

# The Guilford News

GUILFORDASSOCIATION.ORG

SPRING 2014

## The Importance of Shutters and Windows

TOM HOBBS AND ANTHONY GILL

THESE COMPONENTS PLAY A MAJOR ROLE IN DEFINING A HOME'S ARCHITECTURAL STYLE AND HERITAGE

Windows and shutters are two of the essential elements of Guilford homes that reflect their unique architectural style, quality of design detail and craftsmanship of construction. Shutters and windows must be maintained or restored in order to retain the integrity of the original house designs and respect the rich architectural heritage of the community.

It is a covenant violation if windows are replaced or altered without the review and approval of the Guilford Architectural Committee as required by the Deed and Agreement. It also is a covenant violation if shutters are removed or not maintained on facades visible to the public way (sidewalk or street). If either alteration is observed the Association will issue a covenant violation notice and require restoration.

Most of the colonial, federal and French revival homes in Guilford were designed by their architects to respect the authentic details of the period. Window and French door shutters are an important element of the architectural styles. Windows usually were spaced assuming shutters and their removal often creates an

*See WINDOWS, page 6*







Children gathered in Sherwood Gardens on Sunday, April 13 for Guilford's annual Easter Egg Hunt.

**T**he seemingly endless harsh winter we've had has finally yielded to spring. The tulips and daffodils, flowering trees and azaleas are in bloom and Guilford looks it's most glorious. This is the time of year when we all can resume outdoor activities and take walks through the neighborhood and renew relationships that were limited in the cold of winter.

Spring also is the time of year when Guilford has our most visitors, attracted to the beauty of Sherwood Gardens. While we don't expect the thousands in a single day that we experienced last year during the House and Garden Pilgrimage, many visitors unfamiliar with Guilford or not having visited for years, on that day expressed delight and amazement at the beauty and welcoming environment and many will likely return for self-guided walks.

This Guilford centennial year hopefully has helped us reflect on what a unique and gracious city neighborhood we are fortunate to live in. The history articles we've run in the newsletter have reviewed the past and the great legacy we have here. The centennial activities have been successful in extending the celebration throughout the year with a full calendar of events and for that we thank Ann Giroux and the many volunteers who have worked on the Centennial Committee.

With all of the positives that we celebrate it takes a diligent community effort to sustain and improve Guilford. The members of the Board of Managers with the help of our residents are very focused on matters of concern that could impact us. I'll summarize some of the issues for you and others are covered more fully in other articles.

**Guilford Reservoir Construction.** As you know from previous reports, the Association has been negotiating for several years

with City Bureau of Water officials to assure that the plans for constructing water containment tanks at the reservoir site include covering by a landscaped park-like setting that creates a community enhancement. We reached agreement on the design plan but we will not give our acceptance until the contract documents and a separate memorandum of understanding (MOU) between the City and Guilford give us comfort that the construction will minimally impact the surrounding residential areas of Guilford. Cathy Boyne has tracked the construction phase plans and interacted with City officials in an effort to obtain the changes and additions to the construction documents and the MOU that we view as essential. The response from the Bureau of Water often has been resistance and delay. We also have taken our concerns to the Baltimore Commission on Historic and Architectural Preservation (CHAP). Because the reservoir is within the Guilford National Register Historic District the CHAP review is required and the commission has been supportive of Guilford's requests. Also, the City intends to use the Loyola owned triangular parcel between Cold Spring Lane and Old Cold Spring Lane as a staging area. Loyola University has been very supportive of the concerns of the Guilford community and has declined to sign a separate MOU and grant permission until Guilford has an acceptable MOU. At the end of March the City sent the Association a revised MOU. It still is unacceptable to us and we've asked our City Council members to become involved in the negotiations. It is our understanding that the City intends to initiate the bid phase of the project in April with a hoped for start of construction in late summer.

**York Road/Greenmount Avenue.** The west side of York Road and Greenmount Avenue between Old Cold Spring Lane on the

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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. The area north of 43rd Street is covered by the York Road Partnership. The Partnership with the assistance of the Urban Land Institute and Loyola University has prepared a conceptual plan for improving the York Road corridor. The Association through the Architectural Committee will be working with the Partnership in an effort to address the commercial area within Guilford much of which is vacant or undergoing change in ownership. We also are concerned about further changes that could occur on the east side of York Road and the Association is strongly opposing an application for a liquor license by the owners of the Lucky 7 convenience store.

**Sherwood Gardens.** This spring you will see some modest changes in beds in Sherwood Gardens that begin 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. Along Stratford Road where in recent years tulips have failed we have introduced hyacinths and daffodils. Also, through a gift of the Stein family two dogwood trees have been added in memory of their mother and the Association has planted a magnolia in memory of Beverly Quinones, all of which further implement elements of the long-range plan. Francisco Castellanos with the help of Clarke Griffin and Margaret Alton has taken on the task of management and oversight of Sherwood Gardens.

