield Road	Italian Renaissance	2/1925 plan date	2
307 E. Highfield Road	Tudor Revival	10/1924 plan date	2
3799 Juniper Road	Colonial Revival	1919	2
3800 Juniper Road	Colonial Revival	1935	2
3801 Juniper Road	Colonial Revival	1924	2
3802 Juniper Road	Colonial Revival	5/1935 plan date	2

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Guilford Historic District (B-3654)

Name of Property

Baltimore (independent city), MD

County and State

Section 7 Page 16

Address		Style	Date Built	Contributing Resources
3803	Juniper Road	Tudor Revival	1924	2
3804	Juniper Road	Colonial Revival	5/11/28 app.	2
3805	Juniper Road	Colonial Revival	1930	2
3806	Juniper Road	Colonial Revival	2/1928 plan date	2
3807	Juniper Road	Colonial Revival	1924	2
3808	Juniper Road	Tudor Revival	3/1924 plan date	2
3809	Juniper Road	Colonial Revival	1930	2
3810	Juniper Road	Tudor Revival	1928	2
3811	Juniper Road	Tudor Revival	1930	2
3812	Juniper Road	Colonial Revival	6/1926 plan date	2
3813	Juniper Road	Colonial Revival	1924	2
3814	Juniper Road	Colonial Revival	1978	Not contributing
3815	Juniper Road	Colonial Revival	1907 (?)	2
3816	Juniper Road	Colonial Revival	1978	Not contributing
3817	Juniper Road	Colonial Revival	1920	2
3819	Juniper Road	Tudor Revival	1924	1
3900	Juniper Road	Colonial Revival	1954	Not contributing
3901	Juniper Road	Colonial Revival	1923	2
3902	Juniper Road	Colonial Revival	1930	2
3903	Juniper Road	Colonial Revival	1953	Not contributing
3904	Juniper Road	Colonial Revival	6/1920 plan date	2
3905	Juniper Road	Colonial Revival	1923	2
3906	Juniper Road	Tudor Revival	1929	2
3907	Juniper Road	Colonial Revival	8/14/24 app.	2
3909	Juniper Road	Colonial Revival	4/21/36 plan date	2
3911	Juniper Road	Tudor Revival	1923	2
3912	Juniper Road	Colonial Revival	5/1925 plan date	2
3913	Juniper Road	Colonial Revival	2/1929 plan date	2
3915	Juniper Road	Colonial Revival	1920	2
3917	Juniper Road	Colonial Revival	1950	2
3919	Juniper Road	Colonial Revival	1950	2
3919-1/2	Juniper Road	Colonial Revival	1950	2
3921	Juniper Road	Colonial Revival	10/1925 plan date	2
3923	Juniper Road	Colonial Revival	3/1914 plan date	2
201	Kemble Road	Colonial Revival	9/1/1947 approved	House and attached garage
202	Kemble Road	French Renaissance	1925	House and attached garage
203	Kemble Road	Colonial Revival	5/1935 app.	2
204	Kemble Road	Modern	1/14/26 app.	House and attached garage
205	Kemble Road	Colonial Revival	4/1937 plan date	House and attached garage
206	Kemble Road	Tudor Revival	6/1941 plan date	House and attached garage
207	Kemble Road	Tudor Revival	11/1925 plan date	2
208	Kemble Road	Colonial Revival	11/1925 plan date	2
209	Kemble Road	Colonial Revival	1/1935 plan date	2
211	Kemble Road	Colonial Revival	5/1939 plan date	2

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Guilford Historic District (B-3654)

Name of Property

Baltimore (independent city), MD

Section 7 Page 17

County and State

Address		Style	Date Built	Contributing Resources
213	Kemble Road	Colonial Revival	8/1930 plan date	2
202	Lambeth Road	Tudor Revival	12/1924 plan date	2
203	Lambeth Road	Modern	1986	Not Contributing
204	Lambeth Road	Colonial Revival	11/1924 plan date	2
206	Lambeth Road	Colonial Revival	1925	2
207	Lambeth Road	Colonial Revival	6/1925 plan date	2
210	Lambeth Road	Colonial Revival	9/1925 plan date	2
211	Lambeth Road	Colonial Revival	2/6/36 app.	1
212	Lambeth Road	Colonial Revival	8/1925 plan date	1 & Garage under house
214	Lambeth Road	Colonial Revival	6/1946 plan date	2
229	Lambeth Road	Colonial Revival	8/1927 plan date	2
237	Lambeth Road	Tudor Revival	1925	1 & garage under house, brick wall
4201	Linkwood Road	Tudor Revival	1920	2
4207	Linkwood Road	Colonial Revival	11/19/29 plan date	2
4405	Linkwood Road	Ranch	1957	Not Contributing
4419	Linkwood Road	Ranch	1960	Not Contributing
402	Marlow Road	Colonial Revival	11/1922 plan date	2
403	Marlow Road	Tudor Revival	6/1928 plan date	2
404	Marlow Road	French Renaissance	6/1928 plan date	House and Attached Garage
2	Millbrook Road	Colonial Revival	1/1923 plan date	2
3	Millbrook Road	Tudor Revival	1925	2
4	Millbrook Road	Colonial Revival	1/29/25 plan date	2
5	Millbrook Road	Colonial Revival	12/12/25 plan date	2
100	Millbrook Road	Colonial Revival	1/10/23	2
102	Millbrook Road	Colonial Revival	6/1924 plan date	2
103	Millbrook Road	Tudor Revival	5/26/26 approved	2
105	Millbrook Road	Colonial Revival	11/20/22 plan date	2
3501	Newland Road	Colonial Revival	5/1919 plan date	2
3502	Newland Road	Colonial Revival	3/1926 plan date	2
3503	Newland Road	Colonial Revival	1917	2
3504	Newland Road	Colonial Revival	c. 1926	2
3505	Newland Road	Colonial Revival	1917	2
3506	Newland Road	Colonial Revival	1926	2
3507	Newland Road	Classical Revival	1917	1
3508	Newland Road	Colonial Revival	1926 plan date	2
3509	Newland Road	Colonial Revival	1917	1

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Guilford Historic District (B-3654)

Name of Property

Baltimore (independent city), MD

County and State

Section 7 Page 18

Address		Style	Date Built	Contributing Resources
3510	Newland Road	Colonial Revival	1958	Not Contributing
3511	Newland Road	Colonial Revival	1917	1
3512	Newland Road	Colonial Revival	2/1937 plan date	2
3513	Newland Road	Colonial Revival	1917	2
3519	Newland Road	Colonial Revival	1917	2
3521	Newland Road	Colonial Revival	1917	1
3523	Newland Road	Colonial Revival	1917	2
3525	Newland Road	Colonial Revival	1917	2
3527	Newland Road	Colonial Revival	1917	2
3529	Newland Road	Colonial Revival	1917	2
3535	Newland Road	Colonial Revival	1917	2
3537	Newland Road	Colonial Revival	1917	2
3539	Newland Road	Colonial Revival	1917	2
3541	Newland Road	Colonial Revival	1917	1
3543	Newland Road	Colonial Revival	1917	1
3545	Newland Road	Colonial Revival	1917	1
3547	Newland Road	Colonial Revival	1917	1
3549	Newland Road	Colonial Revival	1917	2
3551	Newland Road	Colonial Revival	1917	1
3553	Newland Road	Colonial Revival	1921	2
3555	Newland Road	Colonial Revival	4/1925 plan date	1
208	Northway	Colonial Revival	5/21/21 app.	2
210	Northway	Colonial Revival	12/23/24 app.	2
212	Northway	Tudor Revival	7/10/24 app.	2
214	Northway	Colonial Revival	8/4/26 app.	2
215	Northway	Tudor Revival	1923	2
216	Northway	Colonial Revival	8/21/24 app.	2
217	Northway	Tudor Revival	1927	2
218	Northway	Colonial Revival	3/1923 plan date	2
219	Northway	Tudor Revival	c. 1925	2
220	Northway	Colonial Revival	6/2/27 app.	2
221	Northway	Colonial Revival	10/30/25 app.	2
222	Northway	Tudor Revival	5/27/26 app.	2
224	Northway	French Renaissance	1927	2
225	Northway	French Renaissance	1922	2
226	Northway	Colonial Revival	8/24/28 app.	2
300	Northway	Tudor Revival	6/14/28 app.	2
301	Northway	Italian Renaissance	3/16/22 app.	2
302	Northway	Colonial Revival	1922	2
303	Northway	Colonial Revival	6/14/23 app.	2
304	Northway	Colonial Revival	3/21/23 app.	2
305	Northway	Colonial Revival	3/29/24 app.	2
307	Northway	Colonial Revival	3/26/24 app.	2
309	Northway	French Renaissance	1/15/24 app.	2



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Guilford Historic District (B-3654)

Name of Property

Baltimore (independent city), MD

County and State

Section 7 Page 19

Address		Style	Date Built	Contributing Resources
311	Northway	Tudor Revival	12/2/24 app.	2
400	Northway	French Renaissance	7/8/36 app.	2
401	Northway	Colonial Revival	2/23/26 app.	2
402	Northway	French Renaissance	2/3/23 app.	2
404	Northway	Colonial Revival	8/20/25 app.	2
406	Northway	Tudor Revival	9/2/25 app.	2
408	Northway	Colonial Revival	2/16/24 app.	1
410	Northway	Colonial Revival	12/13/23 app.	2
412	Northway	Colonial Revival	12/17/25 app.	2
414	Northway	Tudor Revival	7/7/30 app.	1
416	Northway	Colonial Revival	10/10/35 app.	House and Attached Garage
418	Northway	Colonial Revival	2/11/24 app.	2
420	Northway	Colonial Revival	1955	Not Contributing
4301	Norwood Road	Italian Renaissance	3/10/26 app.	2
4302	Norwood Road	Colonial Revival	1922	1
4303	Norwood Road	Colonial Revival	10/2/26 app.	2
4304	Norwood Road	Tudor Revival	1922	2
4305	Norwood Road	Colonial Revival	4/4/22 app.	2
4306	Norwood Road	Colonial Revival	9/6/22 app.	2
4307	Norwood Road	Colonial Revival	9/2/22 app.	1
4308	Norwood Road	Colonial Revival	6/24/21 app.	1
4309	Norwood Road	Colonial Revival	7/3/25 app.	2
4310	Norwood Road	Colonial Revival	4/1922 plan date	1
4400	Norwood Road	Colonial Revival	5/1/40 app.	2
4402	Norwood Road	Colonial Revival	7/8/26 app.	2
4403	Norwood Road	Colonial Revival	8/16/24 app.	2
4405	Norwood Road	Colonial Revival	5/10/24 app.	2
4406	Norwood Road	Colonial Revival	1/18/16 app.	1
4407	Norwood Road	Colonial Revival	10/7/15 app.	2
4409	Norwood Road	Colonial Revival	1/15/24 app.	2
4410	Norwood Road	Colonial Revival	1914	1
4411	Norwood Road	Colonial Revival	5/7/19 app.	1
4412	Norwood Road	Colonial Revival	1914	1
4413	Norwood Road	Colonial Revival	10/1926 house plan	2
4414	Norwood Road	Colonial Revival	6/1914 plan date	1
4415	Norwood Road	Colonial Revival	6/1914 plan date	1
4416	Norwood Road	Colonial Revival	1914	1
4417	Norwood Road	Colonial Revival	1914	1
4418	Norwood Road	Colonial Revival	1914	1
4420	Norwood Road	Colonial Revival	1914	1
4421	Norwood Road	Colonial Revival	1914	1
1	Oak Place	Colonial Revival	1916 commission	

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Guilford Historic District (B-3654)

