

The Guilford News

GUILFORDASSOCIATION.ORG

SPRING 2015

Guilford Home on Display

OAK ACRE, 4309 N. CHARLES STREET, WILL BE THE SITE OF THE BALTIMORE SYMPHONY ASSOCIATES 39TH DECORATORS' SHOW HOUSE THIS SPRING.

Oak Acre, 4309 N. Charles Street, will be the site of the Baltimore Symphony Associates 39th Decorators' Show House. The distinguished Guilford home of the late Ruth Hurlock was designed in 1928 by Mattu and White in a Southern Colonial Revival style. It was built by Clarence Harlan Hurlock, Sr. who was very much involved in the details of the house design and garden landscaping. It has remained in the Hurlock family for more than 90 years.

Twenty-three areas of Oak Acre are being decorated by well-known local designers. The house will be open for tours from Sunday, April 26 through Sunday, May 17 with the following hours: Sundays 1 – 5pm; Mondays: closed; Tuesdays, Wednesdays, Fridays and Saturdays: 10 am – 4pm; Thursdays: 10am – 8pm.

Show House tickets are \$25 in advance and are available through the BSO Ticket Office and at Graul's Markets, Budeke Paint Stores and Watson's Garden Center. Tickets are \$30 at the door.

The mission of the Baltimore Symphony Associates is to raise funds for the Baltimore Symphony Orchestra Education programs. This includes the Education Mid-Week Concerts, OrchKids and the Baltimore Symphony Youth Orchestras.



Oak Acres, designed in 1928 by Mattu and White and occupied continuously for 90 years by the Hurlock family.



Sherwood Gardens in early spring bloom.

The winter that seemed never to end has finally yielded to spring and we look forward to warmer weather and the opportunity to better enjoy the beauties of Guilford. We can again marvel at the bloom of the tulips in Sherwood Gardens and begin to appreciate how the changes recommended by the Master Plan are beginning to further enhance the gardens.

Visitors are especially attracted to Guilford in the spring and this year there are additional reasons to draw them here. The Baltimore Symphony Decorators Showhouse is located on Charles Street in the Hurlock house and there will be a Maryland House and Garden Pilgrimage tour in neighboring Roland Park which also means there likely will be more visitors to Guilford that weekend. The spring is filled with events some of which are discussed elsewhere in the newsletter.

The Guilford Association through its Board of Managers is focused on many actions that help support and strengthen the community. The 20 member volunteer board functions largely through its committees (Architecture, Community Safety, Community Parks, Sherwood Gardens, Traffic and Parking, Finance, Neighborhood Events, Reservoir and the Newsletter).

Annual Meeting. On November 12, 2014 the Guilford Association held its Annual Meeting. The Annual Meeting agenda includes the election of new board members, the review of the Association's financial position and a discussion of activities of the past year and issues before us.

Board Elections. Each year one quarter of the Managers are elected for a period of 4 years and vacancies that may exist are filled. In recent years we have made increased outreach to the community to encourage participation as board members and as committee volunteers and this year there were more nominees for board slots than the six openings. A Nominating Committee interviews the candidates and compares experience and interest to the needs of the Association and presents a slate for election.

At this year's Annual Meeting considerable time was taken by an effort to make an additional nomination from the floor. For the future the Board will consider whether the nominating and voting process can be clarified to operate more smoothly. I'm delighted that members of the community are seeking to be active volunteers and if not immediately as board members there are many committee volunteer opportunities.

The Nominating Committee slate was elected. New Board members are: John Doherty (Bedford Place), Adrian Bishop (York Courts), Francie Spahn (Overhill Road) and Deanna Karanikas (Wendover Road). Current Board members Howard Friedel (Northway) and Lynda Riley (Charlcote Road) were re-elected to serve a new term. New Board members are introduced to you elsewhere in the newsletter. Contacts for all board members are available on the Guilford Association web page.

Community Safety. Community Safety is always a high priority of the Association. Northern District Major Kimberly Burrus and Captain Garrity and other officers attended the Annual Meeting. The Major reported that incidents of serious crime were down from those of last year and that additional overtime patrols have been assigned to monitor Guilford. We live in an urban environment and crime cannot be completely prevented but the Association is very

focused on assuring that the police coverage is maintained and that Guilford is a safe community. Our assessment of community security and GSP updates are found in a separate article.

Budgets. The Annual Meeting coincides with our budget cycle and at the meeting after Heather Fones, the Association Treasurer, explained the 2015 budgets for the Association and Stratford Green, the Board of Managers adopted the 2015 Association budget and the Stratford Green Trustees adopted the Sherwood Gardens budget. Both of these budgets are break-even with small reserves planned in both cases. However, the expenses of Sherwood Gardens continue to depend on donations. There is no increase in the mandatory maintenance charge for 2015. It remains at \$2.20 per 100 square feet of property. There is a \$5 increase in annual mandatory charges for York Court residents.

