

CALENDAR

Check www.mayfieldassociation.org and mayfieldupdate@gmail.com for updated calendar between newsletter deliveries and other events worth noting.

**Saturday, March 12 - Morning
Dumpster Day #1
2400 Block of Mayfield Ave**

**Saturday, April 9 or 16 - TBD
Children Easter Activities
Playground**

**Friday, April 29
Mayfield Shred-It Day
2201 Mayfield Ave under carport
Bring shredding material by 12 noon**

**April possibly: Date to be determined
Harford Road Bridge Reopening
Event**

**April or May TBD
Mayfield Community-wide Spring
Yard Sale**

**Thursday, May 19
Mayfield General Meeting
7:15 pm. Location to be determined**

**Dates may change depending on
COVID 19 matters and public policy
requiring a change.**

**June TBD
Adult Social Committee planning
something**

**Saturday, June 4 - Morning
Dumpster Day #2
2100 block of Erdman**

**Due Date: Monday, June 20 by 7 pm
Youth Vision Prize in honor of Patricia
Goucher**

Check Mayfieldupdate@gmail.com or www.Facebook.com/mayfield.update/ Event announcements are also in Mayfield E-newsletter, a weekly issued with community and nearby news. And many are posted on www.Facebook.com/mayfield.update/

Alert MayfieldUpdate@gmail.com that you want to be a 'friend of Mayfield Update' to be confirmed.

www.Facebook.com/mayfieldimprovementassoc/ (for those without a Facebook account)

Mayfield Improvement Association Officers

President
JoAnn Trach Tongson
Vice President
Deborah Mason
Recording Secretary
Janelle Cousino
Corresponding Secretary
Stephanie Buttner
Treasurer
Julia McDonald

Board Members

Mary Ann Dresler
James Long
Marie Lymon
Jan Shipley
Thomas Spring
Phaedra Stewart
Nina Tou

Committee & Project Leaders

Welcome Basket — Tom Rybczynski
Block Party — Stephanie Buttner and Phaedra Stewart
Communications — Janelle Cousino
Webmaster — Brian Baughn
Newsletter Layout & Graphic Design — Nina Tou

Greening Activities

— JoAnn Trach Tongson
Playground Upkeep Monitor — Dave Hardy

Youth Scholar Vision Prize

Committee — Deborah Mason
JoAnn Trach Tongson Phaedra Stewart & Nina Tou

Mayfield for All Ages

— Deborah Mason
Adult Social Committee — Phaedra Stewart, Marie Lymon, Jami Dodson

Traffic Calming Committee

— Deborah Mason

NEEDS NEW CHAIR Children's Events

— Linn Thorburn & Caedmon Haas

Thomas Spring

Holiday Caroling Event

— Tom & Mary Rybczynski

All committees are open to more volunteers. Send an email to mayfieldupdate@gmail.com to let MIA board know you want to help.

Link to Mayfield Policy for Zoning Variance Requests and Mayfield Memorandum of Agreement

Residents that want a zoning variance from the city, be sure to read this Mayfield policy. You will find it on the website at <http://mayfieldassociation.org/news/zoningnews/>

Link to City Zoning Regulations

Residents who have questions about permits for fencing, signs, home improvements or other issues regulated by city codes can log onto this website for answers:

Zoning: <https://planning.baltimorecity.gov/programs/transform-baltimore> and what needs a permit?
<http://www.baltimorehousing.org/permits>

Northeastern District Police
410-396-2444

Mayfield Homes are eligible for the Maryland Historic Tax credits. Go to https://mht.maryland.gov/taxcredits_homeowner.shtml or Mayfield website: <http://www.mayfieldassociation.org>

For an emergency dial: 911

All board meetings are open. If you'd like to attend, we ask you let the President know so that the host of the meeting can make adequate arrangements. Interested in volunteering for a committee? Email mayfieldupdate@gmail.com to let us know. There are many ways to volunteer for Mayfield.

