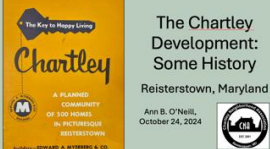

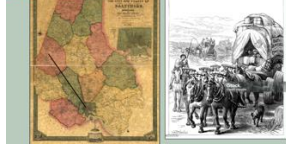

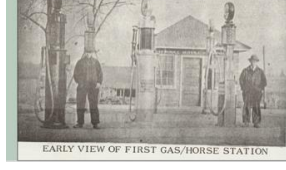



## Storyboard for Chartley Development Presentation

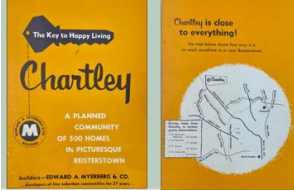
Slide Image	Script	Notes
 <p>The Chartley Development: Some History Reisterstown, Maryland Ann B. O'Neill, October 24, 2024</p>	<p>Introduce self</p>	
 <p>First, a bit of Reisterstown history...</p>	<p>Reisterstown's unique development and survival because of The Road</p> <ul style="list-style-type: none"> <li>• Indian path of Susquehannocks</li> <li>• Conewago Road (Baltimore to Hanover, Maryland legislature, 1736)</li> <li>• Reisterstown Turnpike, c. 1809 – taken over by private individuals</li> <li>• Reisterstown Road, stones &amp; dirt before becoming state road in 1921</li> </ul>	
	<p>Reisterstown's official history began with the arrival of German immigrant John Reister in 1758. Reister recognized the ideal location for establishing a tavern and other businesses: where the road from Pennsylvania from the north and the newly-cut road from western Maryland converged to make a road that led 16 miles to Baltimore town, <b>only one day's ride</b>. Picture: horses, carriages, stagecoaches, Conestoga wagons, some stopping for the night.</p>	
	<p>The first businesses catered to travelers—taverns, blacksmith shops, a saddlery, stores, a tannery, a carriage works, a joinery, a carpentry shop. Ex: 202 Main St., 2<sup>nd</sup> oldest-surviving structure Reister's daughter Polly married blacksmith John Beckley in 1783, who lived and worked here.</p>	
 <p>EARLY VIEW OF FIRST GAS/HORSE STATION</p>	<p>As transportation changed in character so did the businesses along Main Street. With the advent of the railroad, the electric streetcar, and the horseless carriage, what would become of a town whose primary businesses catered to weary travelers and tending their horses when now there were no more weary travelers and no horses? The town did not decline; it quietly adjusted. Gas stations, auto parts stores, and body shops replaced earlier businesses. Faster transportation meant more people could live here and commute, even to Baltimore. Businesses catered to the needs of local residents rather than to travelers: restaurants, grocery stores, banks, a volunteer fire company, a police station, churches. Ex: 1<sup>st</sup> gas station next to owner's blacksmith shop. Building still exists today:</p>	
	<p>Here is that gas station today!</p>	



The 1960s and 1970s saw a massive social upheaval with the advent of many house and apartment developments that brought thousands of new people into town. It seemed like almost overnight the Reisterstown region went from a being a mainly rural and agricultural area to a perfect example of modern suburbia.  
 Ex: Up until this point, Franklin High School had a very strong agriculture program. When the new high school opened in 1960, that had been totally dropped from the curriculum



Reisterstown's 1<sup>st</sup> housing development started in 1953 with 22 homes off Berryman's Lane, known as the Beverly Road Development  
 Followed by Academy Acres/Suburbia/DeVill/Country Club Estates, 1957



The Chartley Development opened in 1959 as a planned integrated community on 200+ acres  
 Developer was Edward A. Myerberg & Co.; other developments in Baltimore City and County; this was their biggest venture  
 Built on former Chartley Farm, owned by Joseph W. Shirley, Jr.



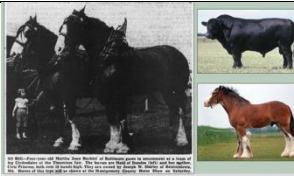
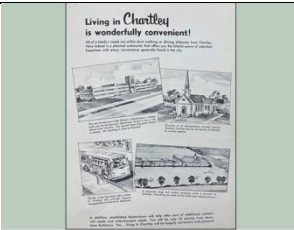

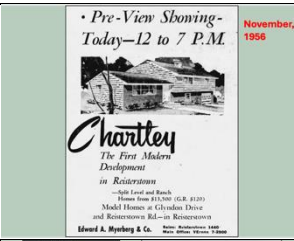
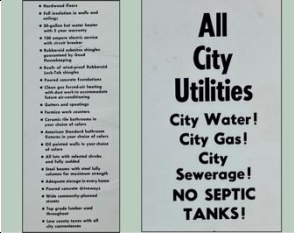


Chartley Farm: A Baltimore lawyer, Shirley and his father bought this Reisterstown farm, which they devoted to breeding purebred and thoroughbred livestock. Their original farm was located at Reisterstown Road and Cold Spring Lane, but as WWI came to an end, the expanding city was moving closer and closer, so the men bought this 200+-acre farm in 1919. The younger Mr. Shirley eventually took over its operation.



