

# Cotswold

## HOMELAND

215 Goodale Road  
Baltimore, Maryland 21212

Designed and built in 1929 and believed to be the only "Cotswold" design by Palmer & Lamdin in Baltimore, this magnificent tribute to the Fine Arts is a showcase of architectural features and bygone craftsmanship. Resembling a cottage in Gloucestershire, it was constructed for T. Russell Hicks by his family firm, Thomas Hicks & Sons, Inc. who was one of the foremost builders of Palmer & Lamdin homes in the area. For him, this home was to both illustrate and promote his comprehensive knowledge of his trade and his personal tastes as executed by his talented tradesmen. This three / four bedroom, two full bath and two half bath home is sited perfectly on two lots that total just under a half acre (.0495) and the "L shape" design creates a front entrance that feels private yet inviting. The inner courtyard is surrounded by sloping arch brick walls with slate caps and is tastefully planted with select perennials and mature trees. The entrance itself boasts a distinctive low-slung, copper-clad roof canopy with wrought iron supports that floats above massive rough-hewn 2" thick slate flagstones. The remainder of the high pitched roof system is sheathed in Ludowici terra-cotta shingle tile with copper flashing, gutters and downspouts.

As taken directly from the original "Specification Manual", other interior and exterior features of the "Cotswold" include a barrel ceiling and rubbed green and purple slate floor in the central entrance hall, beaded casement windows glazed in first quality Baltimore "AA" double thick cylinder glass, hardwood floors of tongue and groove Clear Ritter Appalachian Highland Oak, white Italian marble flooring in the Powder Room, 6" baseboards made of No. 1 Yellow Poplar, built-in bookcases, paneled jambs and soffits, fluted trims and crown moulding, plaster walls furred with 1" thick cork for insulation, two wood burning fireplaces, the main stairway with treads and risers made of clear heart white oak with poplar skirting and a black walnut handrail, outside doors and window frames constructed of No. 1 Gulf Cypress with heart Georgia pine sub-sills and 1 1/4" thick black slate sills, gables filled with casements and chimneys standing in silhouette and even the original "push bell" annunciator in the kitchen!

In short, no granite, vinyl, Trex, engineered laminate or over-used stainless here; instead, you will have the privilege to live among the very finest original and painstakingly-crafted millwork and architectural detail in all of Homeland.

## **MAIN LEVEL:**

- **CENTRAL ENTRANCE HALL:** 18' L x 8'W  
Plaster barrel ceiling at 8'3"H with down lighting, wall sconces + washers, coat closet with rod, shelves + automatic lighting, custom paneled door jambs + rubbed green + purple slate floor with custom 6" poplar wood baseboard. Access to *Dining Room, Upper Floor, Living Room + Kitchen.*
- **DINING ROOM:** 15' L x 14" W  
8' 3" ceiling height with recessed lighting + ceiling mount chandelier, crown moulding, chair rail, a wood burning fireplace with mantel + paneled front with handprinted mural + sconces, custom built-in cabinetry, deep-set solid wood casement windows + wide plank Highland Oak wood flooring with custom 6" poplar wood baseboard. Access to *Entrance Hall, Butler's Pantry / Laundry + Kitchen*
- **LIVING ROOM:** 24' L x 15' W  
8'3" ceiling height, recessed wall washer + sconces, wood burning fireplace with brick face, mantle + paneled front, French doors to front Courtyard, deep-set casement windows, raised 9'L x 5' W "snug" with custom paneling + bookshelves, paneled ceiling + bench seating, solid wood dutch door to Screened Porch + wide plank Highland Oak wood flooring with custom 6" poplar wood baseboard. Access to *Screened Porch, Entrance Hall, Front Courtyard + Upper Level*
- **SCREENED PORCH:** 17' L x 8'W  
Ceiling fan, custom designed Gulf Cypress woodwork, screen doors + slate flagstone flooring. Access *Living Room, Front Courtyard + side Koi Pond*
- **BUTLER'S PANTRY / LAUNDRY ROOM:** 11' L x 6'W  
Ceiling mount light fixture, original custom designed wood cabinetry by Kitchen Cabinet Corporation of Baltimore with chrome lever handle latches + butcher block countertop + rustic solid pine wood flooring. Kenmore Series 500 washer + GE Profile dryer. Access to *Dining Room + Kitchen*
- **KITCHEN:** 18'6" L x 22' W  
8' 3" ceilings with recessed lighting, wall sconces, center island (seating for four) with wood top, five wood casement windows + original refinished solid pine wood flooring. Kitchen Cabinet Corporation of Baltimore custom designed solid wood cabinetry featuring original chrome lever handle latches + butcher block countertops. Stainless Bosch double wall ovens, new Whirlpool French door stainless refrigerator/freezer with water dispenser + ice maker, a stainless Bosch 5 burner gas stovetop + deep stainless sink. There is a separate Pantry with shelving for additional storage. Access to *Butler's Pantry, Rear Patio, Lower Level, Entrance Hall + Upper Level*
- **POWDER ROOM:** 6' L x 4' W  
Ceiling mounted light fixture, pedestal sink, toilet + Italian marble floor.
- **STAIRWAY:**  
Large ceiling mounted pagoda lantern chandelier, custom designed staircase with wide treads + risers made of clear heart white oak with poplar skirting + a black walnut handrail. Access to *Side Terrace, Family Room + Upper Level.*

