

The Guilford News

GUILFORDASSOCIATION.ORG

FALL 2013

The Cathedral that Wasn't

TOM HOBBS

A MASSIVE CATHEDRAL COMPLEX WAS PLANNED FOR GUILFORD BETWEEN CHARLES AND ST. PAUL STREETS

There would have been an extraordinary complex on the hill at the southern entrance to Guilford had the intentions of John Gardner Murray, Baltimore's seventh Episcopal bishop been carried out. While the proposal to build a cathedral came from the previous bishop, Bishop Murray was the driving force behind the magnificent dream.

Planning for the ambitious project started in 1908 with a subscription campaign and shortly thereafter the hiring of the architect Henry Vaughan of Boston to prepare preliminary plans for building locations. In 1909 the Episcopal Diocese purchased as the cathedral site a portion of the Merryman estate at the southwestern edge of the Guilford plat. The elevated land between Charles Street and St. Paul Street at University Parkway was considered an ideal location and the designers of Guilford altered plans to accommodate the cathedral. Among the Olmsted plans are many sketches reconfiguring Bishops Road, St. Martin's Road and St. Paul Street to better present the cathedral complex and working with the cathedral architects Olmsted designed an imposing plaza

See **CATHEDRAL**, page 6

Bertram Grosvenor Goodhue's drawings show the extraordinary structure that would have stood at Guilford's southwestern corner had funding for the project been realized.





This spring dead and diseased horse chestnuts were removed on Bretton Place and Suffolk Road. The stumps were ground up and the locations have been replanted with red maples and sugar maples.

In the summer season there is much to celebrate during this centennial anniversary of Guilford. The area is lush and green and in bloom after the summer rains, residents are out walking and jogging, neighbors renew contact after an enclosed winter, real estate sales have been brisk and values are recovering. Yet there are concerns. The number of recent break-ins and burglaries remind us that we must be cautious and vigilant. Summer is the season of property crimes and as reported in a recent community notice, burglaries have increased significantly in the Northern District with our neighbors in Roland Park and Homeland experiencing incidents similar to those that have happened in Guilford. We have been meeting with the Major in charge of the Northern District of the City police and Councilwoman Mary Pat Clarke in an effort to assure that police coverage is increased and that every effort is being made to apprehend the criminals. We have deployed the GSP in increased patrols in the areas where break-ins have taken place but the hours of patrol depend upon community support. The GSP maintains contact with the police and through email notice we have informed the community of incidents and actions as soon as they could be verified.

There are many ongoing projects and events to report, some of which are also covered in more detailed articles but I want to share with you a summary.

Street Trees and Sidewalks. This spring and summer the programs to restore street trees and replace deteriorated sidewalks have continued. Both efforts have been priorities of the Association and location priorities are annually given to the City. Bretton Place and Suffolk Road were particularly important as locations of the earliest Guilford development and areas where the horse chestnut trees have become diseased and died. Through the efforts of the Association and residents the streets have been re-treed with maples.

Sidewalks have been replaced on Chancery Road, the area surrounding Gateway Park and Rugby Road. The City assumes the cost of the sidewalk replacement if the area is damaged by city tree roots. The cost of the replacement of other damaged areas is assessed to the adjacent home owner. The tree planting and sidewalk replacement will continue in future years as city resources permit.

Maryland House and Garden Pilgrimage Results. The spring tour of Guilford homes as part of the Maryland House and Garden Pilgrimage (MHGP) was a spectacular success with over 2000 visitors participating. The resulting funds that were raised will be set aside to help support an essential reserve/endowment for Sherwood Gardens. A total of \$61,306 was received from the event, \$48,910 awarded from MHGP for ticket sales and ads and \$12,396 received from Garden Café and lunch sales. We owe a special thanks to Ann Giroux and Pam Hindsley for co-chairing the Guilford tour — planning, organizing and carrying out all of the multitude of details required to prepare for and assure success of the event. Also Sharon Smith, Margo Bates, Liz Trotter and the Mt. Royal Garden Club did a fabulous job creating the “centennial café” and raising significant funds as a result of their effort. To the other committee chairs supporting the tour and the 80 plus community volunteers on tour day we owe much thanks. The weather was perfect, the crowds were large, Guilford shone and a great time was had.

A Long-range Master Plan for Sherwood Gardens. Sherwood Gardens is a cornerstone of the Guilford community and we must assure that it is renewed where appropriate and maintained and sustained for the future. After considering the care and replacement needs for plants, shrubs and trees in Sherwood Gardens, the sustainability of the annual planting of tulips and summer annuals, the changes that have occurred in the Gardens over time and the escalating budget for the Gardens, the Trustees of Stratford Green decided that we need a Master Plan that will serve as a guide for the next 20-30 years. It should outline future spending priorities and help assure long term care and protection.

Beechbrook Landscape Architecture was engaged by the Trustees to prepare the Plan and preliminary recommendations have been proposed. The Master Plan is discussed in greater detail in the newsletter. It will be reviewed with the Architectural Committee and the Board of Managers at the September meeting. There also will be opportunity for community discussion.

The Master Plan should define a restored vision for Sherwood Gardens and set forth the direction for achieving the goals and providing an affordable course for realizing the vision. It also will be a guiding document for informing the fundraising that must be undertaken to assure the sustainability of the Gardens. As discussed in the letter of annual appeal for support of Sherwood Gardens, the Association contributes funds for the maintenance of the park but the tulips and summer flowers and much of the shrub maintenance and replacement is entirely dependent on contributions. This method of funding is very uncertain and the Trustees have concluded that it is essential to launch a major effort to create an endowment that will substantially fund operations and unusual needs in the future.

Housing Market. As you will note in the review of home sales of the past several months, a large percentage of the Guilford properties that were on the market have sold and half of the properties shown as listed for sale are currently under contract. The demand for Guilford properties is strong and prices have stabilized and are showing increases and the inventory of for sale homes is low. The Architectural Committee received 45 applications in the first half of the year, many proposing substantial investment in properties, often by new purchasers. These are positive signs.

Nonetheless the recent housing cycle had some negative fallout. As in the metropolitan area and most markets in the country, Guilford properties lost significant value from the pre-2008 prices. In addition there has been foreclosure of at least eight Guilford homes. Several others are pending. Foreclosure in this number is not an occurrence that Guilford has previously experienced. Often these properties sit vacant while the unidentified lender and the appointed asset manager, typically located in a distant city, slowly go through the process of foreclosure with little care by the asset manager. This is distressing to nearby neighbors and the community at large. In every case where there is a vacant property the Association is attempting to address maintenance needs with the asset manager and identify covenant violations to the lender, requiring that they be disclosed and corrected at sale. In several cases the disposition of the property has brought positive change with architectural covenant violations being cured through substantial investment. We will continue to attempt to intervene for positive interim care of the property and improvement after disposition whenever a lender action is being taken. It is a time consuming and difficult process.

