Records of the Perry Hall Improvement Association 1945 - 1986
Size of Collection: 5.5 linear ft.
Accession numbers: MSS 94-04
Records created by: The Perry Hall Improvement Association

Short Description of Collection

This collection contains the papers of the Perry Hall Improvement Association (PHIA), a local community advocacy group founded in 1945 by the residents of Perry Hall, Maryland, a residential community located in Baltimore County. The collection contains by-laws, histories, rosters, correspondence, minutes, research and case files, financial and legal documents, publications, clippings, and copies of local laws and regulations.
Historical Note

The Perry Hall Improvement Association was formed in 1945 to “beautify, safeguard, encourage and improve the physical, moral and spiritual living conditions of the people who reside in or are influenced by the community of Perry Hall.” The association defined the area as “power lines on Belair Road near St. Joseph’s Church, on South, by Gunpowder Falls on North Joppa Road & Cowenton Avenue on East to power lines on Joppa Road near Simms Avenue.” The first meeting was held on July 31, 1945. The Association started in response to the proposed establishment of a cemetery on Joppa Road near Belair Road. This commercial venture was successfully defeated; the first of the Association’s many attempts to balance commercial and residential interests in the area.

Through the 1940s and ‘50s the Association successfully campaigned for reduced speed limits near the Perry Hall School, got street signs installed by the state on Route 40, and mounted several successful protests against rezoning for light industry and waste disposal (auto junkyard and garbage dump). Contacts with other area associations were established and although membership and attendance fell through the late 1950s the association continued to monitor and protest commercial development in the area.

The 1960s saw renewed interest in the Association and its activities. Successful lobbying resulted in the establishment of the Perry Hall branch of the Baltimore County public library and the formal change of name from Fullerton to Perry Hall by the Post Office. Traffic, roadway maintenance and zoning continued to be the major areas of concern. After 1965, zoning becomes the predominant area of interest for the Association. The Baltimore County rezoning plan, driven by the increase in population in the area and a desire to draw more commercial interests included many changes for the Perry Hall area. The history of the Association through the late 1960s and 1970s is one of almost constant protest or appeal of various zoning decisions by the Baltimore County Planning Board. In 1970, the Association celebrated its 25th anniversary with the publication of a history of the area, “An Invitation to Memory” and in 1976 was responsible for coordinating many of the Bicentennial celebrations in the area.

The 1980s again saw a decline in interest and membership in the Association. This may have been because rezoning disputes had been resolved for the most part and/or because increased population, housing and commercial interests in the area had moderated Perry Hall’s strictly residential emphasis. The proliferation of other interest groups in the area and of umbrella organizations serving the entire county presumably reduced the appeal of the Association.

This collection of the records and documents from the Perry Hall Improvement Association (PHIA) covers the period from the establishment of the Association in 1945 through 1986. The majority of the material covers the period during the 1960’s and 1970’s when Baltimore County was experiencing rapid expansion. Extensive rezoning was underway to accommodate population growth and
businesses wishing to expand into the county in areas formerly exclusively residential. The PHIA took an active interest in the rezoning process, acting as advocate for individual property owners fighting zoning changes and the allocation of residential property for commercial use. Case files of zoning cases or appeals in which the Association had an interest are present. Much of the correspondence in the collection is between the PHIA and the different offices of the county involved with zoning and county services. There are reports and bulletins from county and state offices, the zoning commission and planning board, primarily from the late 1960’s and 1970’s. Copies of zoning laws and building codes are available from different periods.

Internal documents of the Association cover the period from 1945 through 1981. The by-laws and amendments and the business license of the Association are present. Minutes of the regular monthly meetings are generally complete for 1945 through 1981. Minutes of the Board of Directors and Special Committees are sporadic, primarily in the late 1950s and 1960s. Rosters of the membership of the association, both active and inactive, dues paid lists and attendance sheets are available for most of the period through the 1970’s. Treasurers’ reports and other financial records are present for individual years. Programs from Association events and a history of Perry Hall compiled and published by the Association are present.