**Our Community Parks.** In addition to Sherwood Gardens, Guilford is fortunate to have three additional community parks — two Olmsted designed parks, The Sunken Park and The Little Park, and the Gateway Park, added to the park network by a later acquisition by the Association. With Margaret Alton's oversight all of these great community assets are receiving more care and attention than in the past. As resources permit restoration of elements of the two Olmsted parks lost over years will be reclaimed. We have the Olmsted design plans for both the Little Park and The Sunken Park. A large area of the Little Park has been cleared of overgrowth with planting guided by the Olmsted plan to follow. The Sunken Park too will have planting added on the western edge and some lost but intended planting replaced.

**Security.** Public safety within and around Guilford is of the highest priority to the Association Board. We are making all efforts to assure that there are adequate police resources assigned to Guilford and that the Guilford Security Patrol (GSP) is strategically employed so that we do not have a repeat of the incidents of last summer.

**Architectural Oversight.** There is significant investment being made in the restoration and renovation of many Guilford homes. A number have been featured in recent newsletters and we will continue to cover some of the projects. The Architectural Committee, as is its charge, has reviewed and given some constructive guidance to these efforts. Most Guilford residents

comply with their covenant obligation to receive Architectural Committee review and approval before exterior changes are made to properties. Some have not, however, and in other cases important architectural elements such as shutters have been removed or windows replaced. Such alterations are covenant violations. The Association is obligated to maintain the architectural standards and applicable covenants of the neighborhood. Where non-approved changes are made covenant violation notices are issued with requirement for correction. In several cases the Association has had to pursue litigation to bring about correction. If violations have not been corrected at the time of a property sale, state law requires that the violations be disclosed and the Association requires a plan of correction. All properties are being reviewed by the Architectural Committee at the time of a sale listing and generally because of the state law requirement for disclosure agents and buyers are requesting a letter from the Association that addresses covenant compliance. On a positive note, this process has resulted in the correction of some serious covenant violations on several properties that recently have been sold.

The City is proposing a new zoning code, including zoning district maps. While the Guilford Deed and Agreement determines use and standards in Guilford, we are attempting to assure that the zoning ordinance is not in conflict with the deed requirements. The Architectural Committee has met with our City Council representatives and has asked for several map changes in Guilford.

**New Neighbors.** The Board is seeking ways of more actively welcoming and orienting new Guilford residents, many of whom move to our community from other cities. We are identifying new residents by name and address in the newsletter and we have experimented with a welcome packet. Our conclusion however is that a welcome letter should be sent to new residents with reference to the Guilford web page where we will enhance the community resource information. If you have suggestions please let us know. For years Millicent Tyler and other welcoming committee members have hosted a delightful annual welcoming brunch which we hope will continue in the future but we also think a more immediate introduction is helpful.

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 speaking with many of you as Maxwell, my English Springer Spaniel, and I resume our walks through Guilford.

Tom Hobbs





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Closing Price: \$487,500



**4413 BEDFORD PL**  
List Price: \$765,000  
Closing Price: \$650,000



**4402 BEDFORD PL**  
List Price: \$649,000  
Closing Price: \$590,000



**4415 NORWOOD RD**  
List Price: \$499,900  
Closing Price: \$487,500



**4404 EASTWAY**  
List Price: \$425,000  
Closing Price: \$415,000



**4221 GREENWAY**  
List Price: \$1,100,00  
Closing Price: \$1,015,000

## Active Properties

AS OF JUNE 10, 2014

List price

<b>203 LAMBETH RD</b>	\$1,595,000
<b>4332 N. CHARLES ST</b>	\$1,275,000
<b>12 E. BISHOPS RD</b>	\$1,230,000
<b>102 MILLBROOK RD</b>	\$1,195,000
<b>7 ST. MARTIN'S RD</b>	\$850,000
<b>217 CHANCERY RD</b>	\$850,000
<b>38 WARRENTON RD</b>	\$825,000
<b>42 WARRENTON RD</b>	\$795,000
<b>204 E. 39TH ST</b>	\$699,000
<b>3812 FENCHURCH RD</b>	\$689,000
<b>3701 N. CHARLES ST</b>	\$660,000
<b>3703 GREENWAY</b>	\$647,500
<b>3901 GREENWAY</b>	\$647,500
<b>101 CHARLCOTE RD</b>	\$619,900
<b>4216 GREENWAY</b>	\$599,900
<b>302 NORTHWAY</b>	\$599,000
<b>3814 JUNIPER RD</b>	\$514,900
<b>332 SUFFOLK RD</b>	\$499,000
<b>311 NORTHWAY</b>	\$490,000
<b>4418 EASTWAY</b>	\$424,950
<b>216 E. 39TH ST</b>	\$390,000
<b>3524 GREENMOUNT AV</b>	\$244,900
<b>416 SOUTHWAY</b>	\$220,000
<b>414 SOUTHWAY</b>	\$219,900
<b>419 SOUTHWAY</b>	\$199,900
<b>3522 GREENMOUNT AV</b>	\$189,900
<b>3528 GREENMOUNT AV</b>	\$149,900
<b>3608 GREENMOUNT AV</b>	\$69,900
<b>3620 GREENMOUNT AV</b>	\$26,000