Guilford Reservoir and Pumping Station. The response by the City to our request for a construction schedule, phasing plan

and provisions that will protect the surrounding areas during construction has been slow to come. Not until mid-June did we receive minutes of the April meeting between Association representatives and city officials at which the Association provided comments on the 90% design phase for the reservoir project. We have made every attempt to assure that the design of the green space that results from the enclosure will be an asset to Guilford. While the construction phase will be long and disruptive we are attempting to gain commitments and specific actions and contract provisions that will minimize in every way possible negative impacts on the community. Elsewhere in the newsletter Cathy Boyne provides the latest update on the approval timeframe and construction schedule.

The Northway. You may have observed construction at the Northway, the imposing and architecturally significant apartment building at N. Charles Street and Bishops Road. The building has been sold to an investment group that is converting the Northway to student housing. While the Northway is just outside of Guilford, the change in use and the streetscape will affect Guilford residents. We together with the president of the St. James Condominiums and the Tuscany Canterbury Association have met with the developer and City Council Representative Mary Pat Clarke in an effort to have our collective concerns addressed. Parking needs will impact residents of Bishops and St. Martin's Roads and areas of Tuscany Canterbury and we will seek to have the hours of the RPP (residential permit parking) restrictions in the area extended. The plans for the Northway are discussed in this newsletter.

Thank you to everyone who volunteers on behalf of Guilford and works to keep our community the special place that it is.

Tom Hobbs

Guilford Association Board President Tom Hobbs tom@guilfordassociation.org 410-889-1717 <i>Architecture</i> Vice President Margaret Alton margaret@guilfordassociation.org <i>Parks</i>	Secretary Lynda Riley lynda@guilfordassociation.org	Bruce Barnett bruce@guilfordassociation.org <i>Sherwood Gardens</i>	Felix Dawson felix@guilfordassociation.org <i>Safety</i>	Ann Giroux ann@guilfordassociation.org <i>Centennial</i>	Sharon Smith sharon@guilfordassociation.org
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SEPTEMBER 2012

Slate roof installation at 400, 401, and 402 Bretton Place



26 WHITFIELD RD
List Price: \$1,349,000
Closing Price: \$1,212,500

34 CHARLCOTE PL
List Price: \$950,000
Closing Price: \$950,000



4411 UNDERWOOD RD
List Price: \$429,500
Closing Price: \$415,000



4415 NORWOOD RD
List Price: \$340,000
Closing Price: \$237,500



208 NORTHWAY
List Price: \$799,000
Closing Price: \$750,000



44 WARRENTON RD
List Price: \$997,000
Closing Price: \$940,000



4316 ST PAUL ST
List Price: \$785,000
Closing Price: \$736,700



4314 ST. PAUL ST
List Price: \$849,000
Closing Price: \$849,000

Guilford Property Sales

APRIL 1, 2013 – AUGUST 9, 2013

Active Properties

AS OF AUGUST 9, 2013

List price

12 E. BISHOPS RD	\$1,195,000
4221 GREENWAY	\$1,169,000
4305 ST. PAUL ST	\$797,000
4413 BEDFORD PL	\$795,000
4 MILBROOK RD	\$749,000
4402 BEDFORD PL	\$689,000
3808 GREENWAY	\$669,000
4303 NORWOOD RD	\$629,000
108 OVERHILL RD	\$625,000
106 ST. MARTINS RD	\$599,000
3907 JUNIPER RD	\$589,000
4404 BEDFORD PL	\$585,000
11 W. COLD SPRING LN	\$535,000
216 E. 39TH ST	\$529,000
4309 NORWOOD RD	\$525,000
4103 ST. PAUL ST	\$499,000
3817 JUNIPER RD	\$478,000
3911 N. CHARLES ST	\$399,000
3803 JUNIPER RD	\$355,000
401 SOUTHWAY	\$325,000
316 SOUTHWAY	\$325,000
4412 EASTWAY	\$288,000
3520 GREENMOUNT AV	\$239,000
3700 GREENMOUNT AV	\$179,900
3912 GREENMOUNT AV	\$90,000

4100 ST. PAUL ST
List Price: \$819,500
Closing Price: \$775,000



220 WENDOVER RD
List Price: \$599,000
Closing Price: \$570,000



207 WENDOVER RD
List Price: \$774,000
Closing Price: \$750,000



35 YORK COURT
List Price: \$80,000
Closing Price: \$54,500



101 WENDOVER RD
List Price: \$720,000
Closing Price: \$650,000



4 YORK COURT
List Price: \$97,000
Closing Price: \$65,000



205 KEMBLE RD
List Price: \$535,000
Closing Price: \$520,000



3806 ST. PAUL ST
List Price: \$649,000
Closing Price: \$626,000



3911 JUNIPER RD
List Price: \$439,000
Closing Price: \$435,000



12 SAINT MARTINS
List Price: \$785,000
Closing Price: \$730,000

14 E. BISHOPS RD
List Price: \$639,900
Closing Price: \$639,900



227 CHANCERY RD
List Price: \$489,000
Closing Price: \$480,000



3700 GREENWAY
List Price: \$595,000
Closing Price: \$575,000



334 SUFFOLK RD
List Price: \$409,000
Closing Price: \$419,000



3524 GREENMOUNT AV
List Price: \$219,900
Closing Price: \$215,000

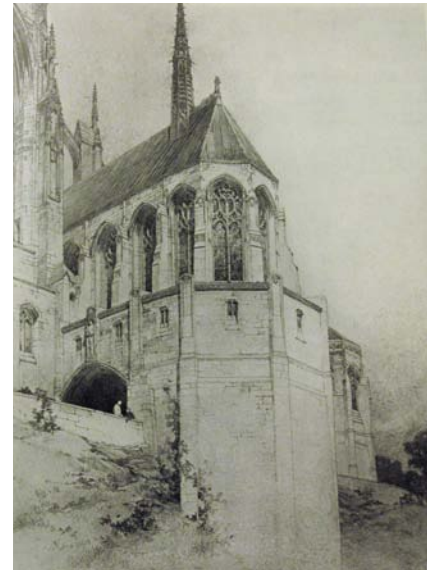


3504 NEWLAND RD
List Price: \$364,000
Closing Price: \$355,000





Goodhue's renderings show the elaborate gothic ornamentation that was planned both for the exterior and interior of the massive cathedral.



CATHEDRAL, *From page 1*

for the Charles Street frontage. Olmsted was at the same time working with Johns Hopkins and the City on the Charles Street plans and his intention was to beautifully integrate and transition the areas to Guilford.

The objective of the Cathedral Foundation was to administer the subscriptions or contributions for the property for “establishing in the City of Baltimore a centre of diocesan work, a bishop’s residence, a Diocesan house and library, and a Cathedral Church.” With the preliminary site plan of Vaughan in hand, in 1911 The Foundation Trustees decided to engage the architectural firm of Cram, Goodhue and Ferguson of New York to draw up plans for the “Cathedral group of buildings.” Bertram Grosvenor Goodhue designed not only a Cathedral, but the Synod Hall, choir school, bishop’s residence, home for the dean, offices for three canons and a Diocesan Library.