Clippings from local newspapers are included but not well documented, often without dates of publication. Miscellaneous material and files on subjects or groups peripheral to the association are grouped as research files.
Organization

Series 1. Bylaws
Series 2. Histories
Series 3. Rosters
Series 4. Minutes
Series 5. Financial & Legal Documents
Series 6. Correspondence
Series 7. Laws and Regulations
Series 8. Case Files
Series 9. Publications
Series 10. Clippings
Series 11. Research Files

Processing Note

The papers of the Perry Hall Improvement Association (PHIA), an advocacy group founded in 1945 by the residents of Perry Hall, Maryland became part of the UMBC Special Collections in 1994 when it was donated by Mrs. Genevieve Buetttner, a long time member of the PHIA Board of Directors. Accession records are not specific as to date of receipt or where the papers had been kept prior to coming to UMBC. The collection arrived at UMBC in nine cardboard boxes, unnumbered and without an existing order. The records and papers were in plastic bags, loose-leaf notebooks, manila envelopes and folders, with no arrangement other than within individual notebooks or files.

The collection was processed and the finding aid completed by Drew Alfgren, under the supervision of Marcia Peri, Archivist, in August, 1999.
Series Description and Container List

Series 1. Bylaws
Date: 1945-1984 inclusive
Size: 1 folder
Bylaws and amendments thereto of the Association.

Box 1 Folder 1: By-Laws

Series 2. Histories
Date: 1945-1976
Size: 0.25 linear feet
Includes written history of the Association from 1948-1957, programs, publicity and related material from Association events, 1947-1976.

Box 1 Folder 2: Histories: Association (PHIA) History: 1945-1969
Box 1 Folder 3: Histories: Association events and publicity: 1947-1976

Series 3. Rosters
Date: 1945-1984 inclusive
Size: 0.5 linear feet
Lists of members, active and inactive; meeting attendance sheets; dues paid lists; directories; Presidents list. Arranged in chronological order.

Box 1 Folder 4: Rosters: Member directory: 1945-1955
Box 1 Folder 5: Rosters: Member lists / Dues paid: 1945-1955
Box 1 Folder 6: Rosters: Member lists / Dues paid: 1963-1978
Box 1 Folder 7: Rosters: Inactive member list: January 1, 1964
Box 1 Folder 8: Rosters: Member directory & Inactive list: 1945-1974 (original “President’s Book”)
Box 1 Folder 9: Rosters: Attendance sheets: 1973-1976
Box 1 Folder 10: Rosters: Members telephone directory: 1978
Box 1 Folder 11: Rosters: Member lists / Dues paid: 1979-1980
Box 1 Folder 12: Rosters: Member lists / Dues paid: 1981-1984
Box 1 Folder 13: Rosters: Association Presidents: 1945-1978
Box 1 Folder 14: Rosters: Baltimore County Planning Board: 1975

Series 4. Minutes
Date: 1945-1981 inclusive
Size: 0.5 linear feet
Minutes of regular monthly meetings, Board of Directors meetings, Special Committee meetings. Arranged in chronological order.

Box 1 Folder 15: Minutes: Regular meetings: July 31, 1945-Dec. 6, 1951
Box 1 Folder 16: Minutes: Regular meetings: July 31, 1945-Dec. 6, 1951
Box 1 Folder 17: Minutes: Regular meetings: Jan. 2, 1958-Dec. 12, 1963
Box 1 Folder 18: Minutes: Regular meetings: Jan. 9, 1964-DEC. 10, 1970
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Box 1 Folder 20: Minutes: Regular meetings: Jan. 10, 1974-Nov. 11, 1976
Box 1 Folder 22: Minutes: Special Meetings (Board of Governors & Special Committees: 1953-1970 (Irregular)

Series 5. Financial & Legal Documents
Date: 1948-1980 inclusive
Size: 0.75 linear feet
Attorney retainer agreements, bank statements, checkbook stubs, business license, income tax forms, receipts, letters of authority. Arranged alphabetically by subject.