There was a summary of committee activities and community issues discussed at the Board meeting and I want to give you current information on a number of them:

Guilford Reservoir. After several years of negotiating with the City and carefully monitoring the design and contract preparation for the project we were able to sign off on the plans and execute a memorandum of understanding (MOU) between Guilford and the City. The City then put the project out to bid but just before the Annual Meeting announced that none of the bids received would be accepted. After changes in elements of the performance requirements we are now being advised that the project shortly will be put out for new bids. We seek to be assured that there has been no significant change to the plans and that no terms of the MOU will be altered that adversely affect Guilford.

Guilford's Eastern Side. As we've discussed in previous communication, the west side of York Road and Greenmount Avenue between Old Cold Spring Lane on the north and Southway on the south is within the boundary of Guilford and properties in this area (residential and commercial) are subject to the covenants of the Guilford Deed and Agreement. Because we have no control over what happens on the eastern side of York and Greenmount or changing activities and uses in the area, the entire stretch is an area of stress and in locations an unstable edge to Guilford. Our analysis of property transactions on the Guilford side of Greenmount Avenue indicates drop in value between 2008 and the present, increased foreclosures and increased purchase by investors.

There are several things that the Association is doing to try improve and stabilize the area. For York Courts Anthony Gill prepared a pattern book that gives owners design standards to preserve the architectural features of the homes while presenting material options to be used in maintaining the properties. A similar guide is being prepared for the Greenmount Avenue homes south of 39th Street. Live Baltimore has been given a tour of the area and urged to feature these Guilford homes as affordable options to people looking for homes in Baltimore. Johns Hopkins has included an area of Guilford south of Bretton Place in a Live Near Your Work designation making potential buyers employed by Hopkins eligible for a \$5000 grant. The Association is working with Greater Homewood in an effort to establish the Guilford portion of Greenmount Avenue as a target area eligible for low interest loans for acquisition or renovation. We are actively participating in the

York Road Partnership and its efforts to bring positive change to the area north of 43rd Street.

Architectural Committee Review. The Deed and Agreement obligates Guilford property owners to obtain review and approval of exterior alterations. The Architectural Committee performs that review in a responsive and helpful approach to guiding adherence to the Guilford architectural standards. The committee is composed of 7 highly qualified and experienced members listed on the Guilford web page. In 2014 approximately 100 applications were reviewed and in the past 5 years over 600 applications were received. The committee meets monthly and often applications for items such as fences and paint color are received electronically and reviewed promptly. Of applications received about 85% are immediately approved; others are approved with recommended modifications and a few involve required changes and further review. The committee's approach is to be helpful, providing guidance and interpretation based upon members' significant knowledge of the residential architecture found in Guilford and the options for making alterations that meet the intent of the Architectural Guidelines.

Of the applications received in 2014 requests fell into the following categories: roof, gutter – replacement or major repair (12); windows – restoration or replacement (11); fence installation (11); major house addition or alteration and one new house (14); major re-landscaping (9); shutter replacement (6); patio, arbor installation (9); paint color change (10); driveway or walkway replacement (7); garage doors (4).

It is encouraging to see the amount of investment in Guilford, much of which is being made by new residents attracted to the architecture and general quality of the community aesthetic and quality of community life. There is generally good compliance with the Deed and Agreement covenants. The Architectural Guidelines and the required enforcement maintain the community aesthetic and desirability and help maintain property values. Where there are non-approved changes to the exterior of properties such as the removal of shutters or non-approved window replacement, the Association is obligated to issue covenant violation notices and require compliance.

Sherwood Gardens/ Stratford Green and other Community Parks. This spring you will see some further modest changes in beds in Sherwood Gardens that continue to implement the Master Plan and changes in some bulb material that respond to the direction from our bulb suppliers that there is a need to rotate bulb types to assure continued health and bloom. Margaret Alton, Francisco Castellanos and Clarke Griffin are together providing management and oversight of Sherwood Gardens to assure that it reflects the care and bloom that the community expects while as resources permit making the improvements envisioned in the Master Plan. Elsewhere in the newsletter you'll read about the exciting project to enhance and support the summer flowers.

All of Guilford's community parks continue to show improvement in care and are being enhanced as Olmsted designed, again as a result of Margaret Alton's management. In the Gateway Park, the Bouton memorial on which restoration work is nearing completion will soon be reinstalled. The St. Paul Street median

New Board Members

Adrian N. Bishop

Adrian and his wife, Rosalie, have lived in Guilford for almost two years, during which time they have been working on the preservation and restoration of their York Court home. Adrian was born in England, raised in Canada and lived in the US Virgin Islands before coming to Baltimore. He has served in several volunteer roles throughout his life, including serving as a trustee of Broadmead continuing care retirement community and has a special interest in community organization. Adrian works as Meeting Coordinator of Stony Run Friends Meeting. Rosalie Dance is a retired Professor of Mathematics, and continues to mentor Math teachers and to enable new ways of teaching mathematics.

John Doherty

John and Jill, his wife, moved to their Bedford Place home in 2014. John came to Baltimore by way of Chicago. John is a consultant, working with PwC and specializes in operation and process improvement. He began his career as a geologist, and after earning his MBA at Boston University, used his geology background to provide expert insight to clients in construction and engineering.