Goodhue’s design for the massive cathedral edifice had areas of elaborate sculptural decoration contrasted with smooth wall surfaces of gray or cream stone. The interior likely would have been of the same soft gray or cream and since the building was of Gothic design there would be large stained glass windows. Goodhue’s marvelous drawings of the church and the interior show a massive altarpiece and alter screens of wood at the east end along with elaborate organ cases. Also shown is a canopied pulpit.

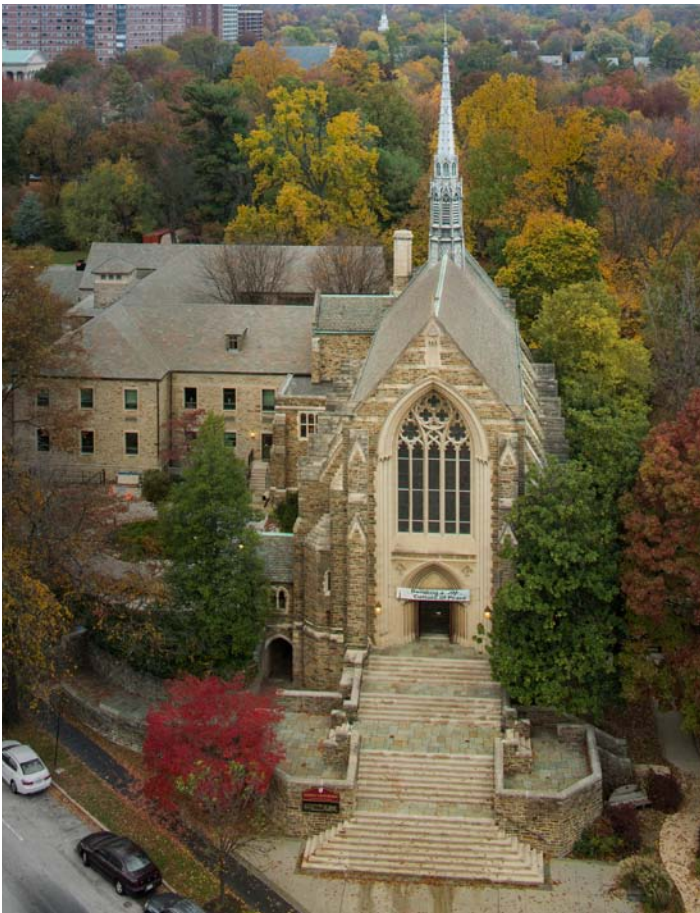
With intention of proceeding with the construction despite the disruption of World War I, on Armistice Day, November 11, 1920, the cornerstone for the superstructure was laid, attended by a great

throng of dignitaries. Work on the undercroft moved forward but by 1924, post-war financial problems caused further building to be suspended and architect Bertram Goodhue died that same year. Bishop Murray died only three weeks before the Stock Market crash of 1929 and his dream of the magnificent cathedral complex did not long outlive him. Followed by the Depression and funding gone, the cathedral project had to be scrapped. What stands today is only equivalent in size to the proposed Synod Hall of the complex.

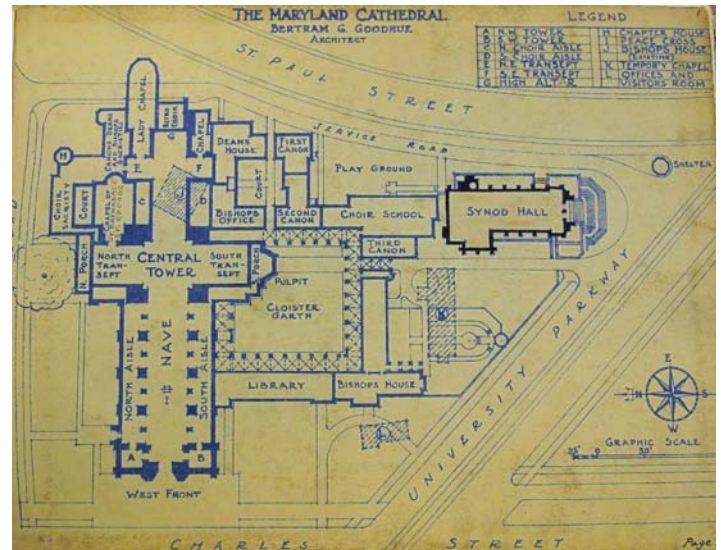
It is a loss to American architecture that this complex was never realized. Bertram Goodhue was a distinguished architect who designed many noteworthy buildings, including St. Bartholomew’s in NYC; the Rockefeller Chapel, University of Chicago; Nebraska State Capitol; West Point’s Cadet Chapel; St. Thomas Church, NYC; Los Angeles Central Library; National Academy Of Sciences Building, Washington, DC.

Want more History?

You can find all of the previous Guilford History articles (beginning in Fall 2010) online in the newsletter archive — www.guilfordassociation.org/communications/archives.php



The Cathedral of the Incarnation (left) is just a fraction of the size of the original proposed complex. Today's cathedral is equivalent in size to the planned Synod Hall (outlined in black on the plan below).






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Fall Events

Sunday, September 22

10 a.m. – 12 p.m.

Historic Home Walking Tour with Baltimore Heritage

A rare opportunity to explore hidden Guilford by venturing inside four of Guilford's significant homes. Experience private green spaces not open to the public. Learn about the development, architecture, and prominent residents of this gracious century-old community. This two-hour tour will be an opportunity to experience Guilford intimately, so unfortunately we must limit reservations. This tour is in partnership with Baltimore Heritage, a non-profit organization dedicated to preserving and promoting Baltimore's historic buildings and neighborhoods. Reception to follow. Very limited space available.

Cost: \$25 for Baltimore Heritage members / \$35 for non-members.
To RSVP, please visit: <http://www.baltimoreheritage.org/?page=CiviCRM&q=civCRM%2Fevent%2Finfo&reset=1&id=35>