Box 1 Folder 24: Financial & Legal Documents: Auditors’ reports (Irregular)
Box 1 Folder 26: Financial & Legal Documents: Business license & Lease agreements
Box 1 Folder 30: Financial & Legal Documents: State tax forms: 1948-1975
Box 1 Folder 31: Financial & Legal Documents: Treasurers’ reports: 1960-1970 (Incomplete)
Box 1 Folder 32: Financial & Legal Documents: Zoning Fund: 1946

Series 6. Correspondence
Date: 1945-1986 inclusive
Size: 0.75 linear feet
Form letters and fliers; correspondence with state and county offices; general correspondence. Arranged chronologically within subjects.

Box 1 Folder 33: Correspondence: Events & Speakers: 1948-1969
Box 1 Folder 34: Correspondence: Form letters & fliers: Baltimore County: 1970-1980
Box 1 Folder 35: Correspondence: Form letters & fliers: Local area groups: 1969-1982
Box 2 Folder 1: Correspondence: Form letters & fliers: PHIA: 1949-1982
Box 2 Folder 2: Correspondence: General: 1945-1986
Box 2 Folder 3: Correspondence: State & County: 1945-1959
Box 2 Folder 4: Correspondence: State & County: 1960-1970
Box 2 Folder 5: Correspondence: State & County: 1971-1980
Box 2 Folder 6: Correspondence: State & County: 1981-1984
Box 2 Folder 7: Correspondence: State & County: Belair Road Study: 1979
Box 2 Folder 8: Correspondence: State & County: Carroll Manor School: 1973
Box 2 Folder 9: Correspondence: State & County: State Roads Commission: 1945-1955
Box 2 Folder 10: Correspondence: State & County: State Roads Commission: 1968-1978
Box 2 Folder 11: Correspondence: U.S. Post Office: 1961-1980

Series 7. Laws and Regulations
Date: 1955-1980 intermittent; original issuance dates and amendments.
Size: 0.5 linear feet
Baltimore County rules and regulations; Home Rule Charter; Zoning regulations; Individual slip laws. Arranged alphabetically by subject.

Box 2 Folder 17: Laws & Regulations: Baltimore Co. Zoning Regulations: 1975 Revision
Box 2 Folder 18: Laws & Regulations: Baltimore Co. miscellaneous bills: 1965-1982
Box 2 Folder 19: Laws & Regulations: Maryland Law Governing Aeronautics: 1966

Series 8. Case Files
Date: 1963-1980
Size: 1.0 linear foot
Case files of zoning cases, including all correspondence, judgements and appeals. Legal cases other than zoning (minimal). Arranged alphabetically by plaintiff.

Box 2 Folder 20: Cases: Liquor Board: Kahl Tavern: 1972
Box 2 Folder 21: Cases: Liquor Board: Persing application: 1976
Box 2 Folder 22: Cases: Zoning: Aston: 74-76 RX (1973); 77-156/157-X (1977) folder (a)
Box 2 Folder 23: Cases: Zoning: Aston: 74-76 RX (1973); 77-156/157-X (1977) folder (b)
Box 2 Folder 26: Cases: Zoning: Columbia Club/Knights of Columbus Hall: 79-47-V (1979)
Box 2 Folder 27: Cases: Zoning: Dansberger: 76-57-V (1976)
Box 2 Folder 29: Cases: Zoning: Gaudetsky: 63-102 (1963)
Box 2 Folder 30: Cases: Zoning: Kahl: 72-229-RX (1972)
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Box 2 Folder 33: Cases: Zoning: Loch Lomond Inc (Resolution): 1960
Box 2 Folder 34: Cases: Zoning: Maryland National Bank: 77-131-XSPH (1977)
Box 2 Folder 35: Cases: Zoning: Miller: 76-35-X (1975)
Box 2 Folder 37: Cases: Zoning: Myers Estate: 72-49-R (1972)
Box 2 Folder 38: Cases: Zoning: NPM Inc.: 73-201-R (1973)
Box 2 Folder 40: Cases: Zoning: Northview Shopping Center: 77-13-V (1976)
Box 2 Folder 41: Cases: Zoning: Nottingham Village Inc.: 71-174/175-RX (1971); 72-50-R (1972)
Box 2 Folder 43: Cases: Zoning: Presbyterian Church: 5772-RX (1963)
Box 2 Folder 44: Cases: Zoning: Schroeder: 82-241-X (1981)
Box 2 Folder 45: Cases: Zoning: Story: 5615-RX (1963)
Box 2 Folder 47: Cases: Zoning: W.I.T.H. Inc.: 76-35-X (1975)
Box 2 Folder 48: Cases: Zoning: Summary of Zoning Cases 1971-1973
Box 2 Folder 49: Cases: Zoning: Miscellaneous notes and material
Box 2 Folder 50: Cases: Zoning: Miscellaneous out of area cases not pursued