Want more frequent info about news and activities around Mayfield?

Sign up for the weekly E-newsletter by sending a message to: mayfieldupdate@gmail.com asking to subscribe.

www.Facebook.com/mayfield.update

(Send a Friend request and also let mayfieldupdate@gmail.com that you have asked to be a friend with your address)

www.Facebook.com/mayfieldimprovementassoc/ - For announcements about Mayfield events especially for people without a Facebook account

Are you new to the neighborhood or know a new resident?

Our welcome gift committee would like to know. Please send an email to: mayfieldupdate@gmail.com



T H E MAYFIELD NEWSLETTER

A Hamlet in the Heart of Town 2022 | Issue One

PRESIDENT'S LETTER Hello to 2022!

We have high hopes that Mayfield will be on 'normal' schedule and meeting basis as much as COVID guidance will allow. In 2021 we managed to adapt to the limitations and maintain Mayfield's activities:

- We held two outdoor general meetings with guest speakers and important topics. (May and October).
- We bid farewell to Father William Burke after 42 years as pastor of St. Francis of Assisi. We planted a tree in his honor near the Pet Blessing is held.
- The Traffic Calming Committee kept busy attending, commenting and representing neighbors' concerns for Erdman Ave, Harford Road, Harford Road Bridge, 32nd Street extension, 33rd and Hillen, Curran and Whitman Drives, and Montebello Elementary/Middle School. The Westside of Mayfield Parking Study provided valuable community input for those affected by the parking displacement from Lake Montebello.
- We held a modified block party with BYO Everything concert with the fabulous band, *The Powell Younger Project*. People were dancing in the street and Charlie Grace Martin received the Mayfield Youth Vision Prize.
- Greening and cleaning continued, took care of the median at Lake Montebello, and cleaned, de-vined and pruned the hillside off Chesterfield in Herring Run Park, we planted trees in the spring, cleaned up Mother's Garden, and participated in the Mayor's Spring and Fall clean-ups.
- Kids activities went on. Including visits from Santa (Nick Syropoulos) and the Easter Bunny and the entourage of helpers (the Koser and Dingle families). The playground received some much-needed attention, including mulch, fencing repair, dismantled damaged playground equipment, and new equipment. Thanks to our wonderful volunteers for working on it.

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Mayfield General Membership Meeting

**Thursday,
May 19, 2022
Location: TBD**

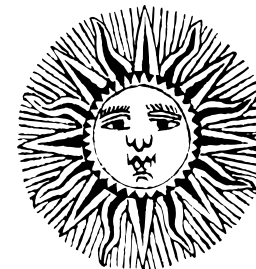
Special Guests

Community Business & Announcements

Welcome New Residents

Department of Transportation

News from Maryland General Assembly Redistricting; Referendums; Voting Process Options



(continued from page 1)

- We had four successful dumpster days in three different location, and Shred it Day was held as usual.
- Communications: In addition to weekly E-newsletters, volunteers delivered three printed newsletters to every household in Mayfield.

Back to Normal?

For 2022, we will do our best to get things back to 'normal,' which means we do all of the above maybe a little closer and with food, and:

- Host the New Resident Reception and Volunteer Thank you Dinner. We have so many new neighbors and volunteers to honor. The list of volunteers for 2021 is in this issue of the newsletter.
- Board elections for officers and board members in May 2022. Committee members and chairs are welcome at any time. Great ideas and volunteers are always needed.
- Increase our tree canopy, get rid of dead trees, repair sidewalks that have buckled.
- This is the year we publish a new Mayfield Directory – biannual effort with information by address

Hopes for the future:

- Continue strengthening ties with other communities.
- Promote the use and enjoyment of the parks, including Mothers' Garden
- Maintain the beauty and safety of Mayfield.

Looking forward to meeting new residents and a fun and productive year in Mayfield.