## UPPER LEVEL

- **PRIMARY BEDROOM (BR 1): 18' L x 15' W**  
Graciously sized with ample room for seating, several wall sconces, two triple banks of deep-set casement windows, custom bookshelves, two closets with rod and shelving + original solid oak flooring.
- **PRIMARY BATHROOM (FB 1): 15' L x 7' W**  
Two oversized pedestal sinks with large medicine cabinets + vanity lighting, a large ceramic tiled walk-in shower with rain shower head + bench seating, an additional tub, built in linen closet + ceramic tile floor.
- **BEDROOM 2: 16' L x 12' W**  
Comfortably sized room, a wall of deep-set casement windows, a closet with rod + shelves, a solid wood Dutch door + original solid oak flooring. Stair access to Attic above.
- **BEDROOM 3: 15' L x 15' W**  
Perfectly sized room with casement windows, French doors leading to Juliette balcony overlooking front Courtyard, two closets with rod + shelves + original solid oak flooring.
- **FULL BATHROOM 2: 12' L x 5' W**  
Ceiling mounted exhaust fan, oversized walk-in steam shower with bench seating, large linen closet with extra shelving, pedestal sink mirrored medicine cabinet + dual vanity sconces with glass shades + ceramic tile floor.
- **(POSSIBLE) BEDROOM 4 or OFFICE: 10' L x 11' W**  
Cozy room with deep-set casement windows, access to large linen closet across the hall (that is easily converted to closet with rod + shelving) + original solid oak flooring.
- **FAMILY ROOM or possible BEDROOM 5: 20' L x 12' W**  
Separate suite with ceiling mounted track lighting, cathedral ceiling, wall sconces, clerestory windows, small bar area with mini refrigerator with granite countertop, custom built-in bookshelves + solid wood oak flooring. There is an additional bonus room in this suite with cathedral ceiling, double glass-paned French doors, clerestory windows to Family Room + additional windows facing outside + solid wood oak flooring.
- **HALF BATHROOM 2 : 8' L x 5' 6" W**  
Large room that was once a Full Bath + is still plumbed for tub/shower, if desired. Modern vanity with glass vessel sink, mirrored medicine cabinet, vanity light + solid wood oak flooring.

## **EXTERIOR / Front and Rear:**

- **FRONT COURTYARD: 25' L x 25' W**  
The inner courtyard is surrounded by sloping arch brick walls with slate caps and is tastefully planted with select perennials, mature trees + slate flagstone footpaths. + solid wood oak flooring. Access to *Front Entrance, Screened Porch + driveway parking*
- **COVERED SIDE TERRACE: 20' 6" L x 4' 8" W**  
Original tongue + groove wood ceiling, decorative wrought iron supports + random sized terra-cotta tile with brick edging.