Name of Property

Baltimore (independent city), MD

County and State

Section 7 Page 18

Address		Style	Date Built	Contributing Resources
3510	Newland Road	Colonial Revival	1958	Not Contributing
3511	Newland Road	Colonial Revival	1917	1
3512	Newland Road	Colonial Revival	2/1937 plan date	2
3513	Newland Road	Colonial Revival	1917	2
3519	Newland Road	Colonial Revival	1917	2
3521	Newland Road	Colonial Revival	1917	1
3523	Newland Road	Colonial Revival	1917	2
3525	Newland Road	Colonial Revival	1917	2
3527	Newland Road	Colonial Revival	1917	2
3529	Newland Road	Colonial Revival	1917	2
3535	Newland Road	Colonial Revival	1917	2
3537	Newland Road	Colonial Revival	1917	2
3539	Newland Road	Colonial Revival	1917	2
3541	Newland Road	Colonial Revival	1917	1
3543	Newland Road	Colonial Revival	1917	1
3545	Newland Road	Colonial Revival	1917	1
3547	Newland Road	Colonial Revival	1917	1
3549	Newland Road	Colonial Revival	1917	2
3551	Newland Road	Colonial Revival	1917	1
3553	Newland Road	Colonial Revival	1921	2
3555	Newland Road	Colonial Revival	4/1925 plan date	1
208	Northway	Colonial Revival	5/21/21 app.	2
210	Northway	Colonial Revival	12/23/24 app.	2
212	Northway	Tudor Revival	7/10/24 app.	2
214	Northway	Colonial Revival	8/4/26 app.	2
215	Northway	Tudor Revival	1923	2
216	Northway	Colonial Revival	8/21/24 app.	2
217	Northway	Tudor Revival	1927	2
218	Northway	Colonial Revival	3/1923 plan date	2
219	Northway	Tudor Revival	c. 1925	2
220	Northway	Colonial Revival	6/2/27 app.	2
221	Northway	Colonial Revival	10/30/25 app.	2
222	Northway	Tudor Revival	5/27/26 app.	2
224	Northway	French Renaissance	1927	2
225	Northway	French Renaissance	1922	2
226	Northway	Colonial Revival	8/24/28 app.	2
300	Northway	Tudor Revival	6/14/28 app.	2
301	Northway	Italian Renaissance	3/16/22 app.	2
302	Northway	Colonial Revival	1922	2
303	Northway	Colonial Revival	6/14/23 app.	2
304	Northway	Colonial Revival	3/21/23 app.	2
305	Northway	Colonial Revival	3/29/24 app.	2
307	Northway	Colonial Revival	3/26/24 app.	2
309	Northway	French Renaissance	1/15/24 app.	2

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Guilford Historic District (B-3654)

Name of Property

Baltimore (independent city), MD

County and State

Section 7 Page 19

Address		Style	Date Built	Contributing Resources
311	Northway	Tudor Revival	12/2/24 app.	2
400	Northway	French Renaissance	7/8/36 app.	2
401	Northway	Colonial Revival	2/23/26 app.	2
402	Northway	French Renaissance	2/3/23 app.	2
404	Northway	Colonial Revival	8/20/25 app.	2
406	Northway	Tudor Revival	9/2/25 app.	2
408	Northway	Colonial Revival	2/16/24 app.	1
410	Northway	Colonial Revival	12/13/23 app.	2
412	Northway	Colonial Revival	12/17/25 app.	2
414	Northway	Tudor Revival	7/7/30 app.	1
416	Northway	Colonial Revival	10/10/35 app.	House and Attached Garage
418	Northway	Colonial Revival	2/11/24 app.	2
420	Northway	Colonial Revival	1955	Not Contributing
4301	Norwood Road	Italian Renaissance	3/10/26 app.	2
4302	Norwood Road	Colonial Revival	1922	1
4303	Norwood Road	Colonial Revival	10/2/26 app.	2
4304	Norwood Road	Tudor Revival	1922	2
4305	Norwood Road	Colonial Revival	4/4/22 app.	2
4306	Norwood Road	Colonial Revival	9/6/22 app.	2
4307	Norwood Road	Colonial Revival	9/2/22 app.	1
4308	Norwood Road	Colonial Revival	6/24/21 app.	1
4309	Norwood Road	Colonial Revival	7/3/25 app.	2
4310	Norwood Road	Colonial Revival	4/1922 plan date	1
4400	Norwood Road	Colonial Revival	5/1/40 app.	2
4402	Norwood Road	Colonial Revival	7/8/26 app.	2
4403	Norwood Road	Colonial Revival	8/16/24 app.	2
4405	Norwood Road	Colonial Revival	5/10/24 app.	2
4406	Norwood Road	Colonial Revival	1/18/16 app.	1
4407	Norwood Road	Colonial Revival	10/7/15 app.	2
4409	Norwood Road	Colonial Revival	1/15/24 app.	2
4410	Norwood Road	Colonial Revival	1914	1
4411	Norwood Road	Colonial Revival	5/7/19 app.	1
4412	Norwood Road	Colonial Revival	1914	1
4413	Norwood Road	Colonial Revival	10/1926 house plan	2
4414	Norwood Road	Colonial Revival	6/1914 plan date	1
4415	Norwood Road	Colonial Revival	6/1914 plan date	1
4416	Norwood Road	Colonial Revival	1914	1
4417	Norwood Road	Colonial Revival	1914	1
4418	Norwood Road	Colonial Revival	1914	1
4420	Norwood Road	Colonial Revival	1914	1
4421	Norwood Road	Colonial Revival	1914	1
1	Oak Place	Colonial Revival	1916 commission	

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Guilford Historic District (B-3654)

Name of Property

Baltimore (independent city), MD

County and State

Section 7 Page 20

Address		Style	Date Built	Contributing Resources
2	Oak Place	Colonial Revival	1916 commission	
3	Overhill Road	Colonial Revival	1953	Not Contributing
10	Overhill Road	Colonial Revival	1958	Not Contributing
12	Overhill Road	Colonial Revival	1925	1
100	Overhill Road	Colonial Revival	8/1/15 plan date	2
101	Overhill Road	Tudor Revival	1928	2
103	Overhill Road	Colonial Revival	1928	2
104	Overhill Road	Colonial Revival	1960	Not Contributing
105	Overhill Road	Colonial Revival	8/1920 plan date	2
108	Overhill Road	Colonial Revival	1930	2
109	Overhill Road	Colonial Revival	1926	2
110	Overhill Road	Tudor Revival	1927	2
111	Overhill Road	French Renaissance	1923	2
112	Overhill Road	Colonial Revival	1947	2
115	Overhill Road	Tudor Revival	5/28/28	2
119	Overhill Road	Tudor Revival	1952	Not Contributing
4300	Rugby Road	Tudor Revival	9/1926 plan date	House & Garage w/ Stone Wall
4302	Rugby Road	Colonial Revival	2/1924 plan date	2
4303	Rugby Road	Colonial Revival	12/1926 plan date	2
4304	Rugby Road	Colonial Revival	7/1922 plan date	2
4305	Rugby Road	Tudor Revival	1926	2
4306	Rugby Road	Colonial Revival	4/1935 plan date	2
4308	Rugby Road	Tudor Revival	3/17/21 app.	2
4309	Rugby Road	Tudor Revival	c. 1927	2
4310	Rugby Road	Colonial Revival	12/19/25 app.	2
4311	Rugby Road	Colonial Revival	3/1921 plan date	2
4313	Rugby Road	Tudor Revival	10/18/22 app.	2
1	St. Martin's Road	French Renaissance	1917	2
2	St. Martin's Road	Spanish Revival	1926	2
3	St. Martin's Road	Colonial Revival	11/23/23 plan date	2
4	St. Martin's Road	Colonial Revival	6/5/24 app.	2
5	St. Martin's Road	Tudor Revival	11/1926 plan date	2
6	St. Martin's Road	Colonial Revival	2/1927 plan date	2
7	St. Martin's Road	Italian Renaissance	6/1925 plan date	2
8	St. Martin's Road	Tudor Revival	11/1928 plan date	2
9	St. Martin's Road	Colonial Revival	9/18/30 app.	2
10	St. Martin's Road	Colonial Revival	6/1925 plan date	House and Attached Garage
12	St. Martin's Road	Tudor Revival	10/1926 plan date	2
14	St. Martin's Road	French Renaissance	12/1929 plan date	2
106	St. Martin's Road	Colonial Revival	1957	Not Contributing

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Guilford Historic District (B-3654)

Name of Property

Baltimore (independent city), MD

County and State

Section 7 Page 21

Address	Style	Date Built	Contributing Resources
107 St. Martin's Road	French Renaissance	1927	1
201 St. Martin's Road	Colonial Revival	1928 comm.	House and Attached Garage
202 St. Martin's Road	Colonial Revival	2/1914 plan date	2
203 St. Martin's Road	Colonial Revival	5/1915 plan date	2
204 St. Martin's Road	Colonial Revival	9/1913 plan date	2
205 St. Martin's Road	Tudor Revival	10/1913 plan date	2
207 St. Martin's Road	Tudor Revival	11/19/26 app.	2
3701 St. Paul Street	Colonial Revival	9/15/26 app.	2
3704 St. Paul Street	Colonial Revival	6/17/48	2
3707 St. Paul Street	Colonial Revival	1937 app.	2
3802 St. Paul Street	Colonial Revival	1952	Not Contributing
3803 St. Paul Street	Colonial Revival	9/1928 plan date	2
3804 St. Paul Street	Colonial Revival	10/1929 plan date	2
3805 St. Paul Street	Colonial Revival	4/1930 plan date	2
3806 St. Paul Street	Tudor Revival	3/1914 plan date	2
3807 St. Paul Street	vacant lot		vacant lot
3808 St. Paul Street	Colonial Revival	1924 comm for RPC	2
3809 St. Paul Street	Colonial Revival	5/1929 plan date	2
3811 St. Paul Street	French Renaissance	9/17/29 app.	1
3900 St. Paul Street	Colonial Revival	2/1924 plan date	2
3901 St. Paul Street	Colonial Revival	c. 1925	1
3902 St. Paul Street	Tudor Revival	3/1924 plan date	2
3904 St. Paul Street	Colonial Revival	2/1924 plan date	2
3906 St. Paul Street	Colonial Revival	12/1929 plan date	2
4000 St. Paul Street	Colonial Revival	9/1929 plan date	2
4002 St. Paul Street	Tudor Revival	2/1930 plan date	2
4006 St. Paul Street	Italian Renaissance	3/1926 plan date	2
4100 St. Paul Street	Colonial Revival	7/1925 plan date	2
4101 St. Paul Street	Colonial Revival	c. 1922	2
4102 St. Paul Street	Colonial Revival	2/1/24 app.	2
4103 St. Paul Street	Colonial Revival	c. 1922	2
4104 St. Paul Street	Tudor Revival	4/1926 plan date	2
4105 St. Paul Street	Colonial Revival	1952	Not Contributing
4201 St. Paul Street	French Renaissance	12/18/24 app.	2
4203 St. Paul Street	Colonial Revival	4/1922 plan date	2
4205 St. Paul Street	Tudor Revival	1/1925 plan date	1
4207 St. Paul Street	Colonial Revival	7/1923 plan date	2
4209 St. Paul Street	Colonial Revival	1953	Not Contributing
4300 St. Paul Street	Tudor Revival	5/1916 plan date	2
4301 St. Paul Street	Colonial Revival	8/1920 plan date	2
4304 St. Paul Street	Colonial Revival	4/14/15 app.	2
4305 St. Paul Street	Colonial Revival	1925	2
4306 St. Paul Street	Colonial Revival	3/1926 plan date	2
4309 St. Paul Street	Colonial Revival	3/1914 plan date	2

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Guilford Historic District (B-3654)