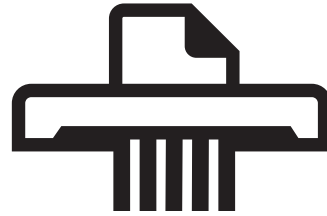
Sincerely yours,

JoAnn Trach Tongson, President
Mayfield Improvement Association

Dumpster Days

Hot off the press - these are the 2022 dumpster dates!

- March 12, 2022** **2400 Block of Mayfield Ave.**
- June 4, 2022** **2100 Block of Erdman Ave.**
- September 10, 2022** **2400 Block of Chesterfield Ave.**
- December 3, 2022** **2300 Block of Mayfield Ave.**



MAYFIELD SHRED IT DAY
Friday, April 29th.

Bring items to 2201 Mayfield Ave under the carport over the driveway from 7 am and before 12noon!

NOON is the approximate time of when the shredding truck will arrive. Only the driver knows when he will be in the neighborhood.

You may bring items by earlier that morning. They will be supervised through the day up until they are shredded. Bring your items in boxes or paper bags. The carport gives them shelter. **There is no fee for dues paid households for 2022.**

The box size is equal to the copy paper case box or equivalent for paper bags. (No plastic bags or bins, please). **You'll have an opportunity to pay your dues on the spot that day, as well as add your contact info to the 2022 Mayfield directory.**

Paper and light cardboard only. No plastic, clips or other attachments.

Dues can be paid with cash, check or Venmo (@mayfield-update) or Zelle: mayfieldupdate@gmail.com



MARYLAND HOMEOWNERS HISTORIC TAX CREDIT
Maryland Historical Trust

This program, administered by the Maryland State Historical Trust, provides a state income tax credit for eligible renovation to historic structures.

What are the benefits?

An income tax credit equal to 20% of the qualified renovation costs, where you can receive a maximum of up to \$50,000. (With a qualified \$250,000 historic renovation to your home, you would earn the \$50,000 credit.) This credit is applied toward any income taxes that you owe. You would receive a check for any amount that exceeds your required taxes.

What else do I need to know?

This program applies to residential and income property. Properties located in national register and/or locally designated historic areas are eligible. A minimum of \$5,000 of renovation work must be done. All work plans must be approved by the Maryland Historic Trust BEFORE beginning any work. As this is an historic preservation program, rehabilitation work must conform to historic standards. Projects such as painting, sanding, installing plumbing, air conditioning, re-working foundations, and more are eligible for this credit. There are projects, like removing historic components of the house and installing vinyl windows or siding, that are NOT eligible. It is recommended that you contact the Maryland Historic Trust or a consultant to determine project eligibility.

The Maryland Historical Trust will charge a fee of 1% of the amount of the tax credit.

Eligible Work

The tax credit may be used for projects that return a structure to a state of utility through repair or alteration, making possible an efficient use while preserving portions and features of the structure, site and environment that are historically, architecturally or culturally significant. Read about one homeowner's tax credit-assisted renovation on the Our History, Our Heritage blog.

Examples of eligible projects include, but are not limited to:

- Roof repair and replacement
- Chimney repair and lining

- Window restoration
- New storm doors/windows
- Masonry repointing
- Floor refinishing
- Structural repairs
- Plumbing, electrical and mechanical systems
- Architectural/ Engineering/ Consulting fees
- Tool/equipment rental
- Repair of historic outbuildings

Examples of ineligible projects include, but are not limited to:

- Landscaping
- Sidewalks, patios, driveways
- Non-historic outbuildings
- Appliances
- New construction
- Carpeting over historic flooring
- Curtains, blinds, rugs or other interior décor
- Tool/Equipment purchases
- Work that is primarily remodeling in nature
- Pest control, chimney cleaning, drain cleaning, etc.