Deanna Karanikas

Deanna has lived in Guilford with her husband, Dino, and their daughter for about a year and a half. She is an attorney and works as in-house counsel for SolarCity. Born and raised in Baltimore, she attended the University of Baltimore School of Law. After more than ten years away, Deanna was thrilled to return to Baltimore and join the Guilford neighborhood. After having spent the last year and half restoring her home on Wendover Road with her husband, she is looking forward to working with the Newsletter Committee.

Francie Spahn

Francie and her husband, Jared, have been raising their family in their Overhill Road home since 2006. A graduate of the University of Maryland School of Law, she is an attorney and owns her own real estate and construction law practice. She is an active volunteer with her sons' schools and currently serves on the board of several organizations, including the Maryland Science Center, Maryland State Bar Association and the Wounded Warrior Memorial Mile Race. Francie will be working with the Events and Garden Committees.

restores in concept Olmsted's plan for a treed boulevard. Now into the fourth year since installation, the maturity of the trees gives evident of what a great improvement the landscaped median has provided. The City provides no support for the maintenance and the care and improved planting in areas of the median is an Association effort.

You may have noticed the newly planted trees along several of Guilford's streets. The restoration of the tree canopy in Guilford is continuing a several year effort by the Association and the City. The project will continue to fill in voids left as trees have aged and been removed.

Streets, Traffic and Parking. As in past years we will provide the City DOT with a list of street repaving and sidewalk replacement priorities. There are several traffic calming studies that have been requested including Overhill Road, 39th Street and Eastway. In each of these areas there is need to address both traffic speed and pedestrian safety. In addition, the Association and representative of the Tuscany Canterbury Association have several times met with JHU officials and the City DOT concerning pedestrian safety on University Parkway and N. Charles Street. Enhanced pedestrian lighting will be explored around Gateway Park as well as reestablishing the restricted parking along St. Paul Street between St. Martins Road and University Parkway.

Neighborhood Events. Residents of the community always have been generous with their time and support of events that promote the enjoyment of Guilford. However, we need to always add to the cadre of volunteers and make sure that participation by new families is encouraged and that we're recognizing the interests of residents. Francie Spahn will shortly be in touch with residents to survey the interest in neighborhood activities and receive suggestions for the future.

Newsletter and Web Site. The response to the Guilford newsletter has been very positive. Jeremy Hoffman does a terrific job in the graphic design. Deanna Karanikas is going to help with content but we welcome your ideas for future articles. We also very much need writers. If you are interested in authoring articles please contact Deanna or me. Our web site too is well received and is most frequently accessed by residents referring to the architectural covenants, realtors, people interested in Guilford, new residents and Sherwood Gardens visitors. The web site is a resource and a marketing tool. We are in the process of updating some information. Please let us know if you have suggestions for additional resource information or other content additions.

I hope that this gives you a sense of some of the community agenda being addressed by the Board of Managers. If you have suggestions or areas of concern please contact me or other members of the Board. I look forward to hearing from you.

Tom Hobbs

2015 Guilford Association Budget Summary

INCOME	
Maintenance Fees & Association Dues	234,900
Other Income	11,045
Security Patrol	120,000
Total Income	365,945

EXPENSES	
Park Maintenance	42,000
Other Contract Maintenance (York Courts, St. Paul Median, snow removal)	51,095
Guilford Security Patrol	120,000
Support Services (legal, accounting, insurance)	32,300
Stratford Green Transfer	50,000
Administrative (rent, salary, supplies, telephone, IT)	45,550
Other	15,000
Contingency Reserve	10,000
Total Expenses	365,945

2015 Stratford Green Budget Summary

INCOME	
Annual Appeal	15,000
Guilford Association transfer	50,000
Other fund raising and donations	34,600
Interest Income	3,000
Total Income	102,600

EXPENSES	
Contracts (maintenance, irrigation, planting)	40,660
Utilities	3,850
Tulips (bulbs and planting)	30,000
Summer Flowers (plants and labor)	17,000
Administrative (fund raising, accounting, etc.)	10,490
Contingency Reserve	600
Total Expenses	102,600



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Closing Price: \$385,000



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Closing Price: \$460,000



102 MILLBROOK RD
List Price: \$1,095,000
Closing Price: \$1,040,000



38 WARRENTON RD
List Price: \$825,000
Closing Price: \$782,500



101 CHARLCOTE RD
List Price: \$574,900
Closing Price: \$574,900



4 MILLBROOK RD
List Price: \$774,000
Closing Price: \$734,000

Guilford Property Sales

NOVEMBER 1, 2014 – APRIL 20, 2015

Active Properties

AS OF APRIL 20, 2015

List price

Address	List price
4001 GREENWAY	\$2,450,000
203 LAMBETH RD	\$1,549,000
4202 GREENWAY	\$1,145,000
14 WENDOVER RD	\$1,095,000
3812 FENCHURCH RD	\$689,000
112 OVERHILL RD	\$675,000
307 NORTHWAY	\$599,900
206 CHANCERY RD	\$595,000
4330 N. CHARLES ST	\$529,000
4309 NORWOOD RD	\$499,900
310 WENDOVER RD	\$479,000
212 E. 39TH ST	\$465,000
311 WENDOVER RD	\$443,700
3813 JUNIPER RD	\$398,500
3509 NEWLAND RD	\$349,900
414 BRETTON PL	\$335,900
316 SOUTHWAY	\$273,900
3608 GREENMOUNT AV	\$245,000
415 SOUTHWAY	\$129,900
3700 GREENMOUNT AV	\$119,000
11 YORK COURT	\$95,000



