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33 WARRENTON ROAD  
GUILFORD



# 33 WARRENTON ROAD

## GUILFORD

Famed 20th century architect Laurence Hall Fowler conceived some of the most iconic buildings and residences of his day, leaving a lasting mark on the architectural fabric of the country. One such residence was a commission in 1919 for Harry Crawford Black, Chairman of the A.S. Abell Company, publisher of the Baltimore Sun. A grand, brick Tudor with stunning limestone casements framing imported leaded glass windows throughout, this incredibly special property rests amidst lush gardens, lawns & terraces.

Meticulously designed in a traditional classic Tudor style, this spectacular 8 Bedroom, 6/2 Bath manor house captures the wonder of every passerby. Manicured hedgerows line the path to a stone archway framing a classic heavy plank entry door. A grand Foyer welcomes guests to this remarkable home. To one side, an incredible, oak Library features built-in bookcases, curved corner cases, a wood-burning fireplace with a Tudor arched limestone surround, and French doors to the covered porch. Stunning leaded glass windows look out over the surrounding gardens and a raised deep bay window with built-in seat sets the perfect scene to thoroughly enjoy any tome pulled from the shelf. Beautiful rusticated plaster walls are offset by a hardwood coffered ceiling and a corner fireplace in the adjacent Family Room. A deep leaded glass bay window boasts French doors to the formal terrace.

The banquet-sized Dining Room with fireplace and a full width oak paneled wall with tendril frieze can easily host memorable dinner parties as natural light shines in from the deep bay window and glass oak door to the adjoining Breakfast Room. Featuring original Dutch pantry cabinets, a soapstone counter and sink, chestnut island, and professional grade appliances, the extraordinary Trish Houck designed custom gourmet Kitchen is a chef's dream. The space flows effortlessly through a wide archway to the attached Breakfast Room, awash in natural light from three tall sets of arched French doors leading out to the terrace beyond. A swinging door provides access to the matching Butler's Pantry, also with soapstone counters and sink and original ceiling height Dutch pantry cabinets. A Laundry Room/Office with custom cabinetry and an attached, heated two-car Garage with unique leaded glass garage doors complete the Main Level.

An arcade enclosed solid oak Tudor staircase leads up to a wraparound overlook framed by beautiful decorative archways. The expansive Master Bedroom Suite enjoys abundant natural light from a six-casement leaded glass window and a wood-burning fireplace with limestone surround accents the comfortable sitting area. The adjoining passage leads to an attached Dressing Room with walk-in closet, Trish Houck designed marble Spa Bath and an inviting Sitting Room with a floor length bay window looking out over the grounds below. Three additional, spacious Bedrooms (two en-suite and one with shared Bath) also enjoy wood-burning fireplaces and large leaded glass windows. A Sewing Room, four Bedrooms and two additional Baths complete the Second Level.

Picturesque outdoor spaces abound on this extraordinary property. Accessed from the Library, a stunning columned bluestone Covered Porch is the perfect shaded locale for visiting with company while enjoying fresh fragrances from the surrounding gardens wafting through this open-air space. A stone path leads around to the extensive, professionally landscaped gardens and formal, walled Terrace. Meandering pathways wind their way through carefully maintained flora and fauna and down to the large, flat back yard with a small pond to one side. Lined with specimen trees and hedgerows, this incredible oasis provides a private, park-like setting.

Thoroughly renovated and updated, the home masterfully retains the original classic, elegant intent of Laurence Hall Fowler's design & enjoying unparalleled grounds in the heart of the premier Guilford community. Sure to enchant at every turn, 33 Warrenton Road is a Baltimore treasure.