If you have questions about the application process or eligible expenses, please contact tax credit staff:

- Dana Marks Halpert, Preservation Officer, Tax Credits, at 410-697-9551
- Carey L. Jones, Preservation Officer, Tax Credits, at 410-697-9560
- Kate Jaffe, Administrator, Preservation Financial Incentives, at 410-697-9537

For more information, contact:

Maryland Historical Trust
Office of Preservation Services
Phone: 410.514.7628
Website: mht.maryland.gov

Check out resources on the Mayfield Improvement Association website <http://www.mayfieldassociation.org> with the experience of one Mayfield homeowner doing a number of updates within a few years with the historic tax credits and his tips for getting the most out of the program.

Mayfield in the Newspapers

News American: Baltimore's Mayfield, (sometime between 1970 and 1986)

Northeast Advertiser: Mayfield An Island of Living; October 22, 1980

The Baltimore Sun: Mayfield: 'hamlet' in the middle of the city (May 17, 1998)

The Baltimore Sun: Tiny lakeside area is well-kept secret, June 2, 2002

Some of these clippings came into our possession just recently. A former resident sent some of the stories to the current owner of the home they sold to her in 2002 year. What did the articles say about Mayfield?

On Oct 22, 1980 **Jack Ryan** of **The Northeast Advertiser** wrote about Mayfield: "Mayfield could be described as an island of living in a sea of parks. Although the geographical limits are set, most residents consider the sylvan settings of Clifton Park, Herring Run Parks and Lake Montebello as the boundaries of this solid old neighborhood. The name Mayfield was believed to have been given to this tract by one of the largest 19th century landowners in the area, Judge John J. Dobler. A photo of the home 2214 Mayfield was included in the news story.

The article also added this historical item: Baltimore water engineers took over 60 acre in 1881 and built a lake as part of the city's new water system. By a series of tunnels and interconnecting lakes water was drained from Loch Raven Reservoir to serve the residents of Baltimore. The lake no longer serves that purpose.

Walter Herman, the real estate writer for the **News American**, wrote: "Mayfield isn't a household word in Baltimore, but it represents one of the city's most attractive, convenient and affordable communities. Mayfield once was an area of large farms that was turned into a housing development early in this [20th]

century. He added, "The great post World War I housing boom played a big role in the development of Mayfield." Herman also covered the history of the estate from the General Samuel Smith era in the early 19th century and who named his estate "Montebello" after an Italian town that was site of a French military victory. No one seems to know why he named it after the town. Then John Work Garrett, the Chairman of the Baltimore & Ohio Railroad, took possession of the estate in 1880's, but the home was torn down in 1907 after long neglect.

Mary Medland wrote about Mayfield for **The Baltimore Sun** in 1998: Subhead: "Close-knit residents stay for decades: Mayfield residents have a proclivity for hanging around their neighborhood for decades and decades." Medland interviewed Nick and Geri Broccolino who moved to Mayfield in 1967 and still reside in the neighborhood. (As do a myriad of other Broccolinos: son, brother, nephew and niece.)

Accompanying the story is a photo of the St. Matthew Cathedral for the United Church of Christ, now also the home of the Maryland State Boy Choir and known as the Center for the Performing Arts and a photo of Geri and Nick Broccolino at their home (2400 Lake). Geri is credited by long time residents of Mayfield as the initiator of the what has become our Annual summer block party in July, now in its 57th year.

Nancy Jones-Bonbrest gave her story about Mayfield the following sub-head in **The Baltimore Sun** on June 2, 2002: Historic Mayfield hides its beauty in the city. And then she continues with "Tucked away in many parts of Baltimore are small hidden neighborhoods that are usually only discovered because of a wrong turn, word of mouth or by visiting a friend who lives there. Mayfield is one of those neighborhoods. The tiny community of Mayfield is often a surprise to those who have never visited."

Melvin Knight, a **Coldwell Banker Agent** in 2002 in Roland Park office was quoted in the article. "That's a real special neighborhood. It is small, wonderful neighborhood and a real bargain. It's always been a neighborhood that when I tell someone about they 'no' at first, then they drive through. About 90% of the time they call back and want to know what's for sale.

