

# REAL ESTATE



REAL ESTATE ROUNDUP

## Howard Co. agency to hold housing fair

The county's Department of Housing and Community Development helps find affordable homes. » **Page R2**

**The Examiner**

Your weekly guide to Baltimore-area homes

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Friday, May 18, 2007

### WEEKEND HOMES



## A golfer's view of heaven

This golf course community offers great views, spotless homes and 18 holes. » **Page R4**

### YARDSMART



## Colorful gardens made simple

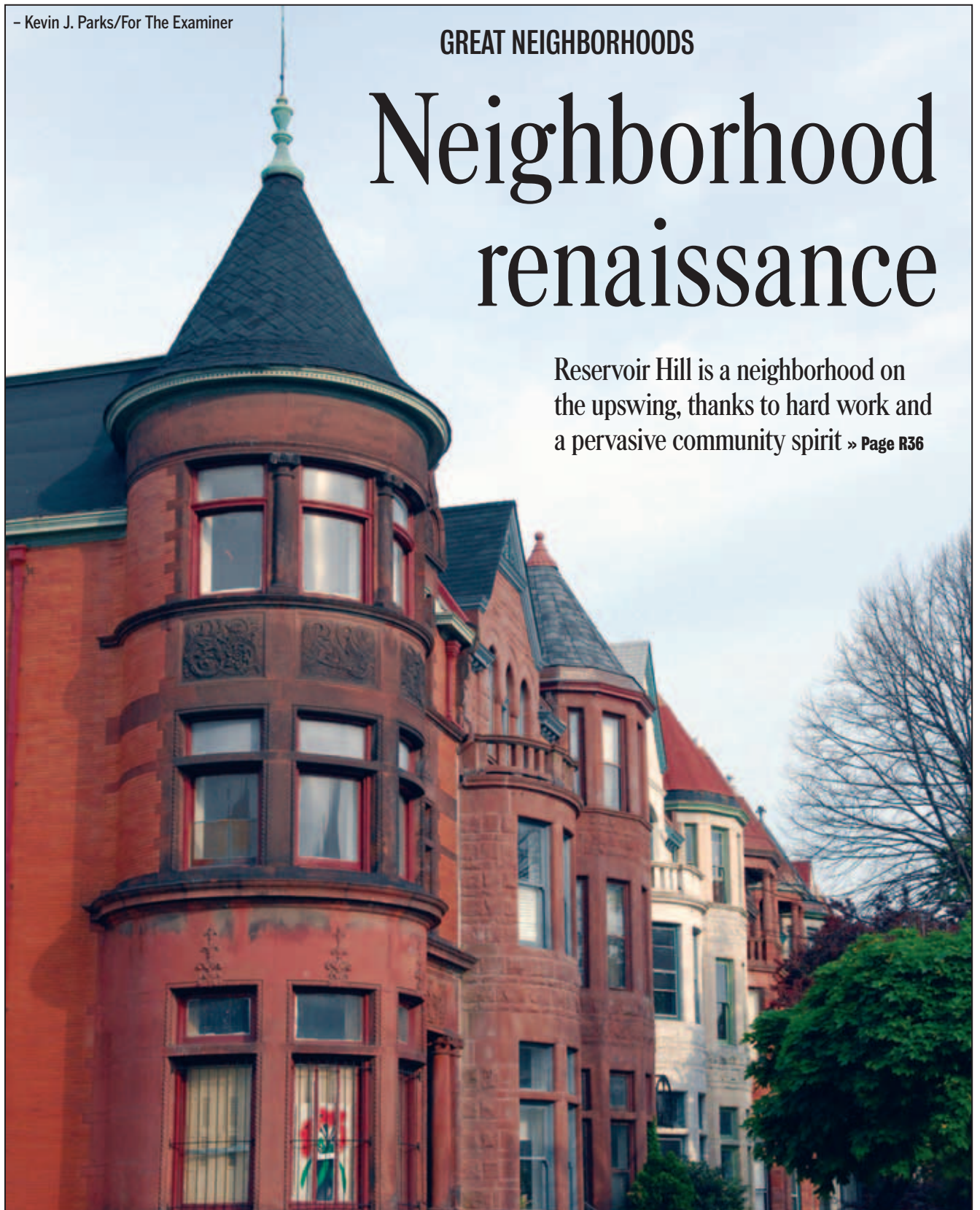
It's not as hard as you think to develop a garden full of radiant colors. » **Page R33**