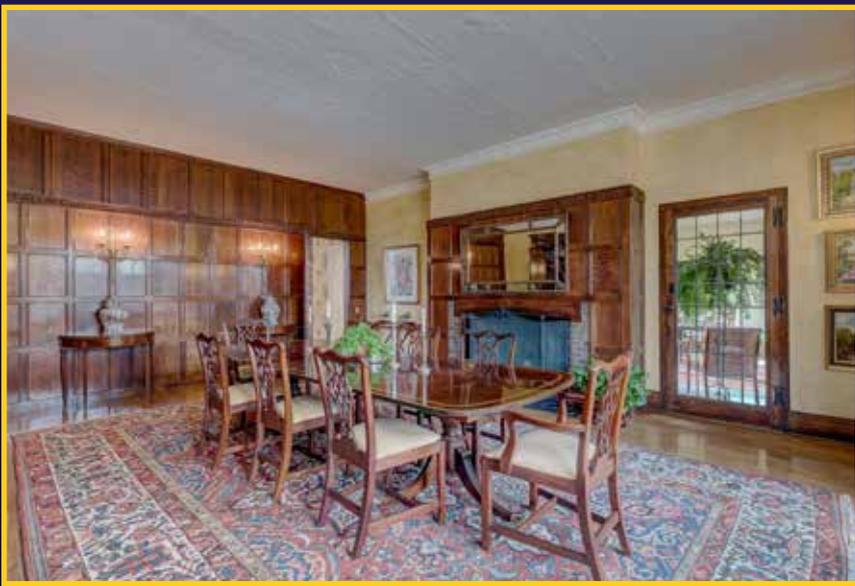












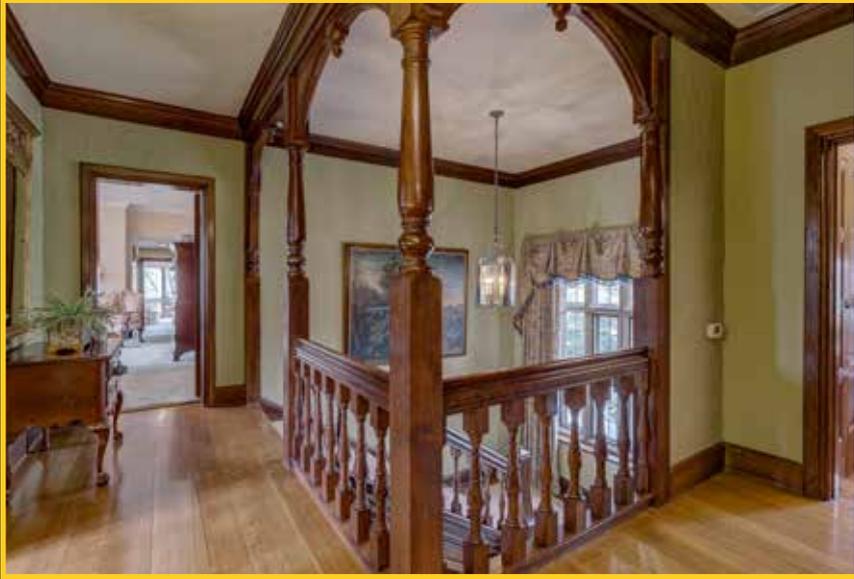










































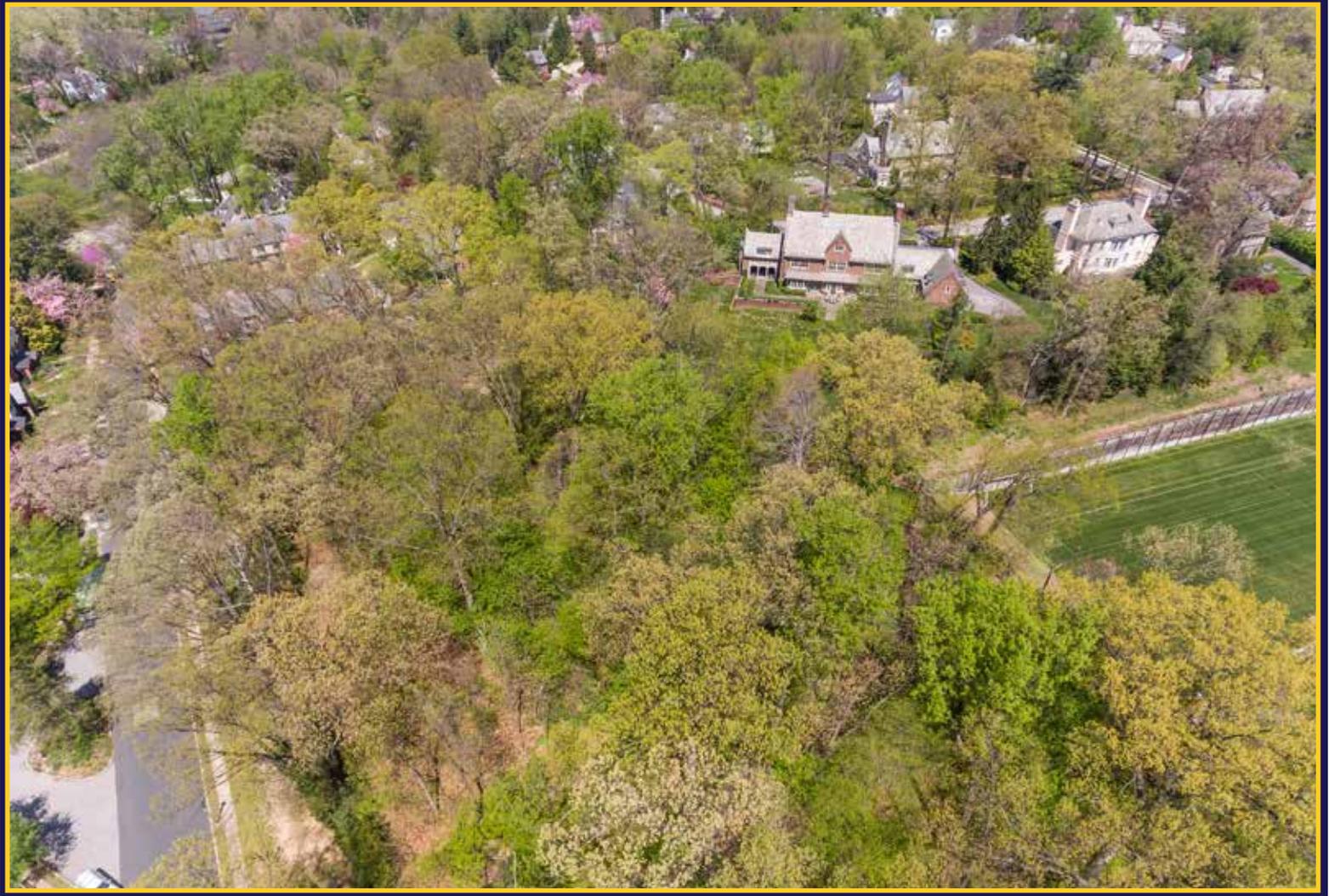














# FEATURES

## VESTIBULE 6'10" X 5'0"

- Heavy plank arched entry door w/strap-work hinges & vintage lockset
- Barrel-vaulted ceiling
- Quarter-sawn oak plank flooring
- Quarter-sawn oak recess-paneled walls in original hand-waxed finish
- Two 'concealed' coat closets w/automatic lights
- Flows to Foyer

## FOYER 22'1" X 14'6"

- Quarter-sawn oak plank flooring
- Three-quarter height quarter-sawn oak recess-paneled walls in original hand-waxed finish
- Arcade-enclosed solid oak Tudor main staircase w/ carpet runner & 3-tier leaded glass window on landing w/custom drapery treatments
- Molded plaster crown molding
- Two brass triple wall sconce lights w/shades
- Passage to Butler's Pantry w/custom hand painted walls & access to Powder Room w/marble floor, pedestal sink, leaded glass window & recessed lighting
- Under-stair storage closet w/floor trap-door from original firewood lift
- Tudor arch casing w/double doors to Dining Room
- Tudor archway to Study
- Tudor arch casing w/double doors to Library