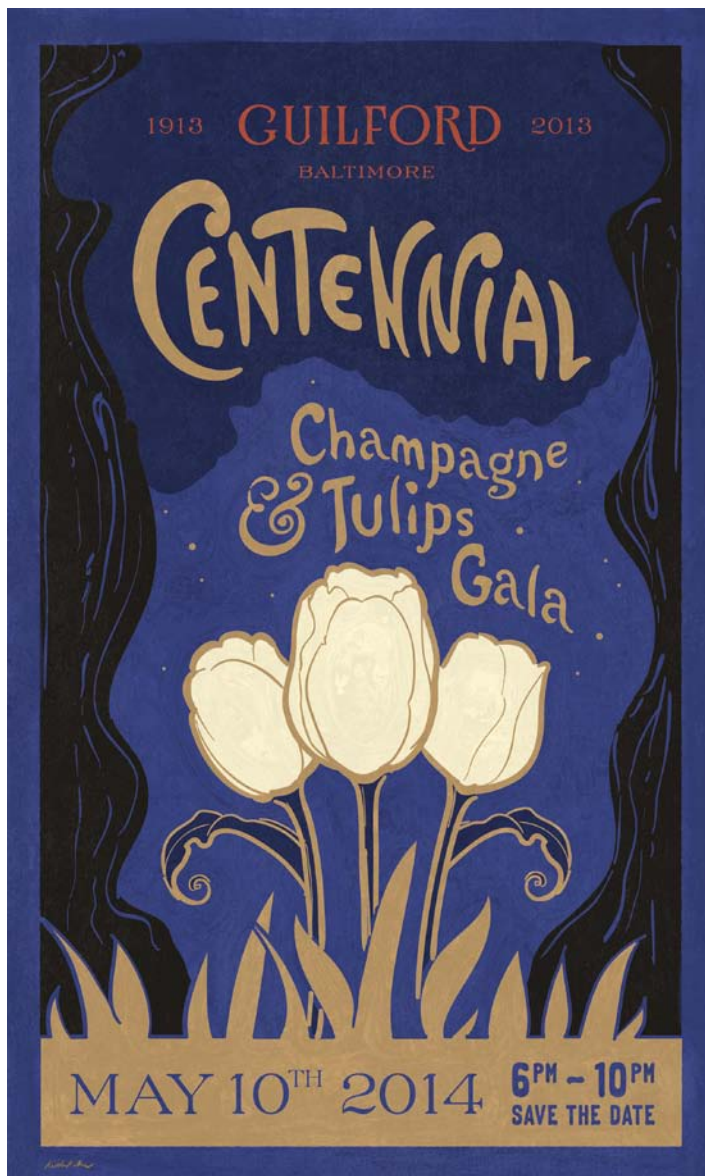
Sunday, October 13

1 p.m. – 3 p.m.

Olmsted Walking Tour: The Golden Age of American Residential Development and Design

Walk Baltimore City's Guilford, an influential turn-of-the-century "suburban" development, in the company of historian and lifetime resident, Ann G. Giroux, and architect David H. Gleason, AIA. Guilford (1913) was a collaborative effort of the famed Olmsted Brothers, their client, The Roland Park Company, and some of the leading architects of the day including John Russell Pope and Laurence Hall Fowler. The happy result is an elegant community of important examples of residential architecture laid along tree-lined Olmstedian boulevards, hidden cul-de-sacs, and Old World circles and squares. Guilford – retaining a high degree of preservation, both architecturally and within the many parks – serves as an excellent model for the study of Olmstedian design principles. Reception to follow the tour.

Limited space available. Cost: \$35. To RSVP, visit: Kaleidoscope at Roland Park Country School's web site and download the Fall 2013 catalog and registration form: <http://www.rpcs.org/pages/lifelong-learning/kaleidoscope-fall>



Save the Date

**Tree Lighting & Caroling
in Sherwood Gardens**

November 24, 2013

**Flower Arranging
Workshop by
Dutch Floral Garden**

May 3, 2014
7 p.m.

**Guilford Centennial
Concert at Second
Presbyterian Church**

May 4, 2014
3:30 p.m.

**Champagne and Tulips
Centennial Gala**

May 10, 2014
6 p.m. – 10 p.m.

The World in 1913

TOM HOBBS

In Guilford's centennial year it's interesting to look back at events in 1913 that give an indication of what the world and Baltimore were experiencing as the Guilford development started. This was a time when a postage stamp cost 2 cents, the Oreo cookie was introduced and in 1912 Arizona and New Mexico had just become the 47th and 48th states completing the continental United States and the "unsinkable" Titanic hit an iceberg.

New York's Grand Central Terminal, the world's largest railway station by number of platforms, opens at 42nd Street and Park Avenue

The International Exhibition of Modern Art (the "Armory Show") in New York introduces Picasso, Matisse and Duchamp to the U.S. public.

President Woodrow Wilson holds the first presidential press conference after being sworn in as 28th president.

The ballet *Le Sacre de Printemps* (The Rite of Spring), music by Igor Stravinsky, choreography by Vaslav Nijinsky, premieres in Paris, provoking a riot.

Norway becomes the first European nation to enact permanent universal suffrage for women; Illinois becomes the first state east of the Mississippi to enfranchise women.

Harry Brearley of Sheffield England invents "rustless steel" later known as stainless steel.

The first boat is raised in the locks of the Panama Canal.

The House of Romanov celebrates the 300th anniversary of its succession to the Russian throne.

The Lincoln Highway is dedicated — America's first paved transcontinental road from New York City to Oakland, CA.

The Ford Motor Company introduces the first moving assembly line.

The Woolworth Building opens in New York as the tallest building in the world, a record that lasted more than a decade.

The Mexican Revolution begins and Pancho Villa's troops return to fight government troops.

The Woman Suffrage Parade of 1913 takes place in Washington led by Inez Milholland.

Charlie Chaplin begins his film career.

The first known crossword puzzle, a "word cross" created by Arthur Wynne, is published in the New York World.

President Woodrow Wilson signs the Federal Reserve Act into law, creating the central banking system of the U.S.

The Second Balkan War begins.

Swedish-born Canadian immigrant Gideon Sundback develops the "separable fastener" (the modern zipper).

Mammography, an X-ray technique for detecting breast cancer, is developed.

The 16th Amendment to the U.S. Constitution is ratified, allowing Congress to levy an income tax.

Fashion designer Coco Chanel pioneers sportswear for women in Deauville, France that features berets and open-necked shirts in an age when women adorn themselves in feathers and huge hats.

Camels, the first packaged cigarettes, are introduced in the U.S. by R.J. Reynolds.

Locally in Baltimore:

On March 7, The British freighter *Alum Chine*, carrying 343 tons of dynamite for use during construction of the Panama Canal, explodes in Baltimore harbor. The concussion was so great — hurling debris more than two miles from the scene — that tremors are felt as far away as Philadelphia, Atlantic City and in a number of Pennsylvania and southern New Jersey towns.

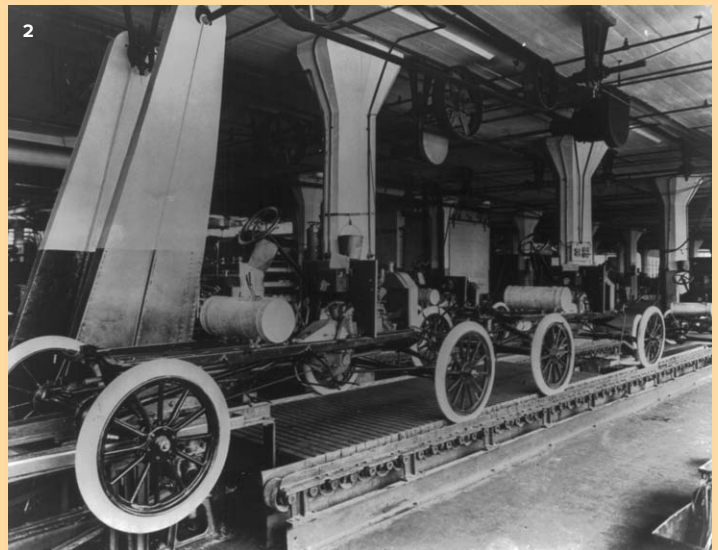
In 1910, The Gilman Country School starts the move from Homewood to its current 68-acre campus in Roland Park and changes its name to The Gilman Country School for Boys. By 1913 the move is complete.