# Guilford Property Sales

JANUARY 1, 2014 – JUNE 10, 2014

**35 YORK CT**

List Price: \$239,000  
Closing Price: \$225,000



**206 KEMBLE RD**

List Price: \$539,900  
Closing Price: \$522,500



**3907 JUNIPER RD**

List Price: \$539,900  
Closing Price: \$515,000

**222 E. 39TH ST**

List Price: \$450,000  
Closing Price: \$430,000



**3803 JUNIPER RD**

List Price: \$469,900  
Closing Price: \$460,000



**3610 GREENMOUNT AV**

List Price: \$57,500  
Closing Price: \$63,500



**3508 NEWLAND RD**

List Price: \$365,000  
Closing Price: \$375,000







The absence of shutters can create awkward window spacing and visual imbalance.

#### **WINDOWS,** *From page 1*

awkward window spacing and proportional balance which leaves a home looking “naked” in appearance.

The Guilford Architectural Guidelines set forth the standards for shutters. *“Shutters and operable hardware are to be maintained on all openings where the house was designed with shutters, particularly on all facades visible from a public way. Shutters must be of painted wood and match the size and profile of the window opening adjacent, so they will fully cover the window if closed. Historically accurate hardware must be used. Use of pine shutters is discouraged.”*

Deteriorated shutters often can be repaired by a professional. If replacement is required application must be made for review and approval by the Architectural Committee. There are a number of sources that have been used successfully by Guilford homeowners to accurately duplicate the original shutters. They include:

Timberlane Shutters  
800-250-2221 / [www.timberlane.com](http://www.timberlane.com)

Reisterstown Lumber  
410-833-1300 / [info@reisterstownlumber.com](mailto:info@reisterstownlumber.com)

David Hewton  
443-791-168 / [hewty@comcast.net](mailto:hewty@comcast.net)

Head House Square Shutter  
888-631-8191 / [www.headhousesquare.com](http://www.headhousesquare.com)

**Windows.** Original, historic wood windows, including the sash and trim details, play a major role in defining a home’s architectural style. The Guilford Architectural Guidelines urge the salvage and restoration of original windows rather than replacement.

An historic wood window sash can be removed from the window opening, paint and putty stripped and restored, missing or damaged parts replaced or repaired and the sash reinstalled in good working order. Not only are old wood windows valuable components of a house’s architectural style, they are generally more durable than today’s replacement windows. A number of Guilford homeowners recently have had original windows restored and the Architectural Committee can help you locate suitable contractors to do the work.

The Guilford Architectural Guidelines do not preclude the replacement of windows but the replacement windows must match

the materials (wood), size and pattern of the original windows and prior approval by the Architectural Committee is required for this significant exterior alteration. To assist homeowners better understand the requirements for window restoration or replacement, the Architectural Committee has prepared a more detailed guidance statement that appears on the Guilford web site together with all other architectural covenant requirements at: <http://www.guilfordassociation.org/architecture/>.

In summary, replacement windows must meet the following standards:

- They must be of wood construction. Vinyl or vinyl composition is not acceptable. The use of pine also is discouraged because new pine is soft and rots if not carefully maintained.
- The sash must match the size of the original window sash, fully replacing the sash without any frame extender that reduces the lite area or alters the trim.
- The grill or muntin size and profile must match the original. Grills must be permanently affixed on both the interior and exterior of the sash. If the windows are double glazed Simulated Divided Light (SDL) spacer bars (black) between the glass is required.
- Exterior trim details, including brick molding, sill, apron and head casing from the original framed opening must be retained and left uncovered.
- New windows should be factory primed and must be painted to match the existing color scheme of the house trim.

The Architectural Committee requires the replacement window specifications be submitted with the application for approval, clearly identifying conformance with the stated requirements. A cross section of the specific window opening showing the replacement window as it is to be installed also must be provided. A generic section of the window or cut sheet of the manufacturer is not adequate. The window installer or the supplier must field measure and submit a scaled drawing showing the replacement window as it is to be installed.

If greater insulation of windows is an objective, storm windows often are a preferred solution to the replacement of the original sash. Flat frame storms installed close to the original sash and painted the color of the window and trim are almost invisible. The Architectural Committee can provide guidance concerning installation and manufacturers that respect the historic setting.