## LIBRARY 29'9" X 17'6"

- Quarter-sawn oak plank flooring
- Quarter-sawn oak recess-paneled walls & built-in bookcases including base cabinets, curved corner bookcases, fluted pilasters, paneled window recesses & chimney wall

- Built-up dentil crown molding- matches paneling
- Wood burning fireplace w/Tudor-arched limestone surround & limestone hearth
- Step-up to 5-foot deep leaded glass bay window w/ built-in window seat, custom cushions & recessed lighting
- Six-casement leaded glass window
- Additional leaded glass window w/built-in window seat
- Leaded glass French doors to Covered Porch
- Two vintage Tudor style 4-light chandeliers
- Window treatments excluded

## FAMILY ROOM 22'4" X 16'0"

- Quarter-sawn oak plank flooring
- Hardwood coffered ceiling
- Corner-position wood burning fireplace w/hardwood mantel including stepped display shelving
- Deep leaded glass bay window in paneled recess w/ French doors to formal Terrace
- Two brass double wall sconce lights w/shades
- Halogen art lighting
- Drapery treatments excluded

## DINING ROOM 26'0" X 19'0"

- Quarter-sawn oak plank flooring
- Full-width wall paneled in quarter-sawn oak w/carved grape & tendril frieze
- Matching 3/4-height paneled chimney wall
- Wood burning fireplace w/brick surround & stone hearth
- Deep leaded glass bay window w/quarter-sawn oak paneled wainscot
- Molded plaster crown molding



- Two brass double wall sconce lights
- Architectural cased double doors from Foyer
- Leaded glass oak door to Breakfast Room
- Swinging door to Butler's Pantry
- Drapery treatments excluded
- Wall sconce lights excluded

## BUTLER'S PANTRY 14'0" X 9'1"

- Designed by Trish Hauck of Kitchen Concepts
- Heart pine flooring
- Original Dutch pantry cabinets to ceiling including glass-door cabinets, upper storage cabinets, oak counter & crown trim
- Custom base cabinet w/soapstone counter & backsplash, Viking compact refrigerator, U-Line icemaker, open tray cabinet & soapstone constructed sink
- Four-casement leaded glass window
- Recessed lighting
- Two wall sconce lights w/shades
- Access to Kitchen

## KITCHEN

18'0" X 15'0"

- Designed by Trish Hauck of Kitchen Concepts
- Heart pine flooring w/bluestone floor at range
- Painted recess-panel custom solid wood cabinetry including glass-door cabinets, lazy-Susan base cabinet, pull-out trash/recycle bins, dovetailed drawers & matching crown trim
- Chestnut island/breakfast bar w/vegetable bins
- Original Dutch pantry cabinet to ceiling w/glass-door cabinets
- Soapstone counters, backsplashes & constructed sink
- Viking built-in refrigerator w/matching front panels
- Viking 60" 6-burner gas range w/2 thermal/convection ovens, grill & griddle
- Original Hutchinson Brothers range hood fitted w/Dacor range vents & halogen lighting
- KitchenAid dishwasher w/matching front panel



- Waste King disposer
- Handmade subway tile backsplash on range wall w/cap tile molding
- Four casement leaded glass window & additional window
- Recessed lighting
- Two pendant lights w/shades above island
- Under cabinet lighting
- Access to Back Hall
- Flows through wide archway to Breakfast Room

## BREAKFAST ROOM

18'0" X 7'10"

- Bluestone floor
- Three sets of re-built arched French doors to formal Terrace w/original leaded glass panels
- Custom drapery treatments
- Crown trim
- Recessed lighting
- Two black metal double wall sconce lights w/shades
- Leaded glass oak door to Dining Room
- Beaded plank door w/strapwork hinges to Garage

## BACK HALL

- Heart pine flooring
- Open carpeted back staircase to 2nd Floor
- Walk-in pantry w/leaded glass window
- Recessed lighting
- Exit door to Side Porch at driveway
- Access to Laundry Room/Office