Name of Property

Baltimore (independent city), MD

County and State

Section 7 Page 22

Address		Style	Date Built	Contributing Resources
4310	St. Paul Street	Colonial Revival	5/1913 plan date	2
4311	St. Paul Street	Classical Revival	6/1921 plan date	2
4312	St. Paul Street	Colonial Revival	1920	2
4313	St. Paul Street	Tudor Revival	1929	2
4314	St. Paul Street	Tudor Revival	1/1920 plan date	2
4316	St. Paul Street	Colonial Revival	1954	Not Contributing
201	Southway	Tudor Revival	10/14/26	2
203	Southway	Colonial Revival	4/1920 plan date	2
204	Southway	Colonial Revival	c. 1927	2
205	Southway	Colonial Revival	2/2/20 app.	2
207	Southway	Colonial Revival	4/14/21 app.	2
209	Southway	Colonial Revival	5/1923 app.	2
211	Southway	Colonial Revival	8/1927 app.	2
213	Southway	Colonial Revival	c. 1927	2
215	Southway	Tudor Revival	1/16/25 app.	2
217	Southway	Tudor Revival	9/1929 app.	2
302	Southway	Colonial Revival	1915	1
304	Southway	Tudor Revival	1920	2
305	Southway	Colonial Revival	8/20/20 app.	2
306	Southway	Colonial Revival	1924	2
307	Southway	Tudor Revival	6/11/19 app.	2
308	Southway	Tudor Revival	1926	2
309	Southway	Colonial Revival	5/1924 plan date	2
310	Southway	Colonial Revival	1/1916 plan date	2
311	Southway	Modern	1947	2
312	Southway	Colonial Revival	5/1933 plan date	1
314	Southway	Colonial Revival	7/1933 plan date	2
316	Southway	Colonial Revival	4/1941 plan date	2
401	Southway	Colonial Revival	1926	2
403	Southway	Colonial Revival	4/6/26 app.	1
405	Southway	Colonial Revival	1922	1
407	Southway	Colonial Revival	1922	1
409	Southway	Colonial Revival	1925	1
410	Southway	Colonial Revival	1917	1
411	Southway	Colonial Revival	1925	2
412	Southway	Colonial Revival	1917	1
413	Southway	Colonial Revival	1925	1
414	Southway	Colonial Revival	1917	1
415	Southway	Colonial Revival	1925	1
416	Southway	Colonial Revival	1917	1
417	Southway	Colonial Revival	1917	1
418	Southway	Colonial Revival	1917	1
419	Southway	Colonial Revival	1925	1
421	Southway	Colonial Revival	1925	1

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Guilford Historic District (B-3654)

Name of Property

Baltimore (independent city), MD

Section 7 Page 23

County and State

Address		Style	Date Built	Contributing Resources
423	Southway	Colonial Revival	1925	2
1	Stratford Road	Classical Revival	1931	2
3	Stratford Road	Colonial Revival	1/1925 plan date	2
5	Stratford Road	Colonial Revival	7/1922 plan date	2
7	Stratford Road	Tudor Revival	6/1928 plan date	2
101	Stratford Road	Span. Mission	8/13/25 plan date	2
103	Stratford Road	Colonial Revival	1915	2
204	Stratford Road	Colonial Revival	2/1919 plan date	2
208	Stratford Road	Colonial Revival	1917	2
212	Stratford Road	Tudor Revival	1922	2
265	Stratford Road	Colonial Revival	3/1922 plan date	2
302	Suffolk Road	Colonial Revival	9/1913 plan date	1
306	Suffolk Road	Tudor Revival	4/1916 plan date	2
309	Suffolk Road	Colonial Revival	3/1921 plan date	2
310	Suffolk Road	Modern	1950	1
311	Suffolk Road	Tudor Revival	1919	2
312	Suffolk Road	Tudor Revival	3/1922 plan date	1
313	Suffolk Road	Colonial Revival	12/1913 plan date	2
315	Suffolk Road	Colonial Revival	11/1935 plan date	2
316	Suffolk Road	Tudor Revival	6/29/17 app.	2
317	Suffolk Road	Colonial Revival	11/1924 plan date	2
319	Suffolk Road	Colonial Revival	10/1938 plan date	1
320	Suffolk Road	Tudor Revival	7/1914 plan date	1
322	Suffolk Road	Colonial Revival	5/23/21 app.	2
326	Suffolk Road	Colonial Revival	3/1926 plan date	2
330	Suffolk Road	Colonial Revival	10/1931 plan date	2
332	Suffolk Road	French Renaissance	4/1925 plan date	2
334	Suffolk Road	Colonial Revival	8/1948 plan date	2
336	Suffolk Road	Colonial Revival	2/1926 plan date	2
401	Suffolk Road	Colonial Revival	4/1913 plan date	2
2	Thirty-Ninth St. E.	Colonial Revival	1925	2
3	Thirty-Ninth St. E.	Colonial Revival	1925	2
4	Thirty-Ninth St. E.	Colonial Revival	1920	2
5	Thirty-Ninth St. E.	Colonial Revival	1927	2
6	Thirty-Ninth St. E.	Colonial Revival	1920	2
7	Thirty-Ninth St. E.	Colonial Revival	1930	2
8	Thirty-Ninth St. E.	Colonial Revival	1925	2
203	Thirty-Ninth St. E.	Colonial Revival	6/1926 plan date	2
204	Thirty-Ninth St. E.	Colonial Revival	1/1914 plan date	2
208	Thirty-Ninth St. E.	Colonial Revival	2/1914 plan date	2

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Guilford Historic District (B-3654)

Name of Property

Baltimore (independent city), MD

County and State

Section 7 Page 24

Address		Style	Date Built	Contributing Resources
212	Thirty-Ninth St. E.	Colonial Revival	2/12/20 app.	2
216	Thirty-Ninth St. E.	Tudor Revival	3/1914 plan date	1
222	Thirty-Ninth St. E.	Colonial Revival	5/1923 plan date	2
224	Thirty-Ninth St. E.	Colonial Revival	2/1922 plan date	2
226	Thirty-Ninth St. E.	Colonial Revival	8/1922 plan date	2
400	Thirty-Ninth St. E.	English Arts & Craft	1927	2
402	Thirty-Ninth St. E.	English Arts & Craft	1927	1
401	Thirty-Ninth St. E.	English Arts & Craft	1927	2
403	Thirty-Ninth St. E.	English Arts & Craft	1927	1
4100	Underwood Road	Colonial Revival	c. 1926	2
4102	Underwood Road	Tudor Revival	c. 1926	1
4105	Underwood Road	Colonial Revival	5/12/21 app.	2
4201	Underwood Road	Colonial Revival	5/16/27 app.	2
4204	Underwood Road	French Renaissance	10/20/27 app.	2
4205	Underwood Road	Tudor Revival	11/30/26 app.	2
4207	Underwood Road	French Renaissance	3/9/27 app.	2
4301	Underwood Road	Colonial Revival	6/2/36 app.	2
4303	Underwood Road	Gothic Revival	7/28/26 app.	2
4307	Underwood Road	Colonial Revival	2/13/30 app.	2
4311	Underwood Road	Colonial Revival	3/1926 plan date	2
4315	Underwood Road	Colonial Revival	11/10/16 app.	2
4400	Underwood Road		11/13/25 app.	2
4401	Underwood Road	Colonial Revival	3/5/25 app.	2
4403	Underwood Road	Colonial Revival	1/16/23 app.	2
4405	Underwood Road	Colonial Revival	3/29/27 app.	2
4407	Underwood Road	Tudor Revival	9/17/26 app.	2
4409	Underwood Road	Colonial Revival	1913	1
4411	Underwood Road	Colonial Revival	1926	2
4413	Underwood Road	Colonial Revival	1926	2
4414	Underwood Road	Colonial Revival	4/12/27 app.	2
4415	Underwood Road	Colonial Revival	12/30/25 app.	2
4416	Underwood Road	Colonial Revival	4/21/25 app.	2
4417	Underwood Road	French Renaissance	2/24/27 app.	2
4418	Underwood Road	Colonial Revival	3/28/24 app.	1
4419	Underwood Road	French Renaissance	8/6/26 app.	2
4420	Underwood Road	Colonial Revival	1/1923 plan date	2
4422	Underwood Road	Tudor Revival	7/5/38 app.	1
4424	Underwood Road	Colonial Revival	3/22/23 app.	2
4501	Underwood Road	Colonial Revival	1939	1
4503	Underwood Road	Colonial Revival	1940	1
1	Warrenton Road	Colonial Revival	2/1926 plan date	2
2	Warrenton Road	Colonial Revival	1927	2



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Guilford Historic District (B-3654)

Name of Property

Baltimore (independent city), MD

County and State

Section 7 Page 25

Address		Style	Date Built	Contributing Resources
27	Warrenton Road	French Renaissance	1924	2
29	Warrenton Road	Colonial Revival	1929 commission	1
31	Warrenton Road	French Renaissance	4/1925 plan date	2
33	Warrenton Road	Tudor Revival	1919 commission	2
35	Warrenton Road	Colonial Revival	1924	2
37	Warrenton Road	Colonial Revival	6/1922 plan date	2
38	Warrenton Road	Tudor Revival	2/1924 plan date	2
39	Warrenton Road	Colonial Revival	1/1922 plan date	2
40	Warrenton Road	Colonial Revival	6/1923 plan date	2
41	Warrenton Road	Colonial Revival	1923	2
42	Warrenton Road	Colonial Revival	5/1926 plan date	2
43	Warrenton Road	Colonial Revival	5/1925 plan date	2
44	Warrenton Road	Colonial Revival	9/1/26 app.	1
45	Warrenton Road	Colonial Revival	3/1929 plan date	2
100	Warrenton Road	Colonial Revival	c. 1935	2
102	Warrenton Road	Colonial Revival	c. 1935	2
104	Warrenton Road	Modern	c. 1935	2
1	Wendover Road	Colonial Revival	5/8/22 app.	2
3	Wendover Road	Colonial Revival	7/22/31 app.	2
5	Wendover Road	Colonial Revival	1/8/23 app.	2
6	Wendover Road	Colonial Revival	3/1916 plan date	2
7	Wendover Road	Colonial Revival	11/1924 plan date	2
8	Wendover Road	Colonial Revival	3/17/24 app.	2
9	Wendover Road	Colonial Revival	1928	2
11	Wendover Road	Colonial Revival	7/1927 plan date	2
12	Wendover Road	Colonial Revival	4/1928 plan date	2
14	Wendover Road	Colonial Revival	1917	2
101	Wendover Road	Colonial Revival	8/1929 plan date	1
105	Wendover Road	Colonial Revival	3/17/14 app.	2
205	Wendover Road	Colonial Revival	6/18/14 app.	2
207	Wendover Road	French Renaissance	11/22/26 app.	2
211	Wendover Road	Colonial Revival	5/20/13 app.	2
212	Wendover Road	Colonial Revival	11/15/22 app.	2
214	Wendover Road	Colonial Revival	1916	2
215	Wendover Road	Tudor Revival	4/15/22 app.	House and attached Garage
216	Wendover Road	Tudor Revival	12/1924 plan date	2
217	Wendover Road	Colonial Revival	8/25 commission	2
218	Wendover Road	Colonial Revival	11/1929 plan date	2
219	Wendover Road	Colonial Revival	1/1926 plan date	House and converted garage
220	Wendover Road	Colonial Revival	11/1929 plan date	House and attached Garage
222	Wendover Road	Colonial Revival	11/1925 plan date	2
223	Wendover Road	Colonial Revival	1/1925 plan date	2
224	Wendover Road	Colonial Revival	4/1929 plan date	2
225	Wendover Road	Colonial Revival	3/1924 plan date	2

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Guilford Historic District (B-3654)