These requirements have been developed from Committee experience in dealing with various window manufacturers and specific Guilford installations. As well they reflect the standard practice of others experienced in maintenance of historic architectural structures.

**Tax Credit Eligibility.** Both shutter and window restoration may be eligible for state historic tax credits. This substantial benefit is available to Guilford property owners as a result of the designation of the community as a National Register Historic District. A description of the Tax Credit program and the application for credits can be found on the web page of the Maryland Historical Trust at: <http://mht.maryland.gov/taxCredits.shtml>.



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# Charles Street Reconstruction

TOM HOBBS

After almost two years, the Charles Street reconstruction project is scheduled to be complete by the end of the summer. Between 29th Street and University Parkway Charles Street has been largely closed to traffic during this period.

The redesign of this section of Baltimore's premier street and a major entrance to Guilford involved more than a decade of planning including extended negotiations with Charles Village and Johns Hopkins as well as other adjacent neighborhoods and institutions and then design revision because of budget constraints.

The goals of the project according to the City Department of Transportation are to create "more balanced traffic patterns, increase pedestrian and bicycle safety, upgrade aging infrastructure, improve signage, support business revitalization, and enhance the character and beauty of the area." Initially utilities had to be re-routed and the 100-year old infrastructure under the roadway replaced. All of the existing roadway, curbing and sidewalks were removed as well as most of the street trees. The area adjacent to the Hopkins campus south of University Parkway has now been reconstructed and the new boulevard design is visible. New trees are being planted and there will be an area of public art.

During the closure of Charles Street new traffic patterns have been required by vehicles traveling north-south. In Guilford the impact primarily has been an increase in traffic on Saint Paul St. and a decrease in traffic on the section of Charles St. north of University Parkway. To help relieve the loss of parking in Charles Village, the City removed the parking restriction on Saint Paul St. north of University Parkway. Evidence indicates that this hasn't served Charles Village residents but rather has been used largely by Union Memorial employees and Hopkins students with unwelcome long

term parking and trash deposits in Guilford. We will ask that the parking restrictions be re-established on Saint Paul Street.

The \$28 million Charles Street reconstruction is largely being funded through \$25 million from the Federal Government to upgrade aging infrastructure and improve the National Scenic Byway. The City and Johns Hopkins are covering about 10 percent of the cost.

The Charles Street National Scenic Byway, which runs through the heart of the city and north into Baltimore County, is one of only four national scenic byways located in an urban setting. It was designated in 2009. The roughly 12-mile length of Charles Street consists of a nearly unbroken series of local and National Register historic districts, highlighted by the Mount Vernon Place National Historic Landmark District and in North Baltimore including the Guilford, Tuscany Canterbury and Homeland National Register Historic Districts.

Planning for the Charles Street Byway was under way before the national designation. A community-based Advisory Committee working with the Department of Planning met to guide the completion of a Corridor Management Plan for Charles Street, a requirement for designation as a National Scenic Byway. The plan includes an effort to preserve and promote the special qualities of Charles Street and enhance the visitor's experience. The Baltimore Heritage Area Association maintains a web site to guide the visitor at <http://explorebaltimore.org/charles-street-byway>.

## Charles Street 12 Saturday, August 9

The second annual Charles Street 12, billed as Maryland's Most Monumental Race, will be held on Saturday, August 9, 2014. The Charles Street 12 follows the distance of the National Scenic Byway on Charles Street, a unique 12-mile distance. Runners will start at Kenilworth and head down historic Charles Street and finish at Power Plant Live where there will be a post-race party. Registration is now open at [www.charlesst12.com](http://www.charlesst12.com). Race organizers are expecting 3,000 runners to participate. The race will be raising money for the University of Maryland's Children's Hospital, Children's Heart Program.



An artist's rendering of the pedestrian-friendly ellipse on Charles Street at 34th Street.

R&K / BALTIMORE CITY DEPARTMENT OF TRANSPORTATION





An artist's rendering of the \$100 million Rotunda redevelopment. Built in 1921 for the The Maryland Casualty Insurance Company, the building was one of Baltimore's first adaptive reuse projects, being converted into a retail space in 1969.

## The Rotunda Redevelopment

TOM HOBBS

When passing the Rotunda site on 40th Street have you wondered what will result from the extensive construction that's underway? What we see is the redevelopment of the commercial portion of the original Rotunda building and the construction of a major new development on the south section of the site.

Being developed by Hekemian and Company, the plan long discussed and debated among surrounding neighborhoods, will result in a multi-family, mixed use community. The 382 residential units will be in two new buildings of four and seven stories and some town homes. The existing Rotunda building will be completely renovated with outward-facing retail. 1,100 parking spaces will be provided in a new garage and on surface.