- Kevin J. Parks/For The Examiner

### GREAT NEIGHBORHOODS

# Neighborhood renaissance

Reservoir Hill is a neighborhood on the upswing, thanks to hard work and a pervasive community spirit » **Page R36**



**Miramar Landing in Middle River**

**Baltimore's Most Affordable Single Family Homes**  
See Page 5 or [ryland.com](http://ryland.com) for details.



## GREAT NEIGHBORHOODS



Colorful columns bring a sense of charm to Madison Avenue and Hendler Street near Druid Hill Park. - Photos by Kevin J. Parks/For The Examiner

# Reservoir Hill: A work in progress

By Terri Kearns  
Examiner Correspondent

In Reservoir Hill, residents work together to protect the history of their homes and the future of their community.

"There's a real community spirit here," Carol Hall, a 19-year resident and Realtor with Long and Foster, said of this Baltimore City neighborhood just west of Midtown. "And it's a very diverse community. We have every type of lifestyle and economic range."

Residents share a desire to see Reservoir Hill thrive again. Together, they have created green spaces, saved the local elementary school and rid the area of public drug trafficking.

"This is such a large residential neighborhood and one of the keys to keeping it that way is making it family-oriented," David Horn said. Horn and partner, Richard Pazornik, moved to Reservoir Hill two years ago from Owings Mills.

"We weren't looking for a house," Horn said. "We had a really cute town house in Owings Mills, and

we'd just redone the living room."

Horn and Pazornik toured a shell for sale on Reservoir Street and drew up renovation plans for fun. They knew they stood to gain instant equity, but it was the community that sold them.

"We'd already had dinner with the neighbors and a plot in the community garden before we'd even put a contract on the house," Pazornik said.

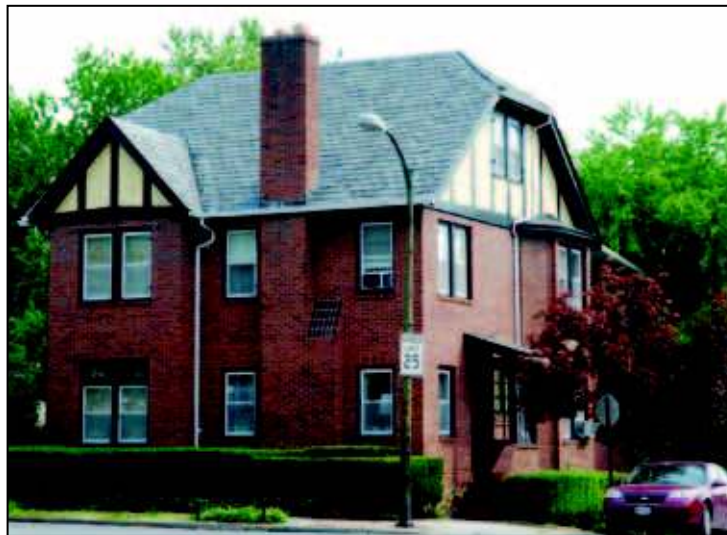
Until recently, there was a huge stigma attached to living in Reservoir Hill.

"A lot of people only know about Reservoir Hill's most recent renaissance," Hall said. "But it's always been a great neighborhood. The east and west side have always been great places to live."

In the center of the neighborhood, homes stand vacant, boarded up, some burned. But around the edges, the homes retain all the grandeur of early 19th century architecture.

"They're older homes," Hall said. "Most are three stories and Victorian in styling. There are also some newer, two-story homes."