Name of Property

Baltimore (independent city), MD

County and State

Section 7 Page 26

Address		Style	Date Built	Contributing Resources
303	Wendover Road	Colonial Revival	10/21/24 app.	2
304	Wendover Road	Colonial Revival	2/1914 plan date	2
305	Wendover Road	Tudor Revival	11/29/29 app.	2
306	Wendover Road	Colonial Revival	5/1924 plan date	2
307	Wendover Road	Colonial Revival	1922	1
308	Wendover Road	Colonial Revival	12/1924 plan date	2
309	Wendover Road	Colonial Revival	4/14/23 app.	2
310	Wendover Road	Colonial Revival	3/26/35 app.	2
311	Wendover Road	Tudor Revival	1927	1
313	Wendover Road	Colonial Revival	1936	2
4300	Wendover Road	Colonial Revival	4/1925 plan date	2
4301	Wendover Road	Colonial Revival	5/1/13 app.	2
4302	Wendover Road	Colonial Revival	11/19/25 app.	2
4303	Wendover Road	Tudor Revival	3/19/29 app.	2
4304	Wendover Road	Tudor Revival	9/15/27 app.	2
4305	Wendover Road	Tudor Revival	1923	2
4307	Wendover Road	Colonial Revival	7/9/23 app.	2
4308	Wendover Road	French Renaissance	1/1928 plan date	2
4309	Wendover Road	Colonial Revival	1923	1
1	Whitfield Road	Colonial Revival	7/13/16 app.	2
3	Whitfield Road	Tudor Revival	1/1925 plan date	1
5	Whitfield Road	Colonial Revival	8/1924 plan date	2
7	Whitfield Road	Colonial Revival	12/1923 plan date	2
9	Whitfield Road	Colonial Revival	12/1923 plan date	2
10	Whitfield Road	Colonial Revival	11/1915 plan date	2
16	Whitfield Road	French Renaissance	1923	2
20	Whitfield Road	Colonial Revival	2/1916 plan date	2
24	Whitfield Road	Colonial Revival	1913 commission	House and Carport
26	Whitfield Road	Craftsman	1916 commission	2
30	Whitfield Road	Colonial Revival	1/1914 plan date	2
34	Whitfield Road	Colonial Revival	4/1919 plan date	2
36	Whitfield Road	Tudor Revival	6/30/28 app.	2
1	York Court #1	Colonial Revival	1914	1
2	York Court #1	Colonial Revival	1914	1
3	York Court #1	Colonial Revival	1914	1
4	York Court #1	Colonial Revival	1914	1
5	York Court #1	Colonial Revival	1914	1
6	York Court #1	Colonial Revival	1914	1
7	York Court #1	Colonial Revival	1914	1
8	York Court #1	Colonial Revival	1914	1
9	York Court #1	Colonial Revival	1914	1
10	York Court #1	Colonial Revival	1914	1

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Guilford Historic District (B-3654)

Name of Property

Baltimore (independent city), MD

County and State

Section 7 Page 27

Address		Style	Date Built	Contributing Resources
11	York Court #1	Colonial Revival	1914	1
12	York Court #1	Colonial Revival	1914	1
13	York Court #2	Colonial Revival	1914	1
14	York Court #2	Colonial Revival	1914	1
15	York Court #2	Colonial Revival	1914	1
16	York Court #2	Colonial Revival	1914	1
17	York Court #2	Colonial Revival	1914	1
18	York Court #2	Colonial Revival	1914	1
19	York Court #2	Colonial Revival	1914	1
20	York Court #2	Colonial Revival	1914	1
21	York Court #2	Colonial Revival	1914	1
22	York Court #2	Colonial Revival	1914	1
23	York Court #2	Colonial Revival	1914	1
24	York Court #2	Colonial Revival	1914	1
25	York Court #3	Colonial Revival	1914	1
26	York Court #3	Colonial Revival	1914	1
27	York Court #3	Colonial Revival	1914	1
28	York Court #3	Colonial Revival	1914	1
29	York Court #3	Colonial Revival	1914	1
30	York Court #3	Colonial Revival	1914	1
31	York Court #3	Colonial Revival	1914	1
32	York Court #3	Colonial Revival	1914	1
33	York Court #3	Colonial Revival	1914	1
34	York Court #3	Colonial Revival	1914	1
35	York Court #3	Colonial Revival	1914	1
36	York Court #3	Colonial Revival	1914	1
3510	Greenmount	Colonial Revival	1918	2
3512	Greenmount	Colonial Revival	1918	1
3514	Greenmount	Colonial Revival	1918	1
3516	Greenmount	Colonial Revival	1918	1
3518	Greenmount	Colonial Revival	1918	1
3520	Greenmount	Colonial Revival	1918	1
3522	Greenmount	Colonial Revival	1918	1
3524	Greenmount	Colonial Revival	1918	1
3526	Greenmount	Colonial Revival	1918	1
3528	Greenmount	Colonial Revival	1918	2
3530	Greenmount	Colonial Revival	1918	1
3532	Greenmount	Colonial Revival	1918	1
3534	Greenmount	Colonial Revival	1918	1
3536	Greenmount	Colonial Revival	1918	1

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Guilford Historic District (B-3654)

Name of Property

Baltimore (independent city), MD

County and State

Section 7 Page 28

Address		Style	Date Built	Contributing Resources
3538	Greenmount	Colonial Revival	1918	1
3600	Greenmount	Colonial Revival	1918	1
3602	Greenmount	Colonial Revival	1918	1
3604	York Road	Colonial Revival	1918	1
3606	York Road	Colonial Revival	1918	2
3608	Greenmount	Colonial Revival	1918	1
3610	Greenmount	Colonial Revival	1918	1
3612	Greenmount	Colonial Revival	1918	2
3614	Greenmount	Colonial Revival	1918	2
3616	Greenmount	Colonial Revival	1918	1
3618	Greenmount	Colonial Revival	1918	1
3620	Greenmount	Colonial Revival	1918	1
3622	Greenmount	Colonial Revival	1918	1
3624	Greenmount	Colonial Revival	1918	1
3626	Greenmount	Colonial Revival	1918	1
3700	Greenmount	Colonial Revival	1912	1
3702	Greenmount	Colonial Revival	1912	1
3704	Greenmount	Colonial Revival	1912	2
3706	Greenmount	Colonial Revival	1912	1
3708	Greenmount	Colonial Revival	1912	1
3710	Greenmount	Colonial Revival	1912	1
3712	Greenmount	Colonial Revival	1912	1
3714	Greenmount	Colonial Revival	1912	1
3716	Greenmount	Colonial Revival	1912	2
3718	Greenmount	Colonial Revival	1912	1
3720	Greenmount	Colonial Revival	1912	1
3722	Greenmount	Colonial Revival	1912	1
3724	Greenmount	Colonial Revival	1912	1
3726	Greenmount	Colonial Revival	1912	1
3728	Greenmount	Colonial Revival	1912	1
3730	Greenmount	Colonial Revival	1912	1
3732	Greenmount	Colonial Revival	1912	1
3800	York Road	Colonial Revival	1912	1
3802	York Road	Colonial Revival	1912	1
3804	York Road	Colonial Revival	1912	1
3806	York Road	Colonial Revival	1912	1
3808	York Road	Colonial Revival	1912	1
3810	York Road	Colonial Revival	1912	1
3812	York Road	Colonial Revival	1912	1
3814	York Road	Colonial Revival	1912	2
3816	York Road	Colonial Revival	1912	1
3818	York Road	Colonial Revival	1912	2
3820	York Road	Colonial Revival	1912	2
3822	York Road	Colonial Revival	1912	2
3900	York Road	English Arts & Crafts	1927	2

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Guilford Historic District (B-3654)

Name of Property

Baltimore (independent city), MD

County and State

Section 7 Page 29

Address		Style	Date Built	Contributing Resources
3902	York Road	English Arts & Crafts	1927	2
3904	York Road	English Arts & Crafts	1927	2
3906	York Road	English Arts & Crafts	1927	2
3908	York Road	English Arts & Crafts	1927	2
3910	York Road	English Arts & Crafts	1927	2
3912	York Road	English Arts & Crafts	1927	2
3914	York Road	English Arts & Crafts	1927	2
4220	York Road		circa 1940	Structure and Stone wall
4300	York Road		circa 1940	Structure and Stone wall
4324	York Road		circa 1940	Structure and Stone wall
4410	York Road		circa 1920	Structure and Stone wall
4420	York Road		circa 1920	Structure and Stone wall
4500	York Road		circa 1980	Stone wall
4504	York Road		circa 1940	Structure and Stone wall
4506	York Road		circa 1940	Structure and Stone wall
4508	York Road		circa 1940	Structure and Stone wall
4510	York Road		circa 1940	Structure and Stone wall
4512	York Road		circa 1980	Stone wall
4516	York Road		circa 1980	Stone wall
4518	York Road		circa 1940	Structure and Stone wall

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Guilford Historic District (B-3654)

Name of Property

Baltimore (independent city), MD

County and State

Section 8 Page 1

### Summary Statement of Significance:

The Guilford Historic District is significant under Criterion A for its association with the suburbanization of Baltimore, Maryland. It is a project of the Roland Park Company, which was responsible for several of Baltimore's premier suburban developments beginning with Roland Park in the 1890s. The undertakings of the Roland Park Company are characterized by a comprehensive approach to all aspects of planning and construction, and an unfailingly high standard of quality in architecture and landscape design. The district derives additional significance under Criterion C as an example of a type of suburban development characteristic of the period. Laid out under the direction of Frederick Law Olmsted, Jr., the development reflects Olmstedian landscape design principles in its curvilinear streets and respect for existing topography and vegetation. The houses constructed within the development exemplify a variety of early 20<sup>th</sup> century revival styles, and exhibit a consistently high degree of quality in their design and construction.

### Resource History and Historic Context:

#### Integration of Physical, Architectural, and Social Planning

The Roland Park Company, under the leadership of its President Edward Bouton, had developed a three part planning process for suburban development. Physical planning established roads, plantings, infrastructure that enhanced the natural site, with deed restrictions that enforced a policy of integrated site and house design. A community was shaped by the founding of schools, churches and clubs. And homeowners were solicited who were educated and progressive to create community governance with the power to maintain and protect the physical plan.

#### Fully Developed Olmsted Design

In Guilford we see the results of a plan personally created by Frederick Law Olmsted, Jr. during the same period in his career that he was articulating at Harvard University, the first course of study in landscape architecture in America and developing the principles for ongoing comprehensive regional planning in this nation.

A first look at the map for the historic district clearly shows the first step in the creation of an Olmsted plan: curved roads. In his plan for Guilford we encounter sequencing, the creation of vistas, the creation of public green spaces of various sizes and functions, the integration of building to site and a mix of housing for different economic levels. What does not appear in the plan was the additional factor of encouraging restrictions on the land that would maintain perpetual design control.

#### Architectural Contribution

The use of architecture as a fundamental element of a neighborhood design motivated Bouton to develop a system of architectural planning. Poised between the nineteenth century definition of house and lot as symbols of ownership and individuality, and turn of the century European derived methods of group planning, Bouton and Palmer sought to strike a balance between these two sets of ideas. Unwilling to mandate style or form, the company sought a degree of design consistency by requiring that site development play a significant role in house design. Site development included the street, the lot and the surrounding landscape as well as the surrounding houses.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Guilford Historic District (B-3654)

Name of Property

Baltimore (independent city), MD

County and State

Section 8 Page 2

### Architectural Influence

Stylistic consistency was not sought, nor did designers strive to generate archeologically correct renditions of historical styles. Rather, historically based treatments illustrate late nineteenth century efforts to use recognizable, traditional symbols of home, as well as European or Early American forms and motifs, as starting points for practical and attractive modern house design. Palmer explained that the company's houses are not mere copies of work done abroad but are distinctly American architecture.

Architects working in Guilford viewed design as an artistic endeavor that could provoke social reform and significantly improve the physical environment. This understanding of architecture as a social art facilitated the Roland Park Company's developments as a distinct physical and social entity.

### Architectural Character of the District

Guilford's architects demonstrated a broad vision of their art. They embraced the earliest ideas of the City Beautiful era in creating comprehensive suburban design based on unification of the arts: fine art, landscape and architectural design.

### Company Development Program

The company engaged in speculative building on a limited basis. If a client was not interested in a ready-built house, the company would engage an architect to provide a satisfactory design and arrange its construction. In addition to wearing the hat of a designer and contractor, the company could also act as banker.

## HISTORY OF GUILFORD

The City of Baltimore was first laid out in 1730 and was incorporated in 1797. Prior to 1888, however, the northern boundary of Baltimore City was essentially at North Avenue. The area north of the City was heavily wooded, was very sparsely settled, and largely consisted of large country estates. On July 30, 1891, a syndicate of English capitalists, Midwestern promoters, and Baltimore investors came together and incorporated the Roland Park Company with a capital stock of \$1,000,000. The company initially purchased 800 acres of land for the purpose of developing a suburban town to the north of Baltimore. Of course, in 1888, when the city through annexation pushed its border significantly further to the north, certain of the sprawling country estates formerly to its north fell all or partially within its borders. Although this did not really impact the holdings of the Roland Park Company in any serious way, that was due to change in a further annexation of northern property which took place in 1918 and enlarged the city to its present boundaries.