In its review of the plans, the City's Urban Design and Architecture Review Panel (UDARP) challenged the developer and design team to design new buildings that transition well toward the adjoining communities and respect the original Rotunda building. The result is a stepping down of building forms with a blend of traditional and contemporary architecture. In addition, the pedestrian areas are to compliment the feel of existing streets and a new 12,000 square foot central plaza is being added.

When completed there is to be approximately 130,000 square feet of retail space which according to Heckemian and Co. will contain "premier shops and restaurants." Most of the tenants that

occupied the ground floors of the Rotunda are gone. A portion of the building that housed the Giant has been demolished. The nearly 60 office tenants in the upper floors are remaining in place and open during construction.

There was much discussion about the prospect of a new grocery store. Many Guilford residents hoped for a Trader Joe's but it became clear that wasn't going to happen. Then there was news that Graul's was a strong contender. However, a deal was struck with MOM's Organic Market, the Washington/Baltimore based organic grocery. MOM's was founded in 1987 and operates 10 stores in the two metropolitan areas, including Timonium.

When completed as envisioned, the redeveloped Rotunda will offer a new in-town center of housing, retail and office in an area that is a premier location in the city. It should be an opportunity for strengthening shopping and residential options.

# Guilford's Wildlife

TOM HOBBS

Have you been out on a morning walk and seen a red fox casually crossing the street or scurrying into a neighbor's garden or in the evening heard the haunting hoot of a barred owl? Yes. This is the unexpected wildlife in our green city neighborhood. Last year even a deer or two was spotted having wandered down Stony Run Park.

Red foxes are on the rise in suburban and urban areas. Like blue jays, squirrels, raccoons and whitetail deer, red foxes can live in fragmented habitats that have been heavily altered by human activity. They can survive on a wide variety of foods, ranging from rodents and birds to insects and nuts. As predators, red foxes thrive on small mammal populations and they are opportunistic feeders, eating mice, ground squirrels and rabbits. You may notice that our rabbit population at times greatly diminishes.

Red fox sightings are becoming more and more common in Guilford where they obviously have happily taken up residence. Red foxes have a high reproductive rate. The females or vixens give birth to their young in underground dens once per year between March and April after a 50-day gestation period. Although the kits are blind at birth, they mature quickly and usually leave their parents by winter to establish their own territories. By next spring they will have mated and paired off for life. A den was discovered when brush was being cleared in an area of the Little Park. They also may be found living in dense protected areas of Guilford gardens.

Red foxes have a wide vocal range, and produce different sounds spanning five octaves, which grade into each other typically a wow wow wow sound or a high pitched whine. A common report is a raspy, single syllable scream or bark, repeated regularly every 3-10 seconds.

The Humane Society of the U.S. reports that "foxes aren't dangerous to humans, except when they are rabid (which is very rare) or are captured and handled. Even then, it takes a lot of handling for a fox even to defend himself by biting. Quite the opposite: the fox's natural tendency is to flee rather than fight."

The barred owl is an attractive medium-sized grey-brown owl with a large, rounded head with no ear-tufts, soulful brown eyes and streaked with white horizontal barring on the chest and vertical barring on the belly. It's a nocturnal bird, hiding in dense foliage during the day, usually high up in Guilford's mature trees. They tend to nest in hollows of trees and many of Guilford's giant mature oaks are ideal.

The barred owl is highly vocal giving a loud and resounding "hoo, hoo, too-HOO, hoo,hoo,too-HOO,ooo" — sounds that have become very familiar if we live near one of their roosting trees. They are more often heard than seen.

Owls are stealthy predators that strike swiftly, snatching victims from the air, ground and water. The rabbit population is among their food supply. They're hard to spot. You can try imitating their call and if you are lucky a territorial barred owl might fly to investigate you. During the daytime a quiet walk through a forested area like Stony Run might reveal a roosting owl if you are very lucky.

This thriving wildlife in our midst makes Guilford an even more intriguing place to live.



Barred owls and red fox have successfully adapted to suburban and urban life. Sightings of both are becoming more and more common in Guilford.



# Volcanoes Kill Trees

GLEND A WEBER, BALTIMORE CITY RECREATION AND PARKS

Volcanoes? In Baltimore? Yep, I see volcanoes all over the city and beyond.

On my daily commute, I have watched trees be planted, carefully surrounded by a volcano of mulch and that poor tree spends the next three to five years dying. By volcanoes, I mean mulch piled in a dome around the trunk of the tree. Frequently the tree is young or newly planted and the homeowner wishes to give the tree some tender loving care. Except this is a death wish, not TLC.