203 LAMBETH RD
List Price: \$1,549,000
Closing Price: \$1,500,000



401 39TH ST
List Price: \$139,000
Closing Price: \$132,500



3608 GREENMOUNT AV
List Price: \$69,000
Closing Price: \$60,000



3614 GREENMOUNT AV
List Price: \$269,900
Closing Price: \$269,900



419 SOUTHWAY
List Price: \$190,000
Closing Price: \$185,000



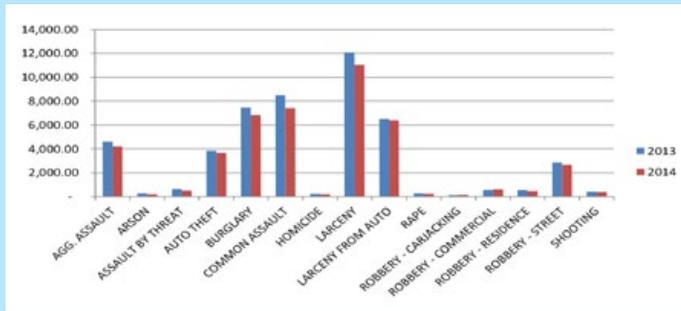
414 SOUTHWAY
List Price: \$150,000
Closing Price: \$132,500

Recap of crime in Baltimore City and Guilford

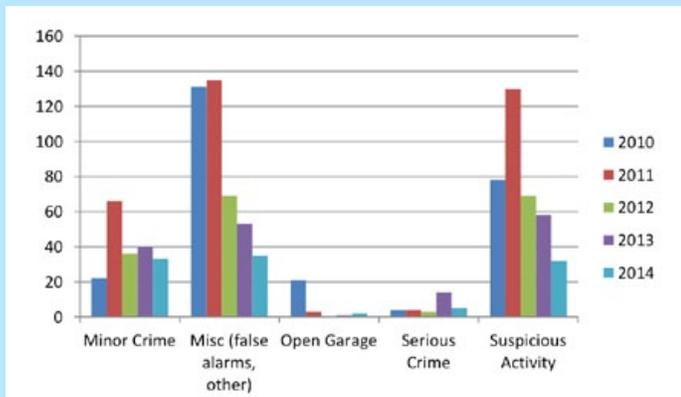
ANGELA HAMILTON

The Information and numbers below are from the Baltimore City Police Department’s web site.

Overall crime in Baltimore City was down in 2014 from 2013 in all areas except Car Jacking and Commercial Robbery.



Guilford’s stats are similar with decreases in serious crime in 2014 over 2013.



In Guilford the majority of minor crimes in 2014 were cars being rifled, bicycles stolen from garages, packages stolen from porches and a small number of copper pipes taken off homes. A large number of these incidents involved the GSP tracking down and questioning people acting suspiciously within Guilford’s perimeter. In those cases GSP would either follow these suspicious people out of the neighborhood or call the BCPD for help. GSP also responded to a large number of tripped Security Alarms, either alone or in conjunction with the BCPD.

In 2013 Guilford saw a great number of burglaries spiking our serious crime numbers; this was greatly reduced in 2014. Serious crimes in Guilford in 2014 reported to the GSP include: 2 breaking and entering scenarios, one thwarted breaking and entering attempt, a stolen car and one incident of armed robbery of a pedestrian.

Guilford Security Patrol (GSP) 2014 Review

The GSP conducted 1717 Vacation Service visits requested by Guilford residents who have paid their voluntary GSP dues. The GSP had near 0 guard turnover in 2014, and recently implemented a new tour system developed for optimal visual presence, and optimal field of vision.

In addition to responding to incidents and suspicious activity the GSP executes additional duties, some of which are outlined here:

- GSP will request that ANY door-to-door solicitors cease activity in Guilford
- GSP monitors the police radio for activity in Guilford and responds to provide assistance when safe to do so.
- Security employees patrol both Sherwood Gardens and Gateway

Park and engage with residents while looking for any suspicious activity.

- Residents of Guilford who have paid their security dues (GSP Members) may request that GSP check on their properties while they are away. The security employees will move newspapers, magazines and packages out of sight.
- GSP Members may request that security officers watch them walk into their homes late at night.



As a way of increasing the effectiveness of our GSP, we announced on February 7, 2015, a positive change to the GSP fleet. After some research it was determined that a 2015 Ford Escape that is customized for Guilford would be a good solution to the many maintenance issues our GEM cars were having. Our new patrol car has a high visibility yellow and green LCD light bar with white alley lights recommended by BCPD because it can be seen from a distance. We think that this change has produced a more consistent visual presence from our GSP and that the professional look of the car acts as more of a deterrent than the GEM. Hopefully, you've noticed more GSP presence on Guilford streets.