Johns Hopkins University begins its move from downtown to the Homewood campus with the construction in 1913 of Maryland Hall and Gilman Hall.

The Park School opens on Auchentoroly Terrace.



LIBRARY OF CONGRESS, LC-USZ62-117347



LIBRARY OF CONGRESS, LC-USZ62-19261



IMAGE COURTESY GILMAN SCHOOL ARCHIVES

1. Tug boats, dredges, and barges in the Panama Canal ready for the first lockage from sea level up into Lake Gatun, ca. 1913.

2. Model T assembly line at the Ford Motor Company's Highland Park plant, ca. 1913.

3. Aerial view of Roland Avenue and The Gilman Country School campus. The Upper School building (now named Carey Hall) was completed in 1910.

Expanding Internet Options in Guilford

The BBC, Baltimore Broadband Coalition is a multi-community campaign established to improve broadband services in the North Baltimore area. Spearheaded by Roland Park, this campaign was created in response to community input expressing dissatisfaction with the current selection of broadband services available to residents. While you can buy electricity or natural gas from several regional vendors, Baltimore City residents usually have only one choice when it comes to the availability of high-speed internet.

After witnessing several failed attempts to bring the fiber optic cable into the City of Baltimore, residents from the neighborhoods of Roland Park, Roland Springs, Wyndhurst, Keswick, Mt. Washington, Homeland, Guilford, Hoes Heights, Cross Keys, Tuscany Canterbury, Evergreen, North Roland Park and Orchards/Kemper/Chatham are being asked to pledge the sum of \$10 to help support a grassroots effort to bring fiber optic cable into these communities through a crowd funding site called CrowdFiber.

The present campaign goal of the Baltimore Broadband Coalition is to enroll just 20% of the broadband customers from the neighborhoods listed to help support the formation of the broadband initiative. Once the goal of 20% is reached, the return on investment will exist to justify the installation of fiber optic cable and encourage further investment.

Fiber optic cable has the potential to offer a wider array of high-speed internet packages, HD television, and digital phone services and introduce more competition to the marketplace. With fiber optic cable it is even possible to receive high-speed bandwidth capable of achieving download speeds as fast as 1-gigabit. By comparison, 1-gigabit internet service is 10x faster than the quickest internet service available in Baltimore City and 300x faster than basic DSL. Many of the private Universities surrounding our community already offer this service to their students and faculty.

In order to reach the campaign's objective of 20% backing from Guilford households by September 18th, interested residents are encouraged to login to the CrowdFiber website provided below, create an account, and pledge \$10 to show their support and help fund this all volunteer effort. By making this pledge, residents are only agreeing to "consider" donating \$10, as no money will be exchanged until the 20% goal is reached.

Based on data collected from other cities who have installed fiber optic cable, the average monthly cost to receive the fastest (gigabit) service ranges between \$70 – \$150. This service would replace what residents currently pay for internet service and may also help to contribute to lowering the price of television and phone services in the area as well.

For the Guilford neighborhood, 20% backing translates to 158 households. To date, only 25 of the 158 household needed have pledged their support. If Guilford does not reach this commitment level by the fast approaching September 18th deadline, but other Baltimore communities do, the Guilford neighborhood could be left out. Therefore if you would like access to improved broadband service, lower prices, and increased competition in the marketplace,

please proceed to the CrowdFiber website listed below and discuss this opportunity to expand Guilford's broadband service with your neighbor.

To pledge your support of \$10 and register a secure account on CrowdFiber visit:

<http://crowdfiber.com/campaigns/baltimore-broadband-coalition>

For a background summary on the Baltimore Broadband Coalition: http://www.rolandpark.org/Broadband/Summary_BBC.pdf

Frequently Asked Questions:

<http://www.rolandpark.org/Broadband/FAQ.pdf>

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The Northway Apartments

TOM HOBBS

The Northway Apartments at the corner of N. Charles Street and Bishops Road is located at the entrance of Guilford at the south. The building designed by Edward Palmer was once “one of the city’s more stylish and pedigreed addresses.” The residence offered large units with high ceilings, hard wood floors, unique spacious roof terraces resulting from the ziggurat design of the building, a restaurant and 24-hour doorman. The apartments were designed to look like the interiors of Guilford homes.

The Northway over the years, however, fell on hard times with little capital investment and prolonged management issues. Because of its proximity to the Hopkins Homewood campus the building in recent years has been occupied largely by students.

In the spring of 2013 tenants were notified that leases would be terminated and that apartments must be vacated, becoming aware that the building was sold. About the same time the surrounding communities of Guilford and Tuscany Canterbury and the St. James and Colonnade Condominiums became aware that the intention of the new ownership group was to convert the building to student housing. Not until early June did the developers meet with community representatives and present their plans.

The new owner of the Northway is a development partnership of the current owner and the Varsity Investment Group, an affiliate of Potomac Holdings. The building will be reconfigured to have 108 units (suites that under the city zoning ordinance are classified as multi-family units). The suites that contain kitchens and a common area and individual bedroom and baths will house 327 beds. The units will be completely furnished and rental will be by the bed. The building will offer common lounge space and exercise facilities on the top floor with access to two terrace areas—one facing Homewood Field and the other facing Charles Street. A new main entrance to the building will be created from Bishops Road. The developers have used this model in Varsity developments in College Park and at the University of Baltimore.

Both Guilford and Tuscany Canterbury communities and particularly the St. James have concerns about aspects of the development. As can be observed by the large gash in the north side of the building the demolition of the interior is well underway. The Guilford Association, the St. James and Councilwoman Clarke have met again with the developer and are seeking response to several issues:

Parking and Landscape Plan—Using the existing garage and expanding the existing surface lot, 99 parking spaces will be provided, determined to be allowed under current zoning based on the 108 suites rather than the 327 occupants. The parking demands likely will create problems in Tuscany Canterbury and particularly for residents on Bishops and St. Martin’s Roads in Guilford. Both communities likely will request that the RPP hours for the area be extended.

The Guilford Association has expressed concern both about the expanded surface parking, particularly in front of the building on Charles Street and the minimal landscaping that is being proposed



The Northway Apartment Building on N. Charles Street is being converted to student housing. The Guilford Association is monitoring the renovations.

to shield the parking area from Charles Street and the residences across from the building. Parking located in front of a Charles Street building would not be allowed for a new building nor does it exist in front of other buildings north of University Parkway. Charles Street is a National Scenic Byway and we believe that both the developer and the City should respect and enhance the integrity of Charles Street and through landscaping and reconfiguring the parking mitigate the negative impact.