Piling any type of mulch around the trunk causes numerous problems for the tree. The bark of a tree is its outermost protective layer. The bark needs to be exposed to the air in order to function properly. Bark forms a barrier between the living, growing, inside part of the tree and the "bad guys" who wish to destroy it. Moisture from the mulch softens the bark and aids their dastardly deeds. The "bad guy" list includes:

Bacteria, viruses and fungi that consider the bark part of the mulch pile. Their job is to decompose or break down mulch into good-for-the-earth compost. Bark being used by the tree should not be on their menu;

Varmints such as mice and meadow voles will chew through the bark to get to the tasty, living, inner bark. This activity cuts off the tree's flow of nutrients and starves it to death. Mulch volcanoes provide a perfect space for rodents to tunnel through to reach the tree trunk. The tunnels protect them from predators such as foxes, cats, hawks and owls;

Insects and other creepy-crawlies also tunnel through mulch volcanoes to reach now-softened, partly decomposing, chewed-on bark. It's like an open-door invitation to come in, chew through the wood and introduce any diseases they carry.

Mulch "rings" around trees protect the tree from lawn mower and trimmer string attacks, help retain soil moisture, keeps the ground cooler in summer and helps prevent soil heaving in winter. As the mulch decomposes it provides needed nutrients for tree roots. And it looks nice. So what's a homeowner or landscape professional to do? A proper mulch ring meets these criteria:

Size — A ring anywhere from a 2- or 3-foot radius around the trunk to the tree's drip line. Mulch rings should be a protection zone for the tree's roots. Give those roots as large a protection zone as possible.

Depth — About 2-3 inches are plenty. Thicker layers of mulch inhibit oxygen exchange between tree roots and the air. Healthy roots need to breathe. It is okay to "cup" the mulch at the outer edge to help retain water but this is only used for 2-3 years on newly planted trees. Do not have any mulch touching the tree's bark.

Material — My first choice is well-aged wood chips. Shredded bark and compost also work. I do not recommend dyed mulches, decorative mulches or the new rubber mulches. The concern with these is reduced air supply and the potential release of chemicals toxic to plants. Fresh wood chips or sawdust should also not be used. They rob the soil of nitrogen as they break down.

Trees larger than about a 10-inch diameter usually do not need mulching, though it may be done to include them in a landscape planting bed. Water the trees when the top 1-3 inches of soil is very dry to the touch. Add 2-2 1/2 inches of water throughout the root zone.

Well-intentioned people who don't know what is really happening to their trees often build the mulch volcanoes. Now you know better — spread the word. Please.

*Reprinted from City of Baltimore, Department of Recreation and Parks website, "Mulch Volcanoes Are Proven Tree Killers," March 26, 2012*



A buildup of mulch beyond the natural flare at the base of trees (and shrubs) can also cause superficial roots to grow from the trunk into the shallow mulch layer. This shallow root layer is very susceptible to drought and heat which will cause environmental stress to plant material. These shallow roots will multiply rapidly, growing around and into the trunk girdling (strangling) the tree causing death. (*Scientific Plant Service, Inc.*)

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# Broadband Campaign Continues to Grow

Interest continues to build with more than 400 households from all across north Baltimore, backing this effort to demonstrate to fiber providers that they should come to Baltimore and invest. Please pass on this information to all your friends and email contacts. You can get more information or back the campaign by going to [crowdfiber.com/campaigns/baltimore-broadband-coalition](http://crowdfiber.com/campaigns/baltimore-broadband-coalition). For those wishing to join by check, write to [BetterBroadbandBaltimore@rolandpark.org](mailto:BetterBroadbandBaltimore@rolandpark.org) for instructions.

The good news is that so far two fiber providers have contacted our campaign or have asked the City about our effort. This is a very good sign. However, the bad news is that Baltimore was passed by again just this past month when Google selected 34 cities other than Baltimore to consider for fiber investment. This is further evidence of the necessity to demonstrate that market demand exists in Baltimore. Some recent items of interest:

From the NY Times, "For the Tech-Savvy With a Need for Speed, a Limited Choice of Towns with Fiber," note that the U.S. is in 14th place worldwide in fiber connectivity and why choice and competition is more prevalent in other countries: [nytimes.com/2014/04/03/technology/personaltech/for-the-tech-savvy-with-a-need-for-speed-a-limited-choice-of-towns-with-fiber.html?emc=eta1&\\_r=0](http://nytimes.com/2014/04/03/technology/personaltech/for-the-tech-savvy-with-a-need-for-speed-a-limited-choice-of-towns-with-fiber.html?emc=eta1&_r=0)

Comcast is attempting to convince the FCC that their purchasing Time Warner Cable would spur competition. Again in the Times, "Comcast Gears Up to Persuade Regulators," one can read about the issue from the Comcast perspective and from that of public interest groups opposing the \$45 billion proposed merger: [nytimes.com/2014/04/09/business/media/proposed-merger-would-enhance-competition-say-comcast-and-time-warner-cable.html?emc=eta1](http://nytimes.com/2014/04/09/business/media/proposed-merger-would-enhance-competition-say-comcast-and-time-warner-cable.html?emc=eta1)

Please consider contributing \$10 and back the campaign. You are not committing to buying any product or services, you are saying you want competition and choice and the ability to purchase cheaper faster Internet.