Guilford is the product of a dynamic fusion of two powerful forces: the desire of The Roland Park Company to expand its operations, and the equally strong desire of Baltimore's mercantile, academic, and social elites to enjoy the best of the then-emerging suburban lifestyle, a lifestyle which would allow them to display their wealth, status and good taste.

As Frederick Law Olmsted, Jr. had noted several years before the actual beginnings of Guilford, it was even then the long-range goal of the Roland Park Company's president, Edward Bouton, to "catch the whole of the better class of suburban development [sic] of the city." That Guilford continues to be exactly what Bouton envisioned proves both his well-focused perspicacity and the Olmsted firm's genius at designing gracious and accommodating garden suburbs.

Ironically, Guilford began as a failure. The McDonald-Abell tract was one of the several huge county estates just north of Baltimore City. The Guilford Park Company had purchased this estate for one million dollars in

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Guilford Historic District (B-3654)

Name of Property

Baltimore (independent city), MD

County and State

Section 8 Page 3

1907. Because of the inability of the Guilford Park Company to carry out (or even initiate) its 1907 intention to develop the 296-acre country estate, Guilford-the-suburb had remained a strictly an "on paper" venture. Apparently, however, Edward Bouton had already had his eye on the property. On February 14, 1911, he wrote to Olmsted: "All of the future suburban growth of Baltimore of the Character of Roland Park, is going to be confined in the comparatively narrow space lying between York Road and Falls Road." Later, in July, he wrote: "I think it more than likely that the consolidation of Guilford [sic] with Roland Park is going to be consummated and that this will be determined within the next two weeks. If it does go through I want to consult with you about it as early as possible". The county estate of Guilford was acquired by the Roland Park Company on November 20, 1911 from the Guilford Park Company. Marshaling all the skill and expertise it had acquired while developing the early plats of Roland Park, Bouton's firm proceeded to stake out roadways, install infrastructure, plant trees, and build houses. Guilford was connected directly to two major north-south arteries that were already in use by the City, Charles Street and St. Paul Street. These major arteries lead directly to the commercial center of Baltimore.

### Sequence of Development

The construction of the roads according to Olmsted's plan and the installation of the infrastructure were in progress by the spring of 1912. The first house construction was undertaken by the company. These were the thematic group houses designed by Palmer, the company architect. These were three duplexes facing Chancery Square. Next in 1913, individual clients started building houses in the northern part of the tract on Charlcote Road. At the same time the company built single detached show houses on sites scattered throughout the development. These houses were deliberately intended "to influence the architecture in that particular section of the development."

Houses arose on Wendover and Whitfield Roads that same year. Greenway and St. Paul Street experienced activity as well as North Charles Street and St. Martin's Road. The year 1914 saw a lot of activity on Suffolk Road and Underwood Road, 39<sup>th</sup> Street, Norwood Road. Fenchurch and Stratford roads came into the picture in 1915. Construction slowed down during World War I but moved very briskly again by 1919 and continued at a steady pace until the early thirties. The next decade saw a lot of work on unimproved lots by a younger generation of Baltimore architects.

### CONTRIBUTIONS OF SIGNIFICANT INDIVIDUALS

#### Frederick Law Olmsted, Jr. and the Olmsted Tradition

Frederick Law Olmsted, Jr. was trained by his father and is the direct inheritor of Olmsted design principles. Olmsted Sr. vehemently deplored the gridiron pattern that characterized many cities as disregarding nature by pushing its way in straight lines into swamps, over hills, across streams, and through woodlands. He thought it too despotic toward nature. Olmsted viewed the compactness of towns as old-fashioned due to defensive requirements associated with military despotism or as economically required to sell parcels of land by speculators in so-called equal lots and he viewed the packing together of dwelling houses in blocks as unwholesome. Olmsted wanted the land which cities had set aside for parks to be interwoven with a system of parkways. As extensions of the parks, the parkways would beautify the cities, provide pleasant, comfortable means of recreational driving and walking, make access to the parks easier for all, and improve the flow of commercial traffic at least in the case of the grandest parkways where there were central ways with service ways on each side.

Within the range of his parks and parkway system, Olmsted included plans for residential suburbs which would incorporate the conveniences of the city with the advantages of the country. He considered overall metropolitan systems



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Guilford Historic District (B-3654)

Name of Property

Baltimore (independent city), MD

County and State

Section 8 Page 4

which united parks, parkways, and suburbs to be the unification of art and science in order to achieve the enjoyment of wholesome forms of domestic life. In the uncongested parts of the city and in outlying areas he could utilize the advantage of relatively cheaper, unused land and was not required to contend with an established street pattern. He could create de novo a residential neighborhood or community which would embody completely his own ideas of planning. Olmsted noted a pattern where city dwellers tended to move to outlying areas to get away from commercial development. He believed that problems of shops, stores, cheap tenements, boarding houses, and taverns filling various districts with noise, smoke, bustle, and vehicular congestion where every street--however narrow or steep--might potentially become some type of business thoroughfare without some kind of restrictions. To preserve the integrity of the neighborhood, Olmsted devised a street system to discourage the location of commercial activities which depend upon easy access to them. The shops and stores would remain on the periphery of the subdivisions on the main city thoroughfares from which deliveries and calls might be made.

### Edward H. Bouton, President of the Roland Park Company and the beginnings of the planning profession

Born in Kansas City in 1859, Bouton's early life was a clutter of abandoned vocations and wanderings, offering little explanation for his remarkable achievements in suburban land development. After stints as a grocer, law student and law librarian, he abandoned both hometown and the law to become a Colorado cattle and sheep rancher. But by 1886, Bouton was working in Kansas City as a real estate and title insurance salesman, making his mark as a successful developer by directing settlement of the Kansas City subdivision, Dwight.

When late in 1893 the syndicate that sponsored the development of Roland Park went into receivership this gave Bouton the opportunity to organize a local group to buy out the interests of the Lands Trust Company. This centralized decision making and freed Bouton to embark upon a remarkable self education program. As the plan and character of Roland Park gradually took form, so Bouton slowly and purposefully entered the planning profession, which in those years was itself struggling for self-definition. From his first years on the job, Bouton demonstrated an understanding of the latest developments in sanitation, road construction, architecture and landscape design. His high standards led him to retain prominent designers. Bouton was persistent in his pursuit of planning expertise and provided himself the necessary training by interacting with these professionals. It is with this broad understanding of all the components of urban-suburban planning that Bouton undertook the planning of Guilford. He trained himself during the development of Roland Park, and that experience had prepared him for the successful development of Guilford.

With Edward H. Bouton as its head, the Roland Park Company embarked upon a course of major planned urban development in Baltimore that had few precedents in America and that few could have anticipated. It was a type of urban development that was on the cutting edge of all that was thought progressive and it was fully in tune with the City Beautiful movement. At the same time that it pushed toward two heights in architectural and landscape design, it was sufficiently elitist to significantly influence, if not reorganize, the social fabric of society in all the areas that it touched.

Bouton's contributions to vigorous discussions of planning concepts at the turn of the century were significant. He made presentations at conferences and exhibitions in the United States such as the National Conference on City Planning, the National Housing Conference, American City Planning Institute and the conference of Developers of High Class Residential Property. Internationally, Bouton attended English Garden City conferences and had an exhibit at the International Housing and Town Planning Exhibition in Berlin in 1930. After World War I, Bouton was selected by a congressional committee to provide planning assistance to Poland. In mid 1919 Bouton visited Warsaw, Poland, and developed a large-scale plan for improvements of Polish cities and towns.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Guilford Historic District (B-3654)

Name of Property

Baltimore (independent city), MD

County and State

Section 8 Page 5

### NOTABLE RESIDENTS OF GUILFORD DURING THE PERIOD OF SIGNIFICANCE

The history of Guilford is also inextricably intertwined with its residents who were associated with businesses, educational and cultural institutions, and aspects of Baltimore's mercantile economy that defined the city as it emerged from the nineteenth century and that, in turn, helped create an image for the State of Maryland that continues today.

Associated with the Johns Hopkins Medical School and University were:

- Dr. Joseph S. Ames, Dean and later JHU President
- Dr. William Holland Wilmer, for whom the Wilmer Eye Clinic was named
- Dr. Alfred Blalock, Director of Surgery at Johns Hopkins, developed "blue baby" surgery
- Dr. J. Staige Davis, pioneer in plastic surgery

Associated with Business and Industry were:

- John Macy Willis, built Liberty Ships during World War I
- John Greiner, founder of engineering firm that built Chesapeake Bay Bridge and Harbor Tunnel
- John W. Sherwood, petroleum pioneer and conservationist
- Glenn L. Martin, pioneer builder of aircraft
- Alexander E. Duncan, founder of Commercial Credit Corp.
- Joseph D. Baker, founder of Baker Watts
- Carl P. Schmidt, president, Schmidt Baking Co.
- Clarence Miles, owned the Orioles baseball team and builder of Memorial Stadium
- W. F. Schuderberg, president, Wm. Schuderberg-Kurdle [now Esskay]
- Joseph Evans Sperry, architect
- William Marbury, Esquire, founder of Piper & Marbury
- John Semmes, lawyer, founder of Semmes, Bowen & Semmes

Associated with Government were:

- Henry Hilken, German Consul during World War I
- Herbert R. O'Connor, Attorney General and Governor of Maryland

Associated with the Arts were:

- Grace Turnbull, noted painter, sculptress and author
- Mabel Garrison, nationally known soprano; her husband, George Siemonn, was director of the Baltimore Symphony Orchestra
- Ogden Nash, author and poet
- Henry Ernest Treide, president, Baltimore Museum of Art

### DEVELOPMENT COMPONENTS

The Roland Park Company maintained full-service departments in all areas of property development, and established professional review boards to direct the character of the architecture and landscape.

#### Architectural Department

Organized in 1905, its primary purpose was to design houses to be built by the company. The purpose was enlarged to

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Guilford Historic District (B-3654)

Name of Property

Baltimore (independent city), MD

County and State

Section 8 Page 6

furnishing full architectural services for individual clients, obtaining competitive estimate on the work, preparing detailed drawings and supervision of the construction.

### Engineering Department

This full service department was prepared to carry out the company's projects as well as furnishing engineering services to individual clients. The department provided topographic maps which included the location of all trees, sewer and drain pipes, water and gas mains.

### Building Department

This department was prepared to offer bids on any work submitted to it.

### Gardening Department

Under the direction of a landscape architect, this department was prepared to provide plans for grading and planting of private estates or company developed lots. The Company had its own nursery located on Joppa Road in Baltimore County.

### Grading and Job Work Department

This department was equipped to execute all kinds of work in connection with road building, the grading and top-soiling of lots, laying sidewalks and concrete work of all kinds.

### Architectural Advisory Board of 1911

At the outset, before the street and other development plans had been completed, the company appointed an Advisory Board to make a study of type of houses to be erected. This Board consisted of Grosvenor Atterbury, J. B. Noel Wyatt, Howard Sill and Edward L. Palmer, Jr., Architects, and Frederick Law Olmsted, Jr., Landscape Architect. This group developed the following guiding principle:

"That, in the expression of the individual tastes and preferences of those desiring to build at Guilford, the Architects to be employed by them should be allowed, in the selection of types of architecture as well as of building materials, the widest latitude consistent with the attainment and preservation of an effect of general harmony--it being clearly recognized that such harmony may readily exist whether neighboring houses are similar or different in architectural style".

### Architectural Review

In November 1916 the Architectural Review Board for Guilford included J. B. Noel Wyatt, Grosvenor Atterbury, Howard Sill and Edward L. Palmer, Jr., Architects, and Frederick Law Olmsted, Jr., Landscape Architect. By August 1925 the Committee for Approval of Plans for Guilford included J. Evans Sperry, Howard Sill and Edward L. Palmer, Jr.; Laurence Hall Fowler and J. W. Wolcott joined by June 1926.