The Baltimore City Police Department also has made impactful changes over the last few months. They began a new type and schedule of deployment in early March. The new approach is said to be more team oriented. Instead of having one officer assigned to a neighborhood we now have a team of officers becoming more familiar with our neighborhood. First-line BCPD supervisors now have more autonomy to use units to problem solve and respond to area concerns as they arise. The goal is to have officers used in a more efficient, proactive manner to: patrol our neighborhoods, decrease the wait time for an officer on a non-emergency call for service, and reduce crime across Baltimore. In the Northern district we have been assigned a new Captain, Richard Gibson, as well as a new major, Robert Smith. Captain Gibson has already proven to be a great ally, sharing a great deal of information, being very transparent with the Guilford Association enabling the sharing of alerts with neighbors regarding serious crimes in and around Guilford.

In addition, the BCPD has launched a pilot program called "Area Focus" to become more deeply tied to communities by assigning one or more Officers to work directly with neighborhoods to better understand their crime concerns. Guilford will be one of the neighborhoods in the pilot program. In this same vein on April

14th the Guilford Association is launching a Joint Safety and Security Initiative to include regional neighborhoods and local institutions. Our goal is to build a better network, to communicate more openly, share best practices and leverage resources as much as possible. Mary Pat Clarke and Captain Gibson are participating in this initiative.

GSP Participation and Security Coverage

Our thanks to all of you who support the GSP through your voluntary dues. The level of participation and payment of voluntary security dues is what determines the degree of GSP coverage each year. The current level of participation and rising costs means we are not able to have coverage 24/7. A greater level of participation from our residents would allow us to increase the number of patrol hours. If you have not paid your security dues this year, we ask that you consider doing so now. If you need help paying your dues, please call the Guilford Association Office Manager, Michelle Trousedale at 410-889-1717. Thank you.

As we say over and over again, curbing crime and being safe and secure is everyone's job. Please take proper precautions with yourself, your car and your home. You are your best defense against crime. If you see anything suspicious call 911 first, then call the GSP and file a report, 410-212-4785. This is the best way to assure proper coverage by the BCPD and to keep your neighbors informed regarding trending crime.

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Maryland House and Garden Tour

The Maryland House and Garden Pilgrimage Tour will be held on Sunday, May 17, 2015 from 10 am to 5 pm in Roland Park. Roland Park, the first developed community of the Roland Park Company, is noted as one of the earliest and finest planned communities in the country. Started 20 years before the company's development of Guilford, the picturesque homes exude a sense of comfort with their decorative front doors, wide windows, large porches and gables and dormers. To add to the charm of Roland Park are the lovely gardens planted on the natural hills and slopes.

Advance ticket purchase is encouraged for \$30. Tickets can also be obtained on the day of the Tour at the first site for \$35. Advance tickets will be available at www.MHGP.org or by calling 410-821-6933.

The Box Lunch (\$15) will be served at the Woman's Club of Roland Park from 11 a.m. to 2 p.m. Lunches will be prepared by Biddle Street Caterers and include a bottle of water, sandwich, pasta salad, fresh fruit cup, dessert and chips. Sandwich choices are chicken salad, grilled vegetables and mozzarella cheese, or deli roast beef. Lunch should be preordered by May 10, 2015. Please send a check made payable to WCRP for lunch, along with your sandwich selection, to WCRP, 4500 Roland Ave, Baltimore, Md 21210. If you would prefer to purchase your ticket and lunch together, send a check for \$45 for lunch and Tour, made payable to WCRP, before May 10, 2015. There will also be a Boutique at the Woman's Club with Garden Items and plants for sale.

Shuttle buses will provide transportation from Baltimore Poly-Western High School at the corner of Falls Road and Cold Spring Lane. No parking will be available at the sites on the day of the Tour.

In 1896 the women of Roland Park gathered to begin the Woman's Club of Roland Park. In 1904, a historic club house on Roland Avenue was built. Frederick Law Olmsted planned the parks and public gardens for the Roland Park but a well-known associate Beatrix Jones Farrand developed the beautiful and elaborate gardens for the Woman's Club.

Roland Park House and Garden Tour Schedule

The Roland Park tour has been made possible through the efforts of the Woman's Club of Roland Park and a dedicated group of volunteers. Proceeds from the tour will assist the Woman's Club recreate the original gardens at the club house.

1. Goodwood Gardens. Built in 1905 the distinctive home was designated as a historic property by the State of Maryland. The lovely gardens are planted with blooming ornamental trees, boxwood, azaleas, hydrangeas and roses.

2. Edgevale Road. This 110 year old Georgian Colonial was built on a double lot with adjoining lots that originally extended to Falls Road. The classic six bedroom home has been occupied by the current owners for 39 years. The original outdoor porch has been enclosed and kitchen expanded to include the original butlers pantry. The thirty foot brick patio is original.