The same article quoted one of our current residents, Jonathon Scott Fuqua. Fuqua Said, "We didn't know that much about Mayfield, but we visited a friend who lived there. When we started looking for a house, an agent took us through Mayfield and we were mesmerized by the neighborhood. It just a wonderful neighborhood design, and with Lake Montebello right in front of you, its incredible to look at and is like being on the water." The article's author explained that when they [Fuqua and his wife] decided they needed a larger home, they waited until the right

house in Mayfield came on the market and bought it. "It is just an amazing little neighborhood. It's like a gem tucked into the Northeast section of Baltimore," Fuqua said.

The most recent report on Mayfield was written in a 2017 **Baltimore Magazine** article by **Christianna McCausland** In a section of "Hidden Gems".

Editor's Note: More history about of Mayfield in the next issue of *Mayfield News*.

Do you know the address of the oldest home in Mayfield? (Answer in the next issue.)

Baltimore's Housing Code for Owner Responsibilities

Protect Your Investment; Support Our Community

EXTERIOR MAINTENANCE

Storage receptacles Required. Trash, garbage, or debris may not be stored or placed out for collection except in approved storage receptacles.

The Owner's Responsibility

The owner or operator of every occupied premises must arrange for a sufficient number of these storage receptacles to receive and store trash, garbage, and debris from individual units between days of collection. The receptacles must be maintained in a location accessible to occupants.

Every Owner of a building containing two (2) or more dwelling units must maintain all lots and exterior premises, including abutting sidewalks, gutters, and alleys, in a clean, safe and sanitary condition.

The Occupant's Responsibility

The Occupant of a single-unit building and an Occupant of a unit with exclusive use of an exterior property area (i.e. a tenant in a first floor apartment with sole use of the backyard yard) must maintain all lots and exterior premises, including abutting sidewalks, gutters, and alleys in a clean, safe and sanitary condition.

While all responsibilities are noted in the Property Maintenance Code of Baltimore City here are several examples:

- Keep grass, weeds or plant growth below 8 inches and remove all noxious weeds.
- Prune or remove all trees and shrubbery if they are: 1) dangerous to life and property; 2) create a fire or traffic hazard; 3) encroach on adjacent property.
- Prohibit the accumulation of trash, debris, and bulk trash, including the following discarded items: Animal waste, Furniture, Equipment, Appliances, Construction Material, Similar Objects & Materials

- Please keep in mind the following when discarding trash, garbage, and debris:
- Receptacles cannot be placed out for collection on a sidewalk or along an alley earlier than the day of collection.
- Receptacles must be returned promptly to the premises after collections
- If discarded or abandoned articles are too large for disposal in the required receptacles, they must be transported to a landfill or approved disposal site.

RAT PROOFING AND PEST EXTERMINATION

The Owner's responsibility & Occupant's Responsibility The Owner is responsible for rat proofing the building and maintaining the ratproof condition. Rat proofing methods include: 1) preventing entrance by blocking passages with rat-resistant material; and 2) paving basements and any other areas that are in contact with the soil. 3) An Occupant of a single-unit building is responsible for extermination of insects, rodents, or other pests, other than wood destroying

INTERIOR MAINTENANCE

Areas for Interior Maintenance

While all responsibilities are noted in the Property Maintenance Code of Baltimore City here are several areas for maintenance of interior areas:

- Floors, Furniture, Countertops and similar surfaces must be clean and free of trash, garbage, and debris, including human and animal waste and any other insanitary matter or cause of nuisance.
- Walls, Ceilings, Windows, and Doorways must be clean and free of dirt, grease, soot and any other insanitary matter or cause or nuisance.
- Plumbing fixtures must be kept clean and free from any foreign object or material that could obstruct a fixture or a line connected to a fixture.