Mechanic Equipment Placement—Condensers and other mechanic equipment are to be placed on terrace roofs, many directly facing the Saint James. Design changes are needed to minimize noise and visibility.

Use of Building Terraces—The unique and spacious roof terraces have often been used as sites for loud and late student parties with little management oversight. We are seeking limited use by residents to the two terraces.

Responsible Building Management—The developers have stated that the building will be managed by a professional company experienced in managing similar facilities.

Regrettably in this building transformation the interior of the Northway is being totally gutted. Gone will be the grand and spacious lobby lighted by tall arched windows, deco light fixtures and plaster motifs in the form of sea horses, sunrises and flying geese in the public rooms, and stately columns that flanked the walls of the Northway’s former dining room. Gone will be the remnants of the grand apartments and life style that supported them.

Vines — To Be or Not to Be

MATT POSTLETHWAIT, MD LICENSED TREE EXPERT, BEECHFIELD LANDSCAPING, INC.

Guilford's rich history is evident in the unique residential architecture. An early European influence is also apparent in garden design and plant selection throughout the community.

The European influence can be seen in the abundance of climbing vines in the gardens. Wisteria, clematis, climbing hydrangea, Virginia creeper, trumpet vine, and English ivy are common sights in many of the landscapes throughout Guilford. These vines can add another dimension of beauty to the landscape when properly maintained, but some can also create problems when allowed to ascend trees and shrubbery.

Topping the list of potentially problematic vines is English ivy. When allowed to climb, English ivy can pose threats to the health, and ultimately, the appearance of trees. The risks include:

- competition for nutrients and water
- interference with photosynthesis by blocking sunlight to the trees foliage
- increase in weight which can lead to structural failure of the tree
- increased snow, ice, and wind load which can also lead to structural failure
- potential for disease and decay by trapping moisture against the tree's trunk
- girdling or strangling of trunk and limbs

In addition to English Ivy, other problematic vines include wisteria, trumpet vine, and morning glory. It is best to remove these vines from trees before they become established. The longer they are left to grow, the more difficult they will be to remove.

When attempting to remove vines, arm yourself with hand pruners, loppers, and possibly a hand saw. It is also best to wear gloves and long sleeves in case you encounter poison ivy. Start by cutting out a section of each individual vine until you have established a 1' to 2' "vine free" band around the base of the trunk. The reason for removing a section is because if the vine is simply cut, it could potentially heal itself and continue to grow. Some thick vines may require sawing, but be careful not to cut into the trunk when doing so. Next, wait until after a good rain, and pull the vine out by the roots (saturated ground will make the root removal much easier). Allow the remainder of the vine to remain in the tree unless it can be removed without damaging the tree's branches. The severed vines will die and visually blend into the tree trunk once the dead foliage falls off.

Although many climbing vines can be problematic, others such as Clematis, Virginia creeper and climbing hydrangea are deciduous and can be allowed to climb trees if properly managed. These vines are less aggressive and therefore less of a threat.

If you have specific questions or are concerned about the health of your tree(s), contact a certified arborist and/or licensed tree expert for a consultation.



Climbing vines like English ivy, wisteria, trumpet vine, and morning glory can pose threats to the health of trees. It's best to remove these vines from trees before they become established.

Guilford Reservoir and Pumping Station

CATHY BOYNE

The design and construction planning phase for the Reservoir and Pumping Station in Guilford is approximately 90% complete as of August 2013. A subgroup of the Guilford Board and Loyola representatives has been meeting regularly with the City of Baltimore and the design firms for the two projects. The primary goals of the subgroup are:

- Preserving the Guilford architectural and landscape requirements for both projects.
- Identifying construction disruption concerns and requirements to be included in the bid documents.
- Plan for logistics regarding road closures, parking, noise and construction traffic.
- Coordinate the timing and staging of both projects to minimize neighborhood disruption.
- Provide input and comments to CHAP before the Notice to Proceed is issued for both projects.

The current time frame for the Reservoir is for a Bid Ready Design to be submitted by mid-October to allow construction to start in January, 2014. The City is under a consent decree with EPA to be in compliance by the end of 2016. The Pumping Station is in the process of being redesigned, based on input by the Guilford Association, to eliminate a noisy back-up generator and reduce the building size. This delayed the project six-months. The construction schedule for both projects will cover a 3 to 4 year period.

Loyola University and CHAP have been very supportive of the Guilford Association as we have worked diligently with the City's Workgroup. If you have any questions or concerns, please contact Cathy Boyne, catherineboyne@gmail.com

Remembering Beverly...

PAUL AND SHARON SMITH

With the passing of Beverly Quinones on July 9, 2013, our Guilford community lost one of our best known neighbors. We also lost a great friend, a tireless worker, and an important benefactor.

Beverly and Carlos, her husband of 44 years, moved to Guilford in 1973. Her love affair with Guilford began immediately and over the years she demonstrated this affection in many ways. As a former president of the Women's Civic League, she was very involved with the Flower Mart in Mount Vernon and she organized the Guilford Holiday Party. From 1993 through 2012, she recruited and presided over the committee of neighbors that worked on the December event. And, during that period, she presented checks totaling \$83,000.00 to the Guilford Association for the benefit of Sherwood Gardens.

As the Messenger's Guilford columnist for much of the last decade, she reported the goings-on in our community. She introduced us to our new neighbors both through the column and as a member of the Welcoming Committee. She described in sparkling prose our recent events, parties, and gatherings. The Guilford she saw and wrote about was, indeed, a special place — a beautiful neighborhood of parks and distinctive homes full of people enjoying each other and life to the fullest.

We'll remember Beverly . . . planting flowers in her front yard . . . serving onion dip, shrimp cocktail, and champagne . . . greeting us at the registration desk at the Holiday Party . . . saying "Carlos!" . . . in



Beverly Quinones served as the Messenger's Guilford columnist for much of the last decade. She also organized the Guilford holiday party, presenting checks totaling \$83,000 to Sherwood Gardens.

in Sherwood Gardens for Dinner at Dusk . . . at the Flower Mart wearing an appropriate over-the-top hat . . . saying "Hello" to yet another new neighbor. Perhaps most of all, we'll remember Beverly as part of the couple. She and Carlos were inseparable and at their best when "quietly" celebrating their anniversary on Valentine's Day at the Engineers Club.

Beverly studied at the Cincinnati Conservatory of Music, was a professional singer during her years in Washington, and sang at the inaugural balls for Presidents Kennedy, Nixon, and Ford. In addition to her husband, Carlos, she is survived by two daughters, Bonnie Jean Pride and Lisa Karen Payne, and four grandchildren.

Along with celebrating Guilford's centennial, this year's Holiday Party will be a tribute to Beverly. In the fall, the Guilford Association will plant a tree in Sherwood Gardens in her honor.