### Deed Restrictions

Bouton fashioned the company's deed restrictions to preserve public zones and monitor the design of the lot as well as the house. The deed restrictions reserved for the company the power of design review: all site and floor plans, elevations and exterior color schemes required approval prior to construction. The design review was not used to mandate architect or style, rather, these guidelines permitted the company to supervise architectural design on an ad-hoc basis, thereby

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Guilford Historic District (B-3654)

Name of Property

Baltimore (independent city), MD

County and State

Section 8 Page 7

encouraging individualized design that was compatible with the lot, the larger landscape of the physical plan, and the surrounding structures. There was an underlying architectural principle of comprehensive landscape and architectural design. Houses respond to the different aspects of their landscape: the immediate landscape of the lot; the public landscape of sidewalk and street; and distant landscape of the surrounding valleys and hills. This relationship of site and structure was a deliberate, ongoing concern of the company. The integrated design of buildings and landscape constitutes a vital but subtle common denominator in the company's efforts.

## ARCHITECTS WHO INFLUENCED THE DESIGN OF GUILFORD

### Edward L. Palmer, Jr. (1878-1952)

After 1905, Roland Park Company's first resident architect, Edward L. Palmer, Jr. exerted a major influence on development of the later plats of Roland Park and on Guilford and Homeland. Palmer's father was a real estate agent in Baltimore. Palmer, Jr. trained at John Hopkins University and the University of Pennsylvania. He served as resident architect from 1905 to 1918, and as an architectural consultant from 1918 until his death in 1952. These positions included design and design review. Houses designed by Palmer in his adaptations of the "English cottage" have steeply-pitched gables, unornamented stucco surfaces, and crisp, geometric openings. He also designed formal colonial revival houses as well. It was his opinion that a thoughtful recasting of European prototypes as opposed to a collaging of disparate stylistic elements, he believed, would yield a distinct, admirable American architecture. Palmer and Bouton had traveled to Europe in 1911 to gather ideas for the development of Guilford. Palmer was a pioneer in working out the theory, technique and legal basis for the 'restricted development'.

### Grosvenor Atterbury (1869-1956)

He was educated at Yale and Columbia's architectural school. Afterward he worked in the office of McKim, Mead and White. In 1885 he trained at the Atelier Blondel of the Ecole des Beaux Arts in Paris. Atterbury designed the American Wing at the Metropolitan Museum (1924). Grosvenor Atterbury designed many houses and the commercial center of Forest Hills Gardens in the Borough of Queens, New York City. Atterbury advocated cluster and attached house configurations for the narrow lots of middle-class suburbs. The multiple-unit housing used for York Road, Bretton Place, etc. found an enthusiastic promoter in Grosvenor Atterbury. In a 1912 article in Scribner's magazine Atterbury discussed multiple unit construction as an alternative to placing small units centrally on small lots, attached unit design made better use of limited sites, and yielded a more artistic structure and landscape at a lower cost. In addition to creating a unified landscape, his plans permitted increasing density without visual crowding.

James Bosley Noel Wyatt (1847-1926) As a partner in the firm of Wyatt and Nolting after 1887, Mr. Wyatt enjoyed a long and successful career, and at the time of his decease was the oldest architect in practice in Baltimore. He was a native of the city, and after an early education graduated Harvard University with the class of 1870. At the Massachusetts Institute of Technology and in Paris at the Atelier Vaudremer of the Paris Ecole des Beaux Arts the young man acquired an architectural training. He returned to Baltimore in 1874 and worked briefly for E. Francis Baldwin where he probably met Joseph Evans Sperry, who was a draftsman in Baldwin's office between 1872 and 1876. In 1880 Wyatt entered into partnership with Sperry (Wyatt and Sperry), and during the next few years they designed several business buildings, as well as St. Michael's and All Saints' churches. When in 1887 the firm was dissolved, Mr. Wyatt formed a partnership with William G. Nolting. Local architects who trained in his office were James R. Edmunds, Jr., Laurence Hall Fowler, Clyde Friz, Edward Glidden, William Lamdin and John Zink. All designed houses in Guilford.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Guilford Historic District (B-3654)

Name of Property

Baltimore (independent city), MD

County and State

Section 8 Page 8

Laurence Hall Fowler (1877-1971) Fowler was born in Catonsville, the son of a judge. He graduated from John Hopkins University in 1898, and did graduate work at Columbia University. He worked briefly with Wyatt and Nolting, then opened his own office in 1906. His designs are characterized by subtle refinement, elegant proportions, and careful attention to landscaping.

John Russell Pope (1874-1937) One of America's most distinguished architects, the designer of many buildings of outstanding character both here and abroad, nearly all of them in the classical tradition. He studied architecture under Professor Willis R. Ware at Columbia's School of Mines. This was followed by two years of study at the American Academy in Rome. Then he entered the Ecole des Beaux Arts in Paris. Completing his degree in 1900, he returned to New York where he was greatly influenced by Charles F. McKim. In Baltimore, he was the architect of the Scottish Rite Temple, the Baltimore Museum of Art, the University Baptist Church on North Charles Street, and Charlcote House, the residence of James Swan Frick located at 15 Charlcote Place in Guilford. In Washington, D.C. he designed the National Archives Building, the West Wing of the National Gallery of Art, D. A. R. Constitution Hall, the National Christian Church on Thomas Circle and the Jefferson Memorial.

Joseph Evans Sperry (1854-1930) Sperry and his partners James H. Edmunds, Jr. and Herbert C. Crisp contributed to a long list of significant Baltimore buildings; he was involved in the design of some of the finest structures of the late nineteenth century in Baltimore. From 1872 to 1876 he worked as a draftsman for E. Francis Baldwin. In 1887 he set up his own office.

Other architects associated with projects in Guilford (where multiple projects are documented, the number is given next to the name):

- |                                   |    |                               |    |
|-----------------------------------|----|-------------------------------|----|
| Adams, O. Eugene                  | 4  | McCarty, Helen H.             |    |
| Aiken, Herbert Carroll            | 13 | Menefee, Lawrence A.          | 6  |
| Anderson, Charles M.              | 3  | Michelmann, Harry             |    |
| Anderson, Charles M. and Jacob G. | 1  | Miller, Kenneth Cameron       | 16 |
| Beall, Frederick E.               | 5  | Morris, George                | 2  |
| Beecher, William Gordon           | 2  | Mottu and White               | 19 |
| Buckler and Fenhagen              | 7  | Moxley, Jonathan Eldrige      | 4  |
| Chalk, John P.                    | 2  | Orem, John H.                 | 2  |
| Civish, C. Leo                    |    | Owens and Sisco               |    |
| Cox, James R.                     | 9  | Palmer and Lamdin             |    |
| Craycroft, Thomas Sr. and Jr.     | 3  | Palmer, Edward L., Jr.        |    |
| Crisp and Edmunds                 |    | Palmer and Willis             |    |
| Donaldson, Millard E.             | 5  | Palmer, Willis and Lamdin     |    |
| Downing, J.S.                     | 28 | Parker, Thomas and Rice       | 7  |
| Dunn, John Carroll                | 4  | Pietsch, Theodore Wells       | 3  |
| Edmunds, James R., Jr.            |    | Pope, John Russell            | 2  |
| Ellicott and Emmart               | 3  | Porter, Alexander G.          | 4  |
| Emmart, William W.                | 3  | Pratt, Roy G.                 | 15 |
| Emory, W.H. Sr. and Jr.           | 10 | Primrose, H. Clay (landscape) | 2  |

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Guilford Historic District (B-3654)

Name of Property

Baltimore (independent city), MD

County and State

Section 8 Page 9

Evander, Bernard	5	Russell, Stanislaus	4
Fenton, Marvin	2	W.G. Schaffer Co.	2
Fisher, Nes, Campbell and Associates	3	Sears, Thomas W.	
Forsythe, John R.	8	Sill, Buckler and Fenhagen	4
Forsythe, John Royden		Sill, Howard	13
Foutz, Joseph H.	2	Smith and May	2
Fowler, Laurence Hall	15	Smith, Wilson Porter	2
Friz, Clyde N. and Nelson Friz	4	Spedden, J. C.	2
Gieske, Walter M.	5	Sperry, Joseph Evans	4
Glidden, E. H. Sr. and Jr.	3	Stilwell, Harold Appleton	9
Glidden, Edward H. and Pietsch	2	Stone William F. Sr. and Jr.	7
Hebrank, Cyril	15	Strohmeyer, Carll H.	2
Hopkins, Henry Powell	2	Thomas, Frederick	15
Householder, F.J.		Turnbull, Bayard	4
Jamison and Marcks	15	Wells, Clifton K., Jr.	6
Jamison, T. Worth Sr. and Jr.		White, Lucius R., Jr.	3
Lamdin, William D.	2	Wight, Oliver B.	5
Lewis and Westenhaver	7	Wolcott, J. Winthrop	9
Machen and Dixon	6	Wolf, E. A. III	13
Machen, Thomas		Wrenn, Harold Holmes	
Machen, Thomas and D. E. Dixon		Wrenn, Lewis, Westenhaver & Jencks	6
MacKenzie, George Norbury	4	Wyatt & Nolting	3
Marshall and Sandlass		Zink, John J.	
Marshall, Bowersock, Zink & Craycroft			
Marshall, John E. and Son			

## Builders

Herbert C. Acken	Philip S. Morgan Co.
L. L. Chambers	Mueller Construction Co.
J. S. Downing	Harry Page
J. J. Dubbelde	William H. Sands
George A. Gebb & Son	Earl G. Taylor
J. Oscar German	Elmer R. Tucker
James L. Hooper	C. K. Wells, Jr.
E. J. McGraw & Sons	

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Guilford Historic District (B-3654)

Name of Property

Baltimore (independent city), MD

County and State

Section 9 Page 1

### Major Bibliographical References:

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United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Guilford Historic District (B-3654)

Name of Property

Baltimore (independent city), MD

County and State

Section 10 Page 1

## UTM References:

- A: 18-359600-4355910
- B: 18-361290-4356460
- C: 18-361280-4354690
- D: 18-360710-4354860
- E: 18-359950-4355920

## Verbal Boundary Description:

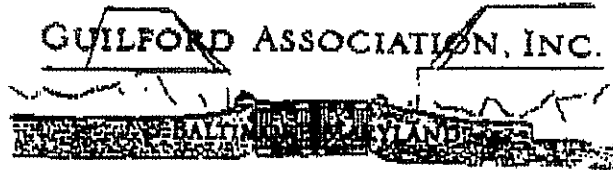
The boundaries of the Guilford Historic District are shown as the solid line on the map which accompanies this documentation (see Section 10, Page 2). Boundaries conform to existing property lines.

## Boundary Justification:

The nominated property, approximately 210 acres, conforms to the plats of the Guilford subdivision developed by the Roland Park Company beginning in 1911.



Guilford Gateways



Guilford  
Architectural  
Guidelines

GENERAL ARCHITECTURAL GUIDELINES FOR GUILFORD RESIDENTS  
\*\*All Exterior Changes Must Be Reviewed and  
Approved in Writing by  
The Architectural Committee\*\*

1. ROOFS - TYPES/MATERIALS  
Slate or a good grade of composition "slate" or standing seam "tern" metal  
In most cases, use of asphalt shingles is not acceptable and, in any case, requires specific approval of the Association
2. FENCES - TYPES/HEIGHTS/INSTALLATION  
Cedar "Rustic", "Gothic", "Williamsburg" Picket or Similar Style  
42" to 48" maximum height in most cases  
Fencing of front yard areas is not acceptable  
Installed with posts and rails facing inward  
Affected neighbors should be informed of fence installation and style and must indicate consent on submitted plot plan  
Chainlink and stockade fences are not acceptable; wrought iron and post and rail may be allowed under special circumstances
3. SHUTTERS - SIZE/MATERIALS  
Wood or a high grade of vinyl  
In all cases, width of shutters, whether operable or fixed, must be adequate for window opening
4. DOORS & WINDOWS - TYPES/MATERIALS  
Windows should have true divided lights and mullions  
Storm windows should be painted (not bare brushed or steel)  
Doors and windows (including security and storm doors and grilles) should be of a high quality and materials, colors and styles should conform to or be compatible with originals
5. PAINT - COLORS  
Williamsburg colors are preferred  
In all instances - changes or restoration - paint samples must accompany application
6. FREESTANDING SATELLITE DISHES ARE NOT ACCEPTABLE. ALL OTHER DISHES MUST BE APPROVED
7. ADDITIONS & ENCLOSURES  
Detailed drawings, indicating materials, all dimensions, and site plan (if appropriate) must accompany application. Scale and style must harmonize with existing structures and should be in keeping with ambience of the neighborhood
8. RESTORATION  
Materials, colors, styles and finishes should conform to or be compatible with originals. Treatment should preserve original detail of the structure

9. NEW CONSTRUCTION

A full set of detailed working drawings and samples of all exterior materials plus a detailed site plan must accompany application. Approval by the Architectural Committee is referred to the Board of Managers for final approval. All new construction should be in keeping with style, appearance and quality of surrounding houses

10. LANDSCAPING

Extensive changes in the landscaping of property must be approved by the Architectural Committee. Applications should be accompanied by detailed site plans indicating exact location and dimensions of all elements and all materials as well as types of shrubbery or trees; e.g., multiple plantings, walkways, ponds or pools, parking pads, walls, children play equipment, treehouses, etc.