3. Stone House, Lake Avenue. The original part of the Stone House is 85 years old. Greatly expanded, the house now has 7 bedrooms and 11 bathrooms. The dining room seats 20. The house is decorated in warm colors and incorporates the owners' modern art collection. The terraces lead to a pool and English garden.

4. Edgevale Road. Situated on a hilly, shady street winding around the Baltimore Country Club, this traditional three story home is classic Roland Park. The house has an inviting front garden and open porchway. Inside there is a gracious front stair and rooms with five fireplaces. The spacious back porch is surrounded by traditional landscape with a pool beyond.

5. Boulder Lane. Nestled on a steep hillside this turn of the century house (1904) features spectacular views and a large terraced garden. In the back garden area there are paths that lead to distinct garden areas with unique flowers and plants.

6. St. Johns Road. This garden begins at the garden gate flowing from one picture perfect setting to another. There is a pond and waterfall, pool and extensive perennial garden.

7. Goodwood Gardens. The home is on one of the loveliest streets in Roland Park with some of the grandest homes in the community. Here the beautiful garden is in bloom in every season. Surrounding the pool the owners plant over 70 pots of flowers each spring.

8. Roland Avenue. The Woman's Club of Roland Park was established in 1896. In 1904 the house was built with gardens designed by Beatrix Farrand.



Top: Edgevale Road. This traditional Roland Park home has an extensive and inviting garden.

Above: Stone House, Lake Avenue. The rear terrace leads to the pool and impressive English garden.

Left: Goodwood Gardens. This distinctive home with lovely gardens is located on one of Roland Park's most attractive streets

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Project Olmsted

MARGARET ALTON AND TOM HOBBS

“If someone has been made a bit happier, or been inspired to create a garden, then our purpose has been fulfilled.”

— John Sherwood in *National Geographic Magazine*, May, 1956

During summers of the past two decades the flowing beds of Sherwood Gardens have been filled with thousands of annual flowers. While the often volunteer effort of summer has extended the enjoyment of flower blooms, finding a way to sustain the project and to really capture the potential of the stunning Olmsted designed setting of curvilinear beds within the context of the park has been a challenge.

The idea behind Project Olmsted is to capture the potential of Sherwood Gardens throughout the summer in a way that reinforces the beauty and enjoyment of visitors. To do that, Project Olmsted is created around a challenge for design excellence that will entice Baltimore area professional landscape designers to show off their talents by competing in Guilford’s First Annual Garden Design Competition. To better define the competition the following statement of context and challenge was sent to landscape designers:

“America’s first landscape architect, Frederick Law Olmsted (1822–1903) believed that parks and landscapes were an essential part of a democratic society. His designs created some of the most beloved public landscapes in the United States: Central Park in New York City; the Emerald Necklace in Boston; the Capital grounds in Washington, D.C. Olmsted’s stepson John Charles Olmsted and Frederick Law Olmsted Jr. became leaders in the emergence of landscape architecture and city planning.

In Baltimore, during the first decades of the twentieth century, Frederick Law Olmsted, Jr., served as the landscape architect for residential communities whose development was being undertaken by the Roland Park Company. Applying principles that respected the local topography and combined privacy with appropriate linkage to surroundings, the result was the creation of residential communities like Roland Park, Guilford, and Homeland, which continue to be some of the area’s most distinctive.”

Paraphrasing from the Friends of Maryland’s Olmsted Parks and Landscapes website (<http://www.olmstedmaryland.org>). Stratford Green — aka “Sherwood Gardens” — exemplifies Olmsted’s guiding design philosophy to frame a natural landscape in all its wonder for all to enjoy. Some of those successful design elements that stand out in Sherwood Gardens are:

- Olmsted’s signature hourglass shape — green space surrounded by trees, which draw the visitor toward a narrow opening and into another vista;

- islands of trees and shrubs to create year round appeal instead of the use of just a lawn; and
- specimen trees and shrubs set at key points along a walk to highlight seasonal color or magnificent shape or size.

Stratford Green and Sherwood Gardens as it has evolved is a study of textures and forms where foliage trumps flowers yet all is joined together as one complete unit. Project Olmsted is a challenge to area landscape professionals to compete to create the most pleasing summer bed plantings in the Olmsted tradition within this context. Each year over 10,000 people visit Sherwood Gardens, many of whom are residents of Guilford and its surrounding neighborhoods. They will be the judge of the success of the designs.

Project Olmsted invites you to vote for your top 3 entrees on the Guilford website: guilfordassociation.org under the Sherwood Gardens, Summer Flower link.

To further the enjoyment and participation of the community, on August 29th there will be an education day with specific projects at various locations throughout the gardens. Sherwood Gardens is intended to be a garden of pleasure and learning and it is our intent to discuss the garden designs and plantings as well as create fun participatory opportunities that heighten appreciation of the gardens and provide increased awareness of the natural treasures within. There also will be gardening ideas to take home.

The design contestants are invited to attend later in the day when Olmsted design experts, including Jamie Brown, Beechbrook Landscape Architecture, who created our Sherwood Gardens Master Plan, judge the best beds in the Olmsted tradition. First place will be awarded the Sherwood Cup.