The Shirley family re-named the farm Chartley Farm, named for the family's ancestral land in Staffordshire, England. The house was renamed Shirley Manor.  
 Side note: Chartley Manor Farm, a moated and battlement timber mansion, was built in Staffordshire, England, c. 15<sup>th</sup> century on the earlier Chartley Castle ruins. The manor was destroyed by fire in 1781. The Shirleys bought the property for \$16,000 from Marshall W. and Clara Harden, who used it as a summer country residence. Harden was a coal dealer before turning to farming. Besides numerous outbuildings, the land also included the very old colonial mansion, built of imported pink English brick in the style of an English manor house. It also came with a number of ghost stories throughout the many years.



The Hardens bought the property in 1903 from the estate of George Kephart, the great-grandson of John Reister, the town's founder. Before that, the property was owned by Thomas Moale and his wife Eleanor, daughter of Samuel Owings, Jr. Moale, who was in the firearms and linen businesses in Baltimore City, managed to combine a number of properties into a 2846-acre farm, including part of "Brotherly Love," which was John Reister's original 20 acres. He named the property "Walnut Grove." (Sound familiar?) It was Moale who built the mansion house. One date I found says the farm dates to 1857, which may or may not include the house. Another article refers to it as a colonial house. And another says the house is pre-1813. I have no idea what eventually

	<p>happened to the house, but it was most likely razed as part of the Chartley development. (Do any of you know?)</p>	
	<p>Back to the Shirleys and Chartley Farm... the family became well-known throughout the state for their raising of purebred Aberdeen Angus cattle. While cattle were Shirley's business, his hobby was raising purebred Clydesdale draft horses. The latter are very rarely used for farming in modern times, but Shirley was a strong believer in farming with them. In 1956, just months before his death, Shirley sold Chartley Farm, totaling 286 acres, and purchased a much larger farm in Carroll County to be operated as a dairy business.</p>	
	<p>The buyers, Chartley Holding Company and Reisterstown Industrial Investments worked with the builder Edward A. Myerberg &amp; Co. to develop the integrated community of individual family homes, townhomes, apartments, and a shopping center.</p>	
	<p>Soon plans began for Reisterstown Elementary, much needed to accommodate all the anticipated extra children. Interestingly, when RES opened in December 1964, it was already too small, and an addition was already in the works. Soon plans began for Reisterstown Elementary, much needed to accommodate all the anticipated extra children. Interestingly, when RES opened in December 1964, it was already too small, and an addition was already in the works. First it was 12 classrooms, then 18. Even that wasn't enough. Local developers were building homes faster than the Board of Education could anticipate and construct.</p>	
	<p>I was disappointed when I couldn't find in my research some sort of overall plan for the Chartley Development. I know that it was developed in stages and that at least by 1962 was called Chartleytowne. I know that by 1969, additional acreage had been acquired. The first ad I could find for the development was actually in 1956, three years before the opening.</p>	
	<p>The original plan called for 550 individual family houses. Your FaceBook Page states 790 houses today - what makes up your homeowners' association. In Phase I for the houses, there were 8 different house styles to choose from, with ranch homes making up more than half of the offerings:</p>	
	<p>Individual houses:</p> <ul style="list-style-type: none"> <li>▪ Claridge (rancher)</li> <li>▪ Colony (rancher) – advertised as “best rancher value in Maryland”</li> </ul>	
	<ul style="list-style-type: none"> <li>▪ Hampton (rancher) – advertised as their “biggest and best-built ranch home”</li> <li>▪ Kent (rancher)</li> </ul>	

	<ul style="list-style-type: none"> <li>Westover (rancher) – featured cover entrance, Colonial-inspired kitchen with wrought-iron hammered hinges</li> <li>Mt. Vernon (advertised as a bi-level rancher; usually called a split-foyer today)</li> </ul>	
	<ul style="list-style-type: none"> <li>Homewood (split-level) – featured mahogany-paneled den, French provincial wooden kitchen cabinets</li> <li>Alden (Cape Cod) – featured kitchen divider with sliding door cabinet, accessible from both kitchen &amp; dining area</li> </ul> <p>Apartments: In 1958, as the individual houses were being planned and constructed, the first apartments were in the works. The initial plan called for 294 living units. They were a garden-type design where the front door faced a landscaped mall and playground and the rear door was accessible to an off-street parking lot.</p>	
	<p>This is where I really need your help (the audience). Because I could not locate an overall plan for the entire development, there is some confusion of as to what, when, and where were the different stages of development. Where were the first houses built? Where were the first apartments?</p>	
	<p>About the same time, Chartley Shopping Center was being completed. The Great Atlantic &amp; Pacific Tea Company (A &amp; P) was the first tenant. There were also plans to later break ground on a medical center project (Chartley Park Professional?). Note: Photo is not of the A&amp;P in Reisterstown but similar in looks and time period</p>	
	<p>The 1970s also saw a lot of development in Chartley. Bentley Park Apartments opened in 1970 on Glyndon Drive with 10 different apartment styles, including wall-to-wall carpet, air-conditioning, powder rooms, recreation facilities, swimming pool, and playground. Originally prices started at \$139 monthly, plus utilities. There very quickly was a Bentley Park II.</p>	
	<p>Village of Chartleytown kept growing with various stages of development throughout the years. It is commendable how active your CNA continues to be in accomplishing your mission: to promote the health, safety, and welfare of the residents of the homes within the Chartley area; to promote the general well-being of the community; and to preserve Chartley as an attractive and safe neighborhood.</p>	