11. POOLS

1) Each pool must be surrounded by a fence at least three feet in height and no higher than three feet six inches.

2) Gates of such fences must be self-closing and have locks which cannot be opened by small children.

3) No pool may be in the front yard of any house. In the case of a house at an intersection of streets, the pool may not extend beyond the lines of the dwelling facing the streets forming the intersection.

4) No pool may at any point be closer to a contiguous neighbor's lot line than fifteen feet, or closer to the edge of a street than thirty feet.

5) No more than five percent of the total lot may be used for any swimming pool.

6) Each pool must be of a permanent structure and must not be constructed so that any part of it is above the level of the lot.

7) No lights may be placed in the area other than submerged wall lights or small shielded lights which may not be over three feet from the ground.

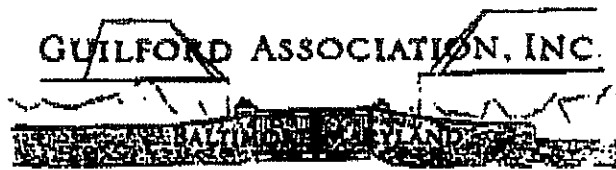
8) No inflatable pool cover or similar device will be allowed.

9) Every owner of property contiguous to the lot on which the pool is to be built shall be notified by the applicant and indicate the contiguous owner's consent by signing the submitted pool plan. The Association shall reserve the right to disapprove the building of this pool if any such owner reasonably objects to the building of the pool.

10) The pool will be used with due and appropriate regard for the sensibilities of neighbors.

11) The pool will be used (and financed) only by the owner or owners of the lot on which it is being built.

PLEASE RETAIN THIS APPLICATION FOR USE



APPLICATION  
FOR  
PROJECT  
APPROVAL



"No building, fence, wall or other structure shall be commenced, erected or maintained, nor shall any addition to or change or alteration therein be made, until the plans and specifications, showing the nature, kind, shape, height, floor plans, color scheme, location and approximate cost of such structure and the grading plan of the plot to be built upon shall have been submitted to and approved in writing by the Company and a copy thereof, as finally approved, lodged permanently with the Company;..." Sub-Div. VII

Date: \_\_\_\_\_

Architectural Committee  
Guilford Association, Inc.  
P. O. Box 4677  
Baltimore, Maryland 21212

Re: \_\_\_\_\_

Gentlemen:

The following information as required (see Page 2) is submitted for review and approval:

OWNER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

Telephone \_\_\_\_\_

THE OWNER REQUESTS PERMISSION TO: (describe scope of work)

The Association will review the submission and advise that the above work is to the satisfaction of the Committee. This authorization does not release the Owner of the obligation to secure such permits from the construction and building inspection division of the Department of Housing and Community Development.

building and the location of such free spaces, and the decision of the Company in respect thereto shall be final.

The provisions of this Sub-Division shall not apply to plots binding on the York Road, or to Blocks 9 and 10.

#### SUB-DIVISION VI.

MAXIMUM  
WIDTH OF  
BUILD-  
INGS.

No building or block of buildings more than two hundred and fifty (250) feet in width or length shall be erected or maintained.

#### SUB-DIVISION VII.

APPROVAL  
OF PLANS.

No building, fence, wall or other structure shall be commenced, erected or maintained, nor shall any addition to or change or alteration therein be made, until the plans and specifications, showing the nature, kind, shape, height, materials, floor plans, color scheme, location and approximate cost of such structure and the grading plan of the plot to be built upon shall have been submitted to and approved in writing by the Company and a copy thereof, as finally approved, lodged permanently with the Company. The Company shall have the right to refuse to approve any such plans or specifications or grading plan, which are not suitable or desirable, in its opinion, for aesthetic or other reasons; and in so passing upon such plans, specifications and grading plan, it shall have the right to take into consideration the suitability of the proposed building or other structure and of the materials of which it is to be built to the site upon which it is proposed to erect the same, the harmony thereof with the surroundings and the effect of the building or other structure, as planned, on the outlook from the adjacent or neighboring property.

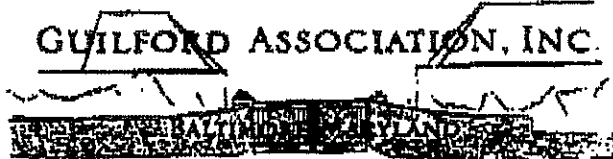
#### SUB-DIVISION VIII.

RIGHT TO  
MODIFY.

The Company hereby expressly reserves the right in its absolute discretion at any time to annul, waive, change or modify any of the restrictions, conditions, covenants, agreements or

PLEASE RETAIN THIS APPLICATION FOR USE

**GUILFORD ASSOCIATION, INC.**



APPLICATION  
FOR  
PROJECT  
APPROVAL



"No building, fence, wall or other structure shall be commenced, erected or maintained, nor shall any addition to or change or alteration therein be made, until the plans and specifications, showing the nature, kind, shape, height, floor plans, color scheme, location and approximate cost of such structure and the grading plan of the plot to be built upon shall have been submitted to and approved in writing by the Company and a copy thereof, as finally approved, lodged permanently with the Company;..." Sub-Div. VII

Date: \_\_\_\_\_

Architectural Committee  
Guilford Association, Inc.  
P. O. Box 4677  
Baltimore, Maryland 21212

Re: \_\_\_\_\_

Gentlemen:

The following information as required (see Page 2) is submitted for review and approval:

OWNER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

Telephone \_\_\_\_\_

THE OWNER REQUESTS PERMISSION TO: (describe scope of work)

The Association will review the submission and advise that the above work is to the satisfaction of the Committee. This authorization does not release the Owner of the obligation to secure such permits from the construction and building inspection division of the Department of Housing and Community Development.

building and the location of such free spaces, and the decision of the Company in respect thereto shall be final.

The provisions of this Sub-Division shall not apply to plots binding on the York Road, or to Blocks 9 and 10.

**MAXIMUM  
WIDTH OF  
BUILD-  
INGS.**

**SUB-DIVISION VI.**

No building or block of buildings more than two hundred and fifty (250) feet in width or length shall be erected or maintained.

**APPROVAL  
OF PLANS.**

**SUB-DIVISION VII.**

No building, fence, wall or other structure shall be commenced, erected or maintained, nor shall any addition to or change or alteration therein be made, until the plans and specifications, showing the nature, kind, shape, height, materials, floor plans, color scheme, location and approximate cost of such structure and the grading plan of the plot to be built upon shall have been submitted to and approved in writing by the Company and a copy thereof, as finally approved, lodged permanently with the Company. The Company shall have the right to refuse to approve any such plans or specifications or grading plan, which are not suitable or desirable, in its opinion, for aesthetic or other reasons; and in so passing upon such plans, specifications and grading plan, it shall have the right to take into consideration the suitability of the proposed building or other structure and of the materials of which it is to be built to the site upon which it is proposed to erect the same, the harmony thereof with the surroundings and the effect of the building or other structure, as planned, on the outlook from the adjacent or neighboring property.

**RIGHT TO  
MODIFY.**

**SUB-DIVISION VIII.**

The Company hereby expressly reserves the right in its absolute discretion at any time to annul, waive, change or modify any of the restrictions, conditions, covenants, agreements or

Property Type: Residential

CMA Summary Report

*Guilford*  


Status Group: # Listings  
 Active 12

Avg List Price  
 \$408,853.63

Avg DOM-Frop  
 142

Status	Address	List Price	Sold Price	Style	BR	FB	HB	#Lvs	#Eds	Bsmt	Lot SE	Age	DOM-Fr	Total Tax	Orig. Price	Settle Date	Subsidy
ACTIVE	4402 BEDFORD PL	\$640,000		Colonial	3	2	2	3	1	YES	12192	50	14	\$6,602	\$640,000		\$
ACTIVE	738 BELGIAN AVE	\$35,900		Other	3	1	2	2	0	YES	1851	64	132	\$1,090	\$35,900		\$
ACTIVE	3901 CHARLES ST N	\$599,900		Colonial	5	3	1	3	3	YES	11076	76	172	\$6,353	\$650,000		\$
ACTIVE	4414 EASTWAY	\$219,000		Colonial	5	2	2	3	1	YES	7749	65	225	\$3,961	\$229,000		\$
CNTG/NO	10602 GUILFORD RD	\$132,000		Francher	2	1	1	1	0	NO	27443	39	172	\$1,671	\$132,000		\$
ACTIVE	3802 JUNIPER RD	\$435,000		Colonial	5	2	1	3	1	YES	11674	66	146	\$5,850	\$435,000		\$
ACTIVE	3816 JUNIPER RD	\$425,000		Colonial	5	3	1	3	2	YES	14810	23	99	\$5,934	\$450,000		\$
CNTG/KO	201 SAINT MARTINS RD	\$624,944		Other	4	3	1	3	5	YES	16875	71	125	\$10,006	\$699,944		\$
ACTIVE	4000 SAINT PAUL ST	\$675,000		Colonial	6	3	1	3	1	YES	14375	71	126	\$8,462	\$675,000		\$
ACTIVE	419 SOUTHWAY	\$135,000		Colonial	5	2	3	3	0	YES	2754	76	70	\$2,484	\$135,000		\$
ACTIVE	214 WENDOVER RD	\$895,000		Colonial	5	5	1	3	8	YES	16218	86	99	\$10,400	\$895,000		\$
ACTIVE	8 YORK COURT	\$89,500		Colonial	5	2	3	3	1	YES	1307	66	326	\$	\$92,500		\$

Status Group: # Listings  
 Pending 6

Avg List Price  
 \$218,011.67

Avg DOM-Frop  
 106

Status	Address	List Price	Sold Price	Style	BR	FB	HB	#Lvs	#Eds	Bsmt	Lot SE	Age	DOM-Fr	Total Tax	Orig. Price	Settle Date	Subsidy
CONTRAC	3722 GREENMOUNT AVE	\$85,000		Other	5	3	3	3	1	YES	3614	86	240	\$2,009	\$85,000	01-MAR-2002	\$
CONTRAC	3904 GREENMOUNT AVE	\$75,000		Colonial	3	1	1	2	1	YES	2450	66	343	\$1,794	\$73,900	31-MAR-2002	\$
CONTRAC	3917 JUNIPER RD	\$224,270		Colonial	3	2	2	2	1	YES	11418	51	3	\$5,293	\$224,270	26-FEB-2002	\$
CONTRAC	3537 NEWLAND RD	\$164,900		Colonial	5	2	0	3	1	YES	3246	85	3	\$3,099	\$164,900	02-APR-2002	\$
CONTRAC	4305 NORWOOD RD	\$419,900		Colonial	3	3	1	2	3	YES	9583	79	2	\$5,023	\$419,900	09-APR-2002	\$
CONTRAC	215 SOUTHWAY	\$339,000		Tudor	3	2	1	2	1	YES	7540	73	9	\$5,477	\$339,000	22-FEB-2002	\$

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Property Type: Residential

CMA Summary Report

Status Group: # Listings Sold  
40

Avg List Price \$400,308.75  
Avg Sale Price \$390,307.50  
Avg DOM-Prop 57

The average property sold for 97.50% of the listed price.