These aren't your typical Baltimore City row homes. They're huge,



Large individual homes blend in nicely with the many row homes on Park Avenue near Newington Street in Reservoir Hill.

ranging in size from 2,500 to 4,500 square feet, and they're beautiful.

"The homes in Reservoir Hill have more outside architectural detail than a lot of other neighborhoods," Hall said. "There aren't so many plain brick facades here."

Come to think of it, there's nothing

plain about Reservoir Hill.

"We're more bohemian than a lot of neighborhoods," Hall said.

"We're all different in the ways we were brought up, and we're different in our expectations of life," Pazornik said. "But I've found that we're not all that different."



A sign promotes being neighborly.



A pot of flowers accented by a decorative metal fish is among the many variations of decor you can find in the Reservoir Hill community.



An active and fun community is depicted in a mural outside the John Edgar Howard Recreation Center at the corner of Lennox Street and Brookfield Avenue.



At first glance, what were thought to be actual work boots turned planter are actual clay boot flower pots on Lennox Street.



With the revitalization of Reservoir Hill well underway, some vacant homes, like this one the corner of Whitelock St. and Linden Ave., are decorated with boarded windows that promote friendship and respect.

#### PARK IT

Druid Hill Park (north side of Reservoir Hill) is home to the Maryland Zoo, the Baltimore Conservatory and more 700 acres of parkland. Pick up a Frisbee golf game or just stroll around the water enjoying a bird's eye view of the city.

#### ARTSY

Artscape is the biggest city-funded, free arts festival in the nation. Check out numerous arts exhibitions, film, theater and non-stop local and national musical performances on Mount Royal Avenue just south of Reservoir Hill from July 20 to 22. More at [www.artscape.org](http://www.artscape.org).

#### GO PUBLIC

Local elementary school John Eager Howard gets plenty of community support, even from residents without children. Other lower schools include Mount Royal, Westside and Midtown Academy (a "new school" developed by residents). All feed into William H. Lemmel Middle School and Frederick Douglass High School.

#### 13TH ANNUAL GARDEN AND HOME TOUR

The 13th Annual Garden and Home Tour features 26 gardens and 16 homes in Reservoir Hill and will take place Saturday, June 9 from 11 a.m. to 4 p.m. and Sunday, June 10 from 1 to 4 p.m. Tickets cost \$10 and can be purchased at the corner of Park Avenue and Reservoir Street on the days of the tour or at [www.livebaltimore.com](http://www.livebaltimore.com). For more information, visit [www.reservoirhill.net](http://www.reservoirhill.net).

#### ADVANCED DEGREES

The Maryland Institute College

of Art, only steps from Reservoir Hill, is the oldest degree-granting college of art in the country and consistently ranks among the nation's top programs in visual arts and design.

#### IN THE LIMELIGHT

From Vivaldi to opera to the guys from "Whose Line is it Anyway?," residents are a walk away from the staged cultural events of their choice at the Lyric Opera House and the Joseph Meyerhoff Symphony Hall.

#### LOCATION, LOCATION, LOCATION

Reservoir Hill is a quick walk to the train, light rail and bus station. It's also bordered by Interstate 83; just between the North Avenue and 28th Street exits.

#### DIVERSE UNIVERSE

It's unanimous among neighbors that Reservoir Hill is a most diverse and integrated neighborhood. No matter the background, profession or lifestyle, one thing they have in common is community spirit.

#### ARCHITECTURAL FINDS

Reservoir Hill is home to the most vibrant, intact collection of late 19th and early 20th century urban architecture in Baltimore City. See [www.reservoirhill.net](http://www.reservoirhill.net) for more information.

#### COMMUNITY GREENING

From hallmark projects like the Community Garden on Lennox Street and the rose garden on Eutaw Place to ongoing projects like planting trees and restoring parks and vacant lots, Reservoir Hill residents are active in creating and maintaining green spaces.



Unique multilevel balconies are just a few of the features you will find in many of the Reservoir Hill homes.