Series 9. Publications
Size: 0.75 linear feet
Newsletters; planning and zoning reports; information brochures; Association publications. Arranged chronologically within subject.

Box 3 Folder 1: Publications: Cable TV franchise application summary (Baltimore Co.): 1972
Box 3 Folder 3: Publications: Maps: Miscellaneous
Box 3 Folder 4: Publications: Newsletters & Announcements: Bicentennial Committee: 1976
Box 3 Folder 5: Publications: Newsletters: Maryland Dept. of transportation “Transit Action”: 1975
Box 3 Folder 8: Publications: Newsletters: Miscellaneous (other area groups)
Box 3 Folder 10: Publications: Planning & Zoning: 1970
Box 3 Folder 11: Publications: Planning & Zoning: 1971
Box 3 Folder 14: Publications: Planning & Zoning: 1975 (continued)
Box 3 Folder 15: Publications: Planning & Zoning: 1976
Box 3 Folder 16: Publications: Planning & Zoning: 1977
Box 3 Folder 17: Publications: Planning & Zoning: 1978 (a)
Box 3 Folder 18: Publications: Planning & Zoning: 1978 (b)
Box 3 Folder 20: Publications: Planning & Zoning: 1982
Box 3 Folder 21: Publications: Planning & Zoning: 1984

Box 4 Folder 1: Publications: Miscellaneous: County
Box 4 Folder 2: Publications: Miscellaneous: State
Box 4 Folder 3: Publications: Miscellaneous: State: Department of Transportation

Series 10. Clippings
Date: 1960-1980 intermittent; bulk 1970-1980; substantial quantity undated
Size: 0.3 linear feet
Articles and photographs from local newspapers. Arranged alphabetically by subject.

Box 4 Folder 4: Clippings: Baltimore Co. budget: 1975
Box 4 Folder 5: Clippings: Perry Hall Post Office: 1962
Box 4 Folder 6: Clippings: Zoning: 1961-1964
Box 4 Folder 7: Clippings: Zoning: 1967-1971
Box 4 Folder 8: Clippings: Zoning: 1972-1977
Box 4 Folder 10: Clippings: Miscellaneous: undated

Series 11. Research Files
Date: 1945-1986 intermittent
Size: 0.3 linear feet
Primarily material on other area groups active during the same period. Files may contain any of the following: correspondence, clippings, pamphlets, brochures and incidental material. Arranged alphabetically by subject.

Box 5 Folder 1: Research file: Baltimore Co. Planning Board: 1981-1982
Box 5 Folder 2: Research file: Baltimore Co. schools
Box 5 Folder 3: Research file: Citizen Planning & Housing Association: 1969-1976
Box 5 Folder 4: Research file: Council of Civic Associations of Baltimore Co.
Box 5 Folder 5: Research file: Northeast Coordinating Council
Box 5 Folder 6: Research file: Notes: PHIA: Miscellaneous
Box 5 Folder 7: Research file: Perry Hall Library
Box 5 Folder 8: Research file: Title search: Bishops' Inn
Box 5 Folder 9: Research file: Whitemarsh Run