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## New Neighbors

We welcome the following new residents. If you have recently moved to Guilford and have not yet provided the Association with your contact information, please call the Association office or enter it directly on the Guilford web page at the following link: [www.guilfordassociation.org/community/new\\_neighbor.php](http://www.guilfordassociation.org/community/new_neighbor.php)

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**Daniel & Jessica Kallaughter**  
4413 Bedford Place

**Warren Giddens & Jaclyn Serino**  
222 E. 39th Street

**Salil Choudhary**  
3610 Greenmount Avenue

**Brian & Aimee Cummings**  
4221 Greenway

**Yuan Wu**  
3803 Juniper Road

**Edward & Kristina Gavin**  
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**Nick & Robin Ciotti**  
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# *Historic Preservation through Technology*

207 WENDOVER ROAD

DEANNA & KONSTANTINOS KARANIKAS

In the Spring of 1914 Mr. and Mrs. William A. Dixon moved into their new Guilford home on Wendover Road. The house was designed to be a fountain and garden home in order to take advantage of Mrs. Dixon's passion for gardening.

Laurence Hall Fowler, the commissioned architect, designed the home around bleeding edge technologies that were nearly unheard of at the time. Most notable was the whole house forced air heating system and integrated ducts as well as a remote heating system that warmed the chauffeur's room over the garage.

This Georgian style home and its out building were rather substantial on the nearly half acre of property it sat on. While it was no where near the size of many of the other homes in Guilford, it stood out as an architectural element that would showcase the masterful geometric simplicity of Fowler's work.

## **Fast Forward 100 Years . . .**

Mr. and Mrs. Konstantinos Karanikas (Deanna & Dino) purchased that same home on Wendover Road in 2013. However, there were no fountains or gardens, the back yard was overgrown, walls were falling in and doors were rotting away. We knew that we had a tremendous task ahead us and we knew we had to do this right.

Our goal was to keep the house as close to the original design and aesthetics as possible. We didn't want to change the feel of the house but we did want to ensure that every bit of infrastructure would be updated with the best materials and products that would withstand the test of time.

The first thing that we did was to reach out to the Guilford Architectural Committee (GAC) and get advice and guidance. After communicating with the GAC we had a plan of attack.

Updated and upgraded wiring and cabling have been buried and run throughout the home, future-proofing against any additional electric work inside and/or outside of the house.

Almost all of the original hinges, knobs and locks have been stripped and polished. An awkward grouping of rooms that included a sewing room has been merged into a larger, stunningly classic yet modern master bathroom.

Efficiency and comfort were improved by adding a recirculating pump to a new energy efficient hot water heater, which turns on and circulates hot water throughout the house, just minutes before we wake up, saving water because we don't run faucets waiting for the hot water to make its way to the bathrooms.

We've spent a substantial amount of time implementing technologies that are not only functional in our busy, work from home, entertain a lot lives. Those technologies work to monitor the house and inform us of anything that is needed to keep the house running as efficiently as possible. From HVAC maintenance, water filter changes, humidity controls and power consumption, the house lets us know what it needs on a real time basis.

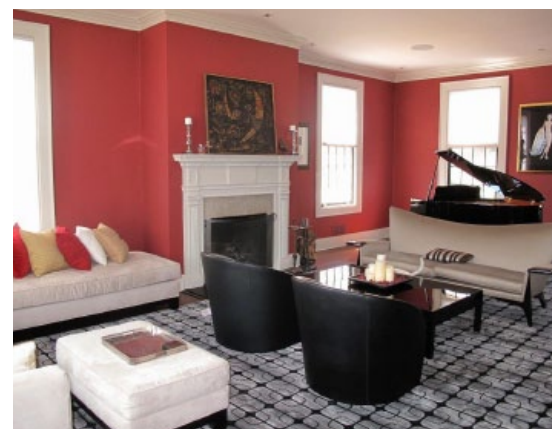
## **Lessons Learned**

Several valuable tidbits of information can help future renovators save time, money and possibly a marriage or two. Below are the top 7 things that we learned from our ongoing renovation experience. The list of projects included re-wiring, automating, audiovisual, rebuilding rear walls/stucco, plumbing, bathrooms, windows, flooring, laundry, painting and landscaping. Of course there are about 100 other sub-projects that go along with this list, but there isn't enough computer monitor space to list them all out.









*Counterclockwise from bottom left:*  
A plethora of vintage photographs provided insight as to what the home looked like when the Dixon family, the original owners, lived there 100 years ago.

The renovated dining room includes a silver stag head in tribute to the original that once hung above the fireplace.

The Georgian style home, designed by Laurence Hall Fowler, was featured in many architectural publications and magazines after its completion in 1914.