## LAUNDRY ROOM/OFFICE

11'4" X 10'0"

- Designed by Trish Hauck of Kitchen Concepts
- Heart pine flooring
- Custom cabinetry including desk, file drawers, full-height storage cabinets & cherry work surface
- Additional cabinetry above laundry area
- Samsung washer & dryer
- Triple casement leaded glass window & 2 additional windows w/custom Roman shades
- Wall sconce up-lighting

## GARAGE

- Heated 2-car
- Reinforced concrete ceiling & brick walls
- Two sets of original double garage doors w/large leaded glass panels
- Original built-in wooden storage cabinet
- Triple leaded glass window
- Two additional windows
- Fire door at entry from Back Porch
- Fire door at access to Breakfast Room
- Fire door at staircase to 2nd Level

## SECOND LEVEL

### HALL

- Landing for main staircase w/wraparound banister overlook framed by archways
- Quarter-sawn oak plank flooring
- Built-up oak crown molding
- Copper pendant light w/glass panels above staircase
- Brass pendant light w/beveled glass
- Walk-in linen closet w/open shelving & built-in cabinetry
- Access to Back Hall

### MASTER SUITE

#### MASTER BEDROOM

19'4" X 19'0"

- Wall-to-wall carpeting
- Wood burning fireplace w/limestone Tudor arched surround & hearth, bracketed mantel shelf
- Six-casement leaded glass window & additional window w/custom drapery treatments
- Dentil crown molding
- Ceiling light
- Two brass swing-arm lamps
- Access to Dressing Room

- Passage to Master Bath w/closet & additional access to Dressing Room
- Passage to Sitting Room w/built-in wardrobe cabinetry, linen room w/built-in oak closets & custom fitted shoe closet w/leaded glass window

### SITTING ROOM 17'2" X 14'5"

- Wall-to-wall carpeting
- Floor length bay window w/exterior railings
- Two triple casement leaded glass windows
- Electric baseboard heating

### DRESSING ROOM 11'6" X 9'4"

- Dual access
- Wall-to-wall carpeting
- Triple casement leaded glass window w/custom drapery treatment
- Crown molding
- Walk-in closet w/auto light
- Two brass wall sconce lights w/shades

### MASTER BATH

- Designed by Trish Hauck
- Heated marble floor w/borders
- Wide vanity w/marble top & backsplash, undermount sink, framed mirror & metal tulip motif wall sconce lighting
- Marble glass-enclosed shower stall w/additional handheld shower
- Triple casement leaded glass window
- Recessed lighting
- Exhaust fan

### BEDROOM #2 16'1" X 13'9"

- Quarter-sawn oak plank flooring
- Corner-position wood burning fireplace w/oak mantel, stone surround & hearth
- Six-casement leaded glass window w/custom drapery treatment

- Additional leaded glass window
- Crown molding
- Access to vestibule at Hall Bath

### BEDROOM #3 17'9" X 14'10"

- Quarter-sawn oak plank flooring
- Oak paneled fireplace wall
- Wood burning fireplace w/limestone surround & hearth, oak mantel shelf
- Six-casement leaded glass window
- Additional 2-casement leaded glass window on paneled wall w/built-in window seat
- Custom window treatments
- Oak crown molding
- Closet w/auto light
- Vintage 4-light chandelier
- Private Bath

### BATH

- Heated 'basket weave' marble floor
- Porcher pedestal sink w/custom framed mirror mounted w/original wall sconce lights
- Free standing soaking tub w/marble surround & handheld shower
- Toto flush
- Two-casement leaded glass window
- Linen closet
- Exhaust fan

### BEDROOM #4 19'0" X 12'9"

- Quarter-sawn oak plank flooring
- Wood burning fireplace w/limestone surround & hearth
- Four-casement leaded glass window & additional 2-casement window
- Crown molding
- Ceiling light
- Passage to Private Bath w/double closet & shelved closet
- Window treatments excluded