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Sherwood Master Plan

MARGARET ALTON & TOM HOBBS



People of all ages enjoy Sherwood Gardens during this year's Maryland House & Garden Tour held on Sunday, April 28.

GREG PEASE PHOTOGRAPHY

Sherwood Gardens is a community asset that requires protection and enhancement. Can the Sherwood Gardens with the brilliant display of tulips and summer flowers and pristine groomed park be maintained in the future? How do we best assure that it is continued and improved? In considering the maintenance and replacement requirements for trees and plants and the annual commitment to provide displays of tulips and annuals, the Trustees of Stratford Green concluded that a long range plan is needed to guide these responsibilities to the community over the next 20–30 years.

Sherwood Gardens as we know it today has evolved from Stratford Green, one of the Guilford parks designed by Olmsted and the tulip gardens created by John Sherwood on his adjacent property. When the Sherwood property was donated to the Guilford Association it was consolidated with Stratford Green and the tulip display was expanded into the former park area. More recently, initiated as “adopt-a-plot,” the tulip beds have been converted to a summer display.

Needing guidance for future decisions affecting the Gardens and assessment of the funds needed to support the Gardens, the Trustees have engaged Beechbrook Landscape Architecture to prepare a Master Plan. Jamie Brown and his partner Clay Coulston, principals of Beechbrook, have undertaken the planning effort and will present to the Architectural Committee, Trustees and Board of the Association, preliminary recommendations for the future care of the Gardens.

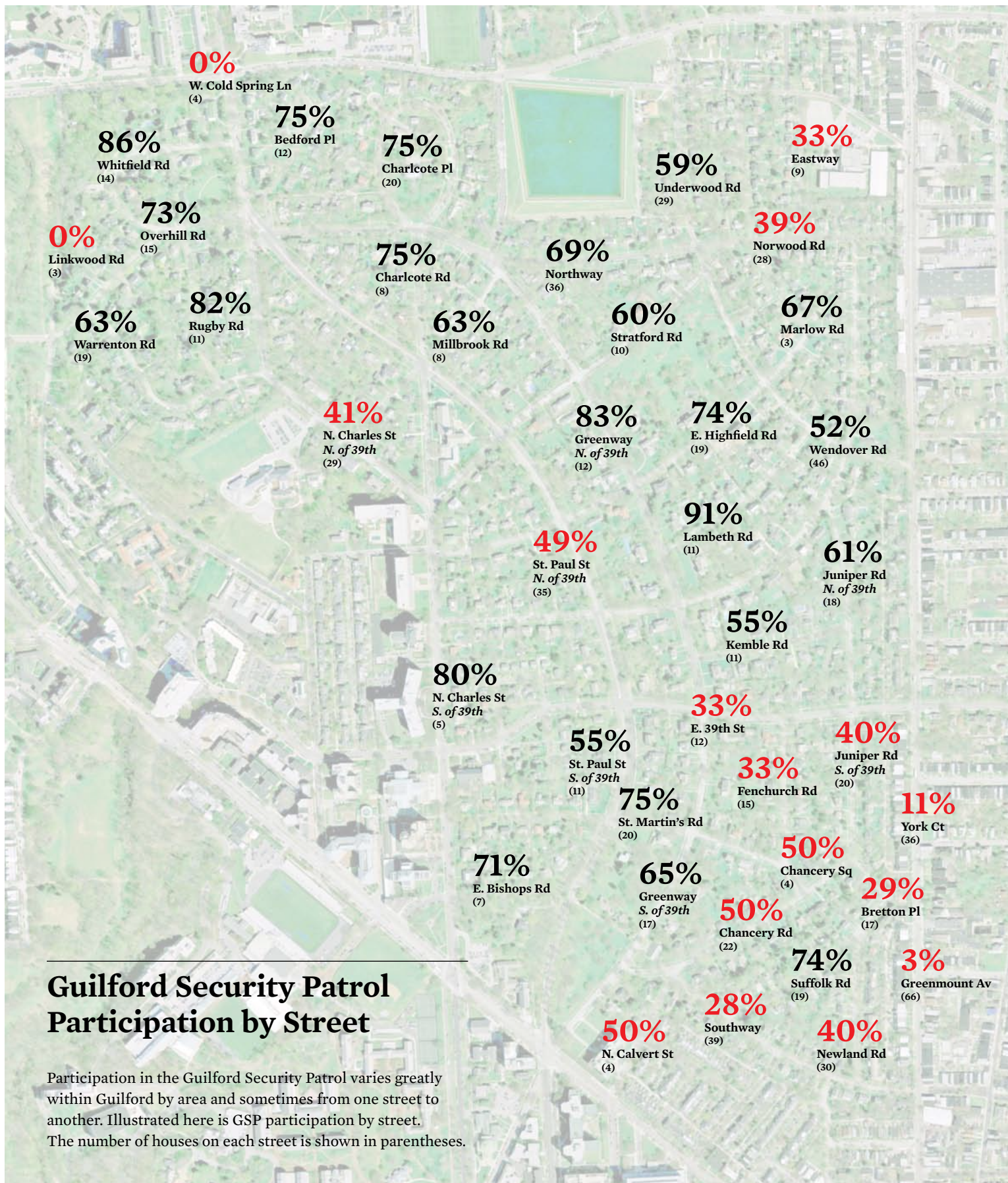
Beechbrook has reviewed the history of the site, surveyed the existing conditions, field checked the existing plants and trees and reviewed budget allocations. Overall, the Long Range Master Plan aims to define the appropriate look for Sherwood Gardens —

a look that is in keeping with both the original Olmsted vision for the Gardens and that of the Sherwoods. It also will suggest staging and options based on fund availability.

Specifically, the Long Range Master Plan will identify some landscape beds and trees that should be removed or altered in the future in order to open up vistas into and through the gardens, as originally designed and intended. Over the past half century some trees and landscaping beds have been added which are not in keeping with the historic character of the gardens, whether by blocking views, fragmenting spaces or not containing plant species that historically would have been used.

The Master Plan also will identify some existing beds that should be slightly re-shaped in order to create generous sweeping curves that are reminiscent of the historic beds and characteristic of an Olmstedian landscape. The Plan will identify areas within existing beds where shrubs or perennials should be added in order to help reduce maintenance costs. The plants will be thoughtfully placed in order to maintain the large sweeps of tulips and annuals and the historic character of the gardens. In addition, the Master Plan will identify plant species that are historically of character and appropriate choices to replace existing plants when they die in the future.

The Master Plan presents an exciting opportunity for the future. It for the first time since Olmsted designed Stratford Green and John Sherwood created his garden will offer a plan that integrates them in a way that will maintain and enhance the best features of both.



Summer Security Update

FELIX DAWSON AND LYNDA RILEY

After a lengthy quiet period, there was a sudden spike in crime in Guilford over the past three months. Thus far this summer, in Guilford there have been at least five home burglaries and one mugging. There were also several additional attempted break-ins thwarted by alarms/dogs and several garage break-ins. According to Police, there was a similarly abnormal jump in crime across the entire Northern District — there were 95 burglaries in the past 4 months in the Northern versus 59 during the same period in 2012, a 61% increase.