Status	Address	List Price	Sold Price	Style	BR	FB	HB	#Lvs	#Fpls	Bsmnt	Lvl SF	Age	DOM-Pr	Total Tax	Orig. Price	Settle Date	Subsidy
SOLD	407 BRETTON PL	\$112,000	\$105,000	Tudor	5	2	2	4	1	YES	2614	85	164	\$2,496	\$112,000	28-FEB-2001	\$0
SOLD	409 BRETTON PL	\$142,900	\$142,500	Tudor	4	2	2	3	1	YES	1800	86	1	\$2,258	\$142,900	10-JUL-2001	\$0
SOLD	9275 CARTERSVILLE RD W	\$234,900	\$239,900	Colonial	4	3	1	2	0	YES	11805	2	18	\$2,630	\$239,900	14-SEP-2001	\$0
SOLD	616 CATOR AVE	\$11,550	\$10,000	Other	3	1	2	2	0	YES	2308	81	285	\$1,077	\$11,550	21-MAY-2001	\$0
SOLD	12 CHARLCOTE PL	\$699,000	\$704,000	Colonial	5	4	1	3	2	YES	11221	72	6	\$9,193	\$699,000	20-APR-2001	\$0
SOLD	34 CHARLCOTE PL	\$579,000	\$590,000	Colonial	6	4	1	3	1	YES	13656	79	11	\$7,635	\$579,000	25-JUN-2001	\$0
SOLD	4504 EASTWAY	\$154,900	\$150,000	Rancher	3	1	1	1	1	YES	7492	47	142	\$3,035	\$159,900	25-APR-2001	\$2,500
SOLD	3720 GREENMOUNT AVE	\$69,000	\$72,000	Other	4	2	2	2	1	YES	3001	86	47	\$1,526	\$69,000	01-AUG-2001	\$0
SOLD	3607 GREENWAY	\$335,000	\$345,000	Colonial	6	4	1	3	2	YES	12960	70	5	\$7,126	\$335,000	29-OCT-2001	\$0
SOLD	3804 GREENWAY	\$510,000	\$510,000	Colonial	6	3	1	3	3	YES	14484	80	2	\$7,925	\$485,000	29-JUN-2001	\$0
SOLD	3903 GREENWAY	\$995,000	\$850,000	Other	6	4	2	3	4	YES	16919	75	134	\$11,277	\$1,350,000	31-JUL-2001	\$0
SOLD	3904 GREENWAY	\$497,000	\$467,500	Colonial	5	2	2	3	2	YES	13749	78	66	\$6,912	\$517,000	27-DEC-2001	\$0
SOLD	3405 GREENWAY #104	\$69,000	\$61,000	Eeaux Arts	2	1	1	1	0	NO	1244	84	373	\$1,688	\$72,500	10-MAY-2001	\$0
SOLD	3 39TH ST E	\$249,000	\$245,500	Colonial	3	1	1	3	1	YES	5828	76	13	\$3,557	\$249,000	05-OCT-2001	\$0
SOLD	8 HADLEY SQUARE NORTH	\$249,000	\$230,000	Colonial	4	1	1	2	1	YES	4600	76	46	\$3,378	\$249,000	24-AUG-2001	\$2,500
SOLD	207 HIGHFIELD RD E	\$1,300,000	\$1,280,000	Colonial	7	5	2	3	7	YES	16799	76	5	\$10,366	\$1,300,000	27-SEP-2001	\$0
SOLD	212 LAMBETH RD	\$738,000	\$738,000	Colonial	7	5	2	3	5	YES	15066	76	0	\$11,628	\$738,000	02-MAY-2001	\$0
SOLD	214 LAMBETH RD	\$575,000	\$575,000	Colonial	3	2	1	3	2	YES	12981	56	214	\$7,099	\$650,000	20-DEC-2001	\$0
SOLD	3511 NEWLAND RD	\$155,000	\$155,000	Colonial	5	2	1	4	1	YES	3062	84	4	\$2,964	\$155,000	25-MAY-2001	\$0
SOLD	4302 NORWOOD RD	\$377,000	\$377,000	Colonial	3	2	1	2	1	YES	8881	78	60	\$3,730	\$377,000	06-MAR-2001	\$0
SOLD	4405 NORWOOD RD	\$349,000	\$340,000	Colonial	3	2	1	2	1	YES	8712	77	18	\$4,315	\$349,000	31-AUG-2001	\$0
SOLD	4409 NORWOOD RD	\$249,900	\$249,900	Cottage	3	1	2	2	1	YES	9761	76	58	\$3,476	\$249,900	21-SEP-2001	\$0
SOLD	4411 NORWOOD RD	\$355,000	\$338,000	Cape Cod	4	2	2	2	2	YES	10384	82	7	\$3,254	\$355,000	30-NOV-2001	\$0
SOLD	4420 NORWOOD RD	\$329,000	\$329,000	Cottage	3	2	1	2	1	YES	6181	87	2	\$4,021	\$329,000	27-MAR-2001	\$0
SOLD	119 OVERHILL RD	\$449,000	\$425,000	Colonial	4	2	2	2	1	YES	19210	49	37	\$6,627	\$449,000	28-JAN-2002	\$0
SOLD	310 SOUTHWAY	\$285,000	\$268,500	Colonial	5	2	3	3	1	YES	10680	81	10	\$4,836	\$285,000	15-NOV-2001	\$0
SOLD	405 SOUTHWAY	\$148,000	\$153,000	Other	5	2	3	3	1	YES	4960	79	9	\$2,757	\$148,000	27-SEP-2001	\$0
SOLD	412 SOUTHWAY	\$99,900	\$92,000	Other	5	2	3	3	0	YES	2200	83	59	\$2,604	\$103,900	04-APR-2001	\$0



Property Type: Residential

CMA Summary Report

Status Group: # Listings  
Sold 40

Avg List Price \$400,308.75  
Avg Sale Price \$390,307.50  
Avg DOM-Prop 57

The average property sold for 97.50% of the listed price.

Status	Address	List Price	Sold Price	Style	BR	FB	HB	#Lvs	#Fls	Bsmt	Lot SF	Age	DOM-Pr	Total Tax	Orig. Price	Settle Date	Subsidy
SOLD	416 SOUTHWAY	\$94,500	\$94,500	Other	6	2	3	0	YES		2268	84	38	\$2,577	\$98,500	03-AUG-2001	\$0
SOLD	302 SUFFOLK RD	\$449,900	\$420,000	Colonial	6	2	1	4	1	YES	8742	81	92	\$4,810	\$449,900	05-NOV-2001	\$0
SOLD	4303 UNDERWOOD RD	\$895,000	\$860,000	Other	5	5	2	3	2	YES	19196	75	16	\$12,221	\$895,000	02-JUL-2001	\$0
SOLD	4424 UNDERWOOD RD	\$350,000	\$335,000	Colonial	5	3	1	3	1	YES	18391	78	35	\$5,224	\$385,000	27-JUN-2001	\$2,000
SOLD	216 WENDOVER RD	\$595,000	\$585,000	Colonial	5	3	1	3	1	YES	13630	76	26	\$7,497	\$595,000	27-JUL-2001	\$0
SOLD	219 WENDOVER RD	\$725,000	\$725,000	Colonial	6	5	1	2	5	YES	26144	63	66	\$9,245	\$725,000	29-JUN-2001	\$0
SOLD	309 WENDOVER RD	\$349,000	\$338,000	Colonial	4	2	1	2	1	YES	13651	79	13	\$4,439	\$349,000	13-AUG-2001	\$0
SOLD	4305 WENDOVER RD	\$319,900	\$300,000	Tudor	4	2	3	3	1	YES	12087	78	59	\$4,014	\$319,900	03-AUG-2001	\$0
SOLD	310 WENDOVER ROAD	\$336,000	\$336,000	Colonial	3	3	3	3	1	YES	11531	66	23	\$4,354	\$336,000	18-MAY-2001	\$0
SOLD	7 WHITFIELD RD	\$595,000	\$575,000	Colonial	6	4	1	3	2	YES	24715	76	6	\$9,103	\$595,000	27-JUN-2001	\$0
SOLD	26 WHITFIELD RD	\$925,000	\$840,000	Other	5	5	1	2	5	YES	27486	84	61	\$9,412	\$975,000	14-SEP-2001	\$0
SOLD	32 YORK CT	\$61,000	\$61,000	Other	4	2	3	3	1	YES	1453	81	7	\$1,409	\$61,000	03-APR-2001	\$0

Status Group: # Listings  
Fail To Sell 19

Avg List Price \$404,910.53  
Avg DOM-Prop 146

Status	Address	List Price	Sold Price	Style	BR	FB	HB	#Lvs	#Fls	Bsmt	Lot SF	Age	DOM-Pr	Total Tax	Orig. Price	Settle Date	Subsidy
WITHDRN	738 BELGIAN AVE	\$35,900		Other	3	1	2	2	0	YES	1851	64	132	\$882	\$35,900		\$
WITHDRN	32 CHARLCOTE PL	\$695,000		Colonial	5	4	1	2	2	YES	16753	79	64	\$6,303	\$695,000		\$
WITHDRN	4412 EASTWAY	\$247,000		Colonial	3	2	1	3	1	YES	7749	15	208	\$3,675	\$249,000		\$
WITHDRN	3722 GREENMOUNT AVE	\$85,000		Other	5	3	3	3	1	YES	3614	86	240	\$2,009	\$65,000		\$
WITHDRN	3904 GREENMOUNT AVE	\$73,900		Colonial	3	1	1	2	1	YES	2450	66	343	\$1,794	\$79,900		\$
EXPIRED	3609 HADLEY SQUARE EAST	\$389,900		Colonial	3	2	1	3	1	YES	10296	71	163	\$4,671	\$410,000		\$
WITHDRN	3802 JUNIPER RD	\$435,000		Colonial	5	2	1	3	1	YES	11674	66	146	\$5,850	\$435,000		\$
WITHDRN	4403 NORWOOD RD	\$269,900		Cottage	3	1	2	2	1	YES	9761	76	58	\$3,476	\$289,900		\$
WITHDRN	4304 RUGBY RD	\$395,000		Colonial	5	3	1	3	1	YES	14226	78	63	\$7,953	\$425,000		\$
WITHDRN	415 SOUTHWAY	\$79,800		Other	6	2	3	0	YES		3289	75	356	\$2,455	\$79,800		\$
EXPIRED	418 SOUTHWAY	\$118,000		Beaux Arts	6	3	1	3	0	YES	3485	84	158	\$2,998	\$120,000		\$

CMA Summary Report

Property Type: Residential

Status	Address	List Price	Sold Price	Style	BR	FB	HB	#Lvs	#Fls	Bsmt	Lot SF	Age	DOM-Pr	Total Tax	Orig. Price	Settle Date	Subsidy
WITHDRN	208 STRATFORD	\$995,000		\$ Colonial	7	6	2	4	8	YES	34194	81	223	\$12,873	\$995,000		\$
WITHDRN	208 STRATFORD RD	\$1,195,000		\$ Colonial	7	6		4	8	YES	34194	84	223	\$12,873	\$1,395,000		\$
WITHDRN	214 WENDOVER RD	\$995,000		\$ Colonial	5	5	1	3	8	YES	16218	85	99	\$10,400	\$995,000		\$
WITHDRN	4305 WENDOVER RD	\$319,900		\$ Tudor	4	2		3	1	YES	12087	78	59	\$4,014	\$329,000		\$
WITHDRN	310 WENDOVER ROAD	\$356,000		\$ Colonial	3	3	0	3	1	YES	11531	66	23	\$4,354	\$356,000		\$
WITHDRN	27 YORK CT	\$98,000		\$ Colonial	4	2	1	4	1	YES	3920	66	62	\$1,496	\$98,000		\$
TEMPOFF	400 39TH ST E	\$135,000		\$ Tudor	3	1		2	1	YES	3185	66	45	\$1,932	\$135,000		\$
TEMPOFF	3701 SAINT PAUL ST	\$775,000		\$ Provincial	4	2	1	2	1	YES	16380	71	110	\$7,401	\$775,000		\$