### BATH

- Heated 'basket weave' marble floor
- Kohler pedestal sink w/mirrored medicine cabinet & overhead light
- Glass enclosed marble shower stall w/additional handheld shower
- Kohler flush
- Triple casement window w/custom window treatment
- Recessed lighting
- Ceiling light/exhaust fan

### BEDROOM #5/STUDY 11'4" X 10'4"

- Step-down access
- Quarter-sawn oak plank flooring
- Barrel-vault ceiling
- Triple casement leaded glass window & additional window w/custom drapery treatments
- Closet
- Pendant light

### HALL BATH

- Marble floor
- Pedestal sink w/beveled mirror & vertical lighting
- Glass enclosed marble shower stall w/additional handheld shower
- Gerber flush
- Leaded glass casement window
- Exhaust fan

### BACK HALL

- Original servant's wing
- Wall-to-wall carpeting
- Open back staircase to Kitchen w/banister overlook
- Utility sink
- Double casement leaded glass window
- Open staircase to attic door
- Ceiling light & pendant light

## SEWING ROOM 11'0" X 10'8"

- Wall-to-wall carpeting
- Triple casement leaded glass window
- Built-in linen cabinetry
- Ceiling light

## HALL BATH

- Wall-to-wall carpeting
- Vanity w/wall shelf & wall sconce light
- Footed soaking tub w/French shower
- Double casement leaded glass window

## BEDROOM #6 9'6" X 7'11"

- Wall-to-wall carpeting
- Double casement leaded glass window & additional window
- Ceiling light

## BEDROOM #7 11'3" X 7'11"

- Wall-to-wall carpeting
- Triple casement leaded glass window
- Closet
- Wall sconce lighting

## SITTING ROOM 12'4" X 7'10"

- Wall-to-wall carpeting
- Triple casement leaded glass window
- Wall sconce light
- Passage to Bath w/open closet

## BATH

- Wall-to-wall carpeting
- Pedestal sink w/wall sconce light
- Soaking tub
- Double casement leaded glass window
- Access to Bedroom #8

## BEDROOM #8 10'0" X 9'0"

- Wall-to-wall carpeting

- Triple casement leaded glass window
- Closet
- Wall sconce light
- Concealed staircase to Garage

## ATTIC 63'0" X 32'0" (APPROXIMATE)

- Staircase access from Back Hall
- Pine tongue & groove plank flooring installed on diagonal
- Soaring roofline
- Two triple diamond pane leaded glass windows
- Two additional diamond pane leaded glass windows
- Storage room w/double diamond pane leaded glass window
- Ceiling lights
- Central air conditioning unit
- Tremendous finish potential

## BASEMENT

- Access from covered side porch
- Unfinished w/painted concrete floors & painted stone walls
- Divided into several rooms & storage areas by stone partition walls
- Gas-fired boiler for steam heat
- Two HVAC units
- Two AO Smith 72 gallon gas water heaters
- Climate controlled wine room
- Powder Room
- Triple window, 3 double windows & 4 additional windows

## EXTERIOR

- Brick circa 1919 Tudor manor house w/limestone trim & patterned brickwork designed by Laurence Hall Fowler
- Formal main facade & garden front
- Slate roof engineered w/swayed ridgeline to mimic aged 16th century homes

- Main entry portico w/limestone cased archway & 2 leaded glass casement windows
- Formal Terrace w/bluestone patio & walkways, surrounding brick garden walls, border gardens & garden steps to back lawn- access from Family Room, Breakfast Room & Covered Porch
- Covered bluestone Porch (26 X 19) w/6 arches, end bay w/3 additional arches, pendant lantern, access from Library & garden steps to lawn & gardens
- Stone fish pond
- Level back lawn terrace
- Additional lawns & semi-wooded areas
- Beautiful professionally maintained gardens & specimen trees
- Semi-circular driveway at main entry
- Driveway to large parking pad at Garage



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