A century later the living room houses modern furnishings and infrastructure, but the original character of the home remains.



*Hire the Experts You Need.* You will likely need an architect and a general contractor (GC). You may decide you want help with other things like decorating and even paint selection (see below).

*The General Contractor.* There's a lot of pressure to get someone started "right away." You just bought your dream home and you need to move in at some point. Have a list of your priorities. The home inspection done at purchase might be a good place to start. Interview three general contractors. It is a pain, but I wish we had done this. Prior to your first meeting with them, send them your list and ask them to have a proposal for timeline and budget. This will take some time upfront, but it will save much more time during the project and even more money, stress and disappointment in the long run. Also, make sure you get to see samples of their work.

*The Architect.* Again, meet with a few firms. You should feel like the architect understands your goals, your lifestyle and your taste. We lucked out and picked the best. Vincent Greene Architects provided guidance and expertise that was invaluable to this project. Vince was judicious with his time and expenditures and certainly brought the most value to our project. Another expert we needed was a color historian. Wanting to remain true to the house and ourselves proved harder than expected. We hired Matthew Mosca. Again, we struck gold! Matthew explained the history of the colors that would have been popular at the time our home was built and provided guidance on selecting colors that fit our taste and lifestyle but that weren't at odds with the history of our home and Guilford.

*The Contracts.* You'll have a few choices of types of contracts for the general contractor, but the most common are Time and Materials (T&M) or Firm Fixed Price (or Fixed Price). In T&M you pay for the time of the people on site and any materials used with a 10–15% (or so) mark up. Do not sign this unless you have an extraordinarily high degree of faith in this company AND you include a "not to exceed" amount and a liquidated damages clause to ensure the project is done on time. As mentioned above, our project is still not completed. Firm Fixed Price may appear higher, but ultimately, it may be cheaper than T&M, especially when there are no liquidated damages and it does not include a "not to exceed" amount. If you ultimately do sign a T&M, be ready to be ever vigilant. Require that the project manager meets with you on a weekly basis, provides written updates on progress, the plan for the following week and copies of all invoices for subcontractors and materials. Also be sure to get copies of all of the permits that are pulled for your project. All of these should be listed in your contract. If you aren't getting them, refer to your contract and demand them.

*Require Multiple Bids on Subcontracts.* Be sure your GC is getting at least 3 bids for all subcontracts and that you have an opportunity to review the bids and the background of the subcontractors to ensure you are getting the best work at the best price, which is especially important when you're under a T&M contract.

*Ask Questions.* Ask your neighbors about their renovations and their houses. We are all so proud of our neighborhood and our houses. We can share tips and ideas of how we fixed one thing or another, who the best wallpaper person is, etc. It's a good excuse to get to know your neighbors, too. Also, ask your contractor lots

of questions. Ask about techniques and options. Working with the GAC was a huge benefit because of the depth of knowledge within that group.

*Follow Your Gut.* If the expert tells you that is the light fixture and it should be ordered from this place, hear him/her out, then do your own homework. It is a kick in the head when you find a very similar item (if not the same) for a tenth of what you paid based on the expert's recommendation.

### The Good, The Bad & The Ugly

Finding someone to manage your project, to show up on time, keep costs down and take your best interests at heart is like trying to find a pink unicorn in Sherwood Gardens.

To date there are still projects that are not finished, our 100 year old heart of pine floors have been damaged by improper restoration techniques, a stop work order has been taped to the front of the house, unexpected invoices due to poor project management have shown up and items that were a priority, like shutters and transoms, were never ordered by our highly recommended general contractor.

But let's focus on the good. First and foremost is the guidance from a professional and respected architecture firm. We chose Vincent Greene. He helped guide us through this daunting project by knowing and respecting Fowler's work, Guilford guidelines for improvements and our own unique taste that lives somewhere between Art Deco, Post Modern and Empire.

With Vince's help 207 Wendover has been completely automated. Audio Visual components have been installed in almost every room. Lighting, heating/cooling, security, gates, doors can all be controlled via an iPad. Approximately 50 sensors throughout the house let us know who/what/when/where/why something is happening while keeping our energy bills as efficient as possible; as efficient as you can get with single pane, 100 year old restored windows.

We often wonder if Mr. and Mrs. Dixon went through the same heartaches and joys as they were building their (our) house. We imagine good old Bill Dixon arguing with Fowler over the size of the sunroom and the fact that the patio didn't lead you down to the garden.

I wonder what Bill Dixon would think of my iPad!

### PROJECT TEAM

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# The Guilford News

SPRING 2014

With the arrival of summer, Sherwood Gardens is filled with flowers that replace spring tulips. The planting of tulips and summer flowers depends on contributions. Donations can be made to Stratford Green, c/o The Guilford Association, 4200 St. Paul Street 21218.