Recent crimes in Guilford:

Most of the Guilford incidents occurred within two to three blocks of Greenmount/York Road and have been reported to Guilford residents through periodic emails:

In June, there were several robberies on Chancery Road where juveniles broke into houses after it appeared that residents had gone to bed. They broke in via backdoors and stole cell phones, computers and cash. At least one resident confronted the perpetrators (not recommended!).

In late July and early August, there were burglaries and attempted burglaries on Northway, Greenway, Suffolk, Fenchurch, Chancery, Wendover, and Underwood. In these cases we believe a group of juveniles were knocking on front doors to determine whether residents were home. If someone answered, a youth would ask a question such as, “Do you need your lawn mowed?” If no one answered two or more youths would go to a backdoor or basement door, force it open and steal computers, iPods, iPads, cell phones, jewelry and cash. In some cases the houses were ransacked. These burglaries occurred in the middle of the day and during the evening hours. Two juveniles are in custody for the break-in on Underwood Road, and they may have been the perpetrators of the other break-ins.

In mid-August a Hopkins student was mugged while walking on Greenway near Chancery Road around 3:10 am. The perpetrators were three black men who were in a white or silver van. These men have still not been caught. Also in August, there was an attempted break-in on Underwood Rd that was thwarted by the alarm. There were also several reports of packages left on porches being stolen or tampered with.

The Northern District has reported a significant increase in crime across the district this summer. Cellphone theft has been an increasing problem as criminals have discovered new, convenient markets for stolen cellphones.

Arrests:

The police have made two arrests directly related to two crimes that occurred in Guilford. On August 17th, police arrested two people involved in the cellphone thefts after spotting them driving in a stolen vehicle used in the thefts. Police also arrested one youth involved in porch package theft in Guilford. This individual is likely to have been involved in some of the Guilford burglaries.

While we hope and expect these arrests to favorably impact crime in our neighborhood, we have seen at least some crime activity, albeit less severe, subsequent to the reported arrests. Accordingly, residents should continue to be vigilant.

What is the Guilford Association doing?

We are working with City representatives. Representatives of Guilford and McRoberts (Guilford’s security contractor) have met with and are in regular contact with Northern District leadership and Councilwoman Mary Pat Clarke. The Guilford Association has expressed its extreme frustration with the surge in serious incidents within Guilford. In working with the Northern, Guilford has focused on increasing police presence in Guilford, improving our 911 response times, and improving communication between the GSP car and the BPD officers covering our neighborhood.

The Northern has had its share of personnel issues. Over the summer, there was another leadership change as Major Kimberly Burrus replaced Major Sabrina Tapp-Harper. The Northern views itself as generally understaffed, and we learned that due to medical leaves, other leaves and vacations, the Northern’s Guilford-focused officers have been, to a large degree, absent.

We also are focusing GSP coverage in the impacted areas. During June following the break-ins on Chancery (all the street lights were out due to a cable being cut by sidewalk replacement crews), we added a second GSP patrol car and had the car focus on the area south of 39th Street and east of St. Paul Street. We regularly revisit the patrol schedule and routing to use the GSP most effectively.

What can you do?

CALL 911! Guilford still chronically underuses 911. The police stress the importance of residents’ use of the 911 system even for minor issues. 911 calls are the only way to get police attention and to enable the BPD to spot trends. Calling creates the data that is used to allocate resources. Put simply, if you don’t call 911, Guilford won’t get the City resources it needs to combat crime waves such as the one we are experiencing.

Particularly when there is a crime increase, if you see anything suspicious, call 911. If there is a suspicious vehicle or a person, take a photo if you can do so safely and forward it to the BPD at douglas.gibson@baltimorepolice.org and to guilford.security@mcroberts1876.com. After calling 911 please call or text the GSP at 410-212-4785. Please make sure you have the correct number for the GSP! It is also helpful for the Guilford Board if you can send an e-mail to officemanager@guilfordassociation.org if you have experienced a crime or are aware of a crime so that we can get a notice out to the rest of the neighborhood as soon as possible.

Security Patrol Participants

The Guilford Board of Managers would like to thank the following people who have supported the Guilford Security Patrol (GSP) for 2013. These people have enabled our neighborhood to have security coverage for approximately 75% of the year. Each house-

hold that pays the \$325 annual GSP fee personally pays for approximately sixteen hours of patrolling. Therefore, for every new household who supports the GSP the neighborhood would have additional sixteen hours of coverage.

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Tuesday Williams
Michael & Meredith Williams
George & Shanti Willy
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Maurice Wilson & James Williams
Reed Winston
Roy & Margaret Wise
Judy Witt
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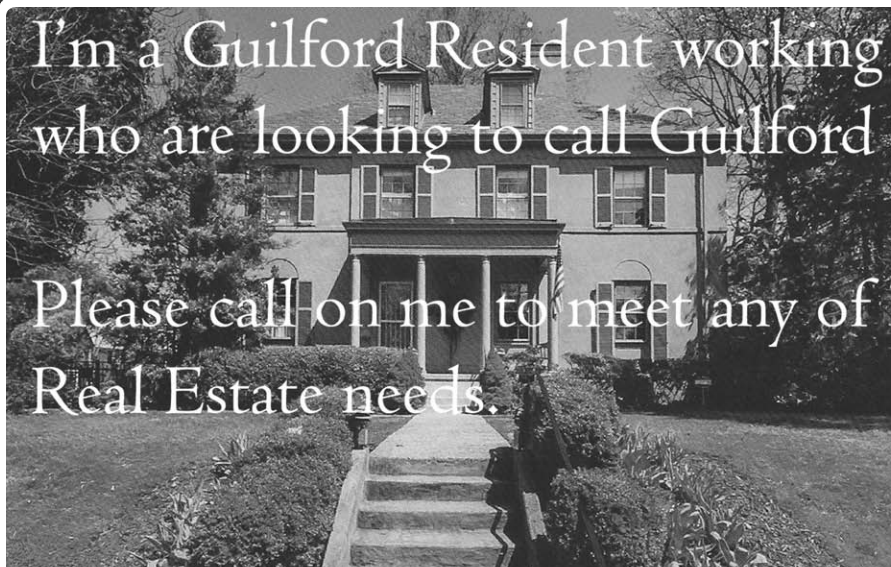
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The Guilford Association, Inc.

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The Guilford News

FALL 2013

CALENDAR OF EVENTS

September 27	Sunken Park Family Movie Night
October 27	Halloween in the Park
November 13	Guilford Association Annual Meeting
December 7	Annual Guilford Holiday Party

OUTDOOR MOVIE NIGHT RETURNS

Movie night returns to Guilford's Sunken Park on Friday, September 27 at 7:00 p.m., weather permitting. Sponsored by the Guilford Association with assistance from Johns Hopkins of Baltimore Heritage. Popcorn sales to benefit Sherwood Gardens.