The award ceremony will be followed by cocktails and a dinner party amid the many gardens that comprise Sherwood Gardens. We look forward to seeing you as Project Olmsted unfolds.

Our Project Olmsted contestants are:

ILD International Landscaping and Design
New World Gardens, Inc.
Pinehurst Landscape Co., Inc.
Beechfield Landscaping Inc.
HMD Landscaping, Inc.
Chapel Valley Landscape Company
All Season Unlimited, Inc.
European Landscapes and Design
Bob Jackson Landscapes, Inc.

Board Recognizes 2014 Donations to Stratford Green

We are all grateful for the generous donations to Stratford Green by the following people and businesses. Without these additional monies for the planting and maintenance, Sherwood Gardens would not have looked as beautiful as it has in 2014. If there are any errors in names, amount donated or omissions, please let the Guilford Office know by e-mail officemanager@guilfordassociation.com or

phone 410-889-1717. If you would like to make a donation to Stratford Green, please send a check made payable to “Stratford Green” c/o Guilford Association, 4200 St. Paul Street, Suite 100, Baltimore, MD 21218 or contribute on line by going to the Guilford web page at guilfordassociation.org.

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Making a House into a Home

3807 GREENWAY

BENTON JAY KOMINS AND REHA S. ERZURUMLU

After seven years of shuttling between a house in Uptown New Orleans and an apartment in Baltimore, we decided that a permanent relocation to Baltimore was long overdue. To make a saga short, we had overcome the effects of Hurricane Katrina and were ready to start anew — that is, to find another ideal house to make our own.

Long accustomed to living in leafy sections of old cities close to universities and cultural venues, we quickly decided that Guilford was the only community in Baltimore where we would find that ideal house. Now the clock started ticking . . .

We had a contract on our New Orleans house in a matter of days. (Houses built on the “sliver on the river” that escaped flooding in 2005 were in great demand). We now had to find a house quickly, at least before Labor Day 2011, when we were leaving for Russia for three weeks.

We looked at many houses in the area, so many that they began to merge together, separable only by their eccentricities (or some might say design aberrations) When you begin to ask what you need to do to make a house barely tasteful and livable, you know that you are clearly looking at the wrong houses.

Then we saw 3807 Greenway. It was clear from the start that the house had received precious little in the way of upkeep and maintenance for decades, but — unlike most of the other houses that we had toured — the original architecture was intact. The house was designed by Palmer, Willis and Lamdin in 1924 and has elements of a Tudor Revival and English Norman style (without half timbers). Yes, it was shabby, overgrown, and down at the heels, but the layout and the design were superb. We knew that we had found a house that we could make our own.

Inspections revealed several issues that needed immediate attention—*asbestos removal, creosote buildup, and water issues.* Further, we learned that the sellers were in violation of several Guilford architectural covenants concerning windows and absent shutters. (Tom Hobbs and the Architectural Committee were very helpful in expediting resolution to this).

The sellers agreed to remedy everything, and we set a closing date. Several hours before our scheduled closing, we discovered, with a second inspector, that the sellers had failed to do much of the remediation. Needless to say, this put a sour taste in our mouths. We did close, after some renegotiating, but it was anything but pleasant.

We knew that we had much work ahead, but we were in for a few surprises beforehand.

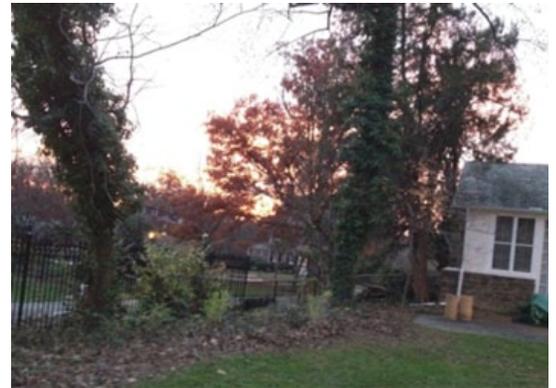
Immediate Remediation

Two days before our scheduled trip to Russia, the basement severely flooded, even though we were informed that the basement had been treated and the site had been re-graded. After our history in New Orleans, flooding was something that we could not and, would not, tolerate. So, our first project was a complete waterproofing—installation of French drains on the perimeter of the house, installation of multiple sump pumps and multiple marine backups. (We also installed a “bilge” pump in a window well that flooded). It was quite an experience corresponding with contractors in Baltimore while on a boat in the middle of Lake Ladoga!

Now we had a dry house; it was time to think about restoration, or so we thought. As we were planning changes, we discovered that our sewer connection needed to be replaced. Now the front

3807 Greenway, designed by the architecture firm Palmer, Willis and Lamdin in 1924, has been restored to its former beauty.





Clockwise from bottom left: The exterior of 3807 Greenway, pre-renovation, was missing all of its shutters.

Restored cabinetry are a prominent feature of the kitchen and butler's pantry.

A grand staircase and classic Palmer designed great window greet visitors in the home's entry.

The overgrown gardens were filled with blighted and ivy covered trees.

The rear grounds have been reclaimed and now feature a thriving rose garden.

RESTORATION PROFILE

yard needed to be excavated. This again had to be done for structural, legal, and sanitary reasons.

We sincerely wondered if we would ever get to do any of the things that we had planned. But, that day soon came.

The Lot

Over the past three and a half years, we have removed thirteen blighted trees, yards of overgrown English ivy that were smothering the healthy trees and grass (and garage walls), leveled the back of the lot, planted extensive shrubbery and laid out perennial and rose beds. We added a bluestone patio (over a new exterior French drain) to connect with the original patio, which we repointed. We now have a backyard to enjoy. We also changed the landscaping in the front of the house, allowing more light to flow into the house.

Interior Restorations

Previous owners were inordinately fond of tape — scotch, adhesive, duct, electrical, and even masking! From a storm door window to cooktops, countertops, plastic fans, windows, and bald dangling light bulbs, tape held many things together. We were determined to rid ourselves of it. We replaced all the kitchen and butler's pantry countertops with marble and granite, replaced kitchen appliances and refinished the kitchen wood surfaces. We also removed and replaced the decayed tape-encrusted doors.

"Tape" provides a great segue to the changes in lighting that we made. We changed every lighting fixture in the house, removing

bare light bulbs, tape-riddled plastic ceiling fans, and broken hanging fixtures (two of which we were able to restore). We installed our own antique fixtures and were able to find period pieces that enhance the architectural features of the house. We also added gallery lights in the foyer to highlight artwork that we placed in the area.

The bathrooms had never been updated, and we were thrilled. The pedestal sinks and tile work of the 1920s add period charm. We did have to refinish a marble shower, restore the old sinks and repaint the surface areas, replace lighting fixtures, and replace all of the hardware.

When we bought the house, only the kitchen door threshold and the front door threshold were covered; the former by an algae-stained plastic awning, the latter by the front porch. We ordered aluminum and polycarbonate canopies from a firm in Venice, which now provide coverage for three of the exterior doors.

We end with the front doors, which have over eighty years of paint embedded in their history. The exceptional craftsman and painter Brian Jackson painstakingly burnt off over three layers of bubbled paint—including black latex, blue oil, and green rubber. Mr. Jackson then stained the doors to match the stonework, adding several coats of marine varnish to ensure that the finish would last for some time to come.

Much lies ahead, but after three and a half years, we do feel at home.



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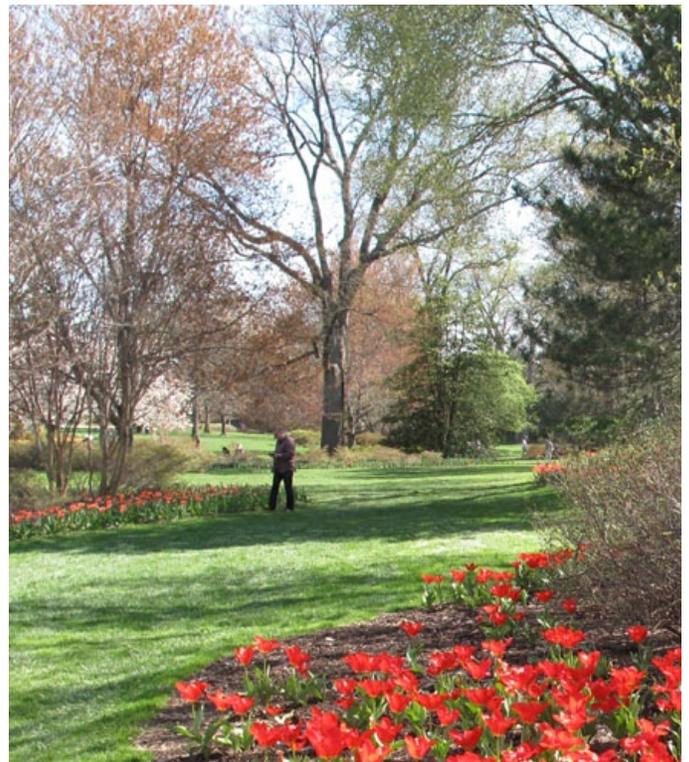
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The Guilford News

SPRING 2015

CALENDAR OF EVENTS

April 26 - May 17	Baltimore Symphony Decorators' Show House <i>4309 N. Charles Street</i>
May 17 10:00 am	Roland Park MD House and Garden Pilgrimage <i>Roland Park</i>
May 23 7:00 am	Annual Tulip Dig <i>Sherwood Gardens</i>
May 31 5:00 pm	Dinner at Dusk <i>Sherwood Gardens</i>
June 9 7:00 pm	Guilford Association Board of Managers Meeting <i>Second Presbyterian Church</i>
August 29 TBD	Project Olmsted Education Day, Awards Ceremony and Garden Party <i>Sherwood Gardens</i>



Tulips and spring flowers are currently on display, but the Project Olmsted planting beds

will be the highlight of Sherwood Gardens from June through October.