

The Guilford News

GUILFORDASSOCIATION.ORG

SUMMER 2012

Edward L. Palmer, *Architect*

WALTER SCHAMU

PART 5 IN THE GUILFORD HISTORY
SERIES AS WE COUNT DOWN TO THE
CENTENNIAL CELEBRATION IN 2013

It would be impossible to discuss the history of Baltimore's Guilford community without serious attention being given to the architect Edward L. Palmer. Palmer and his firm of Palmer and Lamdin designed many of the significant residences in Guilford, as well as Roland Park, Homeland and Gibson Island.

Edward L. Palmer was an 1899 graduate of Johns Hopkins and, in 1903, the University of Pennsylvania School of Architecture. He began his career in architecture as the in-house architect to the Roland Park Company working for Edward Bouton, the developer of the new planned Roland Park community and Guilford. During the time as architect for the Roland Park Company he designed some of the first Guilford homes including the greatly admired Tudor Revival Bretton Place and Chancery Square (1913).

It was once reported by Palmer's daughter, Ann Sinclair-Smith, that Bouton sent young Mr. Palmer to Switzerland to see, first hand, how houses can be constructed on steep slopes. No doubt this was to prepare him for the "unbuildable" terrain of much of northern Roland Park. In 1911 Palmer and Bouton traveled to Europe together

See **PALMER**, page 6



Known as the "Gateway Houses" 3700 Greenway (shown here) and its "twin," 3701 St. Paul Street were designed by architects Edward L. Palmer and William Lamdin.



Some of the 40 newly planted trees on 39th Street, a joint effort of resident Seth Stevens, the Guilford Association and Baltimore City. Seth and his neighbors have been diligently watering the trees through the heat of the summer. We thank the neighborhood volunteers who have helped to restore Guilford's tree canopy.

The beginning of the summer is usually a very relaxed time in Guilford, but there is much to report about ongoing projects that affect us and plans for the future.

Guilford Security Patrol. You have been informed by email and letter that the Board of Managers decided to make a change in the security company that provides patrol and security service to Guilford. Beginning August 1 security service to the Guilford community will be provided by McRoberts Protective Agency. We are excited about this change and are convinced that McRoberts will make every effort to provide the security coverage and service that we expect. We will arrange open meetings with McRoberts personnel in the Fall so that you can share directly your thoughts.

There is additional discussion of the change in this newsletter. We listened to the comments and suggestions you provided in response to the security survey and through individual feedback. Much effort was made to address concerns through Securitas with mixed success. The McRoberts agency is a long established owner- operated organization that we believe will be more responsive to our interests and priorities.

Trees on 39th Street. You may have noticed that 40 new trees have been planted along 39th Street from Greenmount Avenue to St. Paul Street. The effort to renew the tree canopy along 39th Street was initiated by Seth Stevens. Through his efforts and the efforts of Margaret Alton the City was convinced to supply the trees but with City budget constraints the Association arranged the planting and neighbors will take on regular watering. The original Olmsted plans were used as a guide in tree selection and placement.

We hope to repeat this cooperative approach and continue the restoration of trees along streets elsewhere in Guilford where over the years because of age or disease many trees have been lost. The next effort will be along the length of Greenway. We're fortunate to have access to the Olmsted block plans and we'll use them as a guide.

The Guilford Reservoir and Pumping Station. A working group of Association Board members and residents adjacent to the reservoir and pumping station have met with City officials and the City's consultants several times during recent months. There has been an effort on the part of the community to confirm and understand the design and policy constraints that are limiting options and to be assured that the tank and cover plan are designed and executed in a way that is acceptable to Guilford.

Initially the City Bureau of Water sought to have the pumping station alterations and reservoir considered separately. After the Association and Commission for Historical & Architectural Preservation (CHAP) both objected to the design, placement and scale of the proposed additional building on the pumping station site the Bureau acknowledged that they could be reviewed as an integrated project. At the June meeting, Bureau officials indicated that they had been directed to evaluate the elimination of the proposed emergency generator and by doing so to reduce the size

and alter the location of the pumping station annex. This possibility may hinge on arrangements with BG&E for emergency power.

The design and landscape proposal for the earthen cover for the reservoir tanks has been reviewed both by the working committee and the Guilford Architectural Committee. There is general agreement on the plans for paths and landscape. A CHAP review of the reservoir plan is yet to be scheduled.

The lengthy construction time is of concern. Plans call for construction of the addition to the pumping station to begin in 2013 and the reservoir work to start in the beginning of 2014 and continue in phases for 2 1/2 to 3 years with particular disruption to Reservoir Lane and Millbrook Road. While it is planned that the staging area will be the Loyola-owned triangle of land on Cold Spring Lane, the construction activity will be significant. The Association will insist that construction activities be defined and that workers on the site not park or use the residential streets of Guilford and most specifically Northway and Underwood Road. Restrictive provisions to be reviewed by the coordinating committee and the association will be written into the construction contract.

Sidewalk Replacement. As we previously reported, the Association has provided City officials priority lists for sidewalk and street improvements in Guilford. Areas of sidewalk replacement are now underway. Portions of Stratford Rd., E. Highfield Rd., Underwood Rd., Wendover Rd. and Greenway were replaced last year. Walkways on Newland Rd., Suffolk Rd. portions of Southway, the 4400 block of Underwood Road and the 4400 block of N. Charles St. and portions of St. Paul St. were undertaken this spring and summer as well as the long awaited replacement of all sidewalks on the St. Paul and Greenway sides of Gateway park. Thanks to the help from Councilwoman Mary Pat Clarke and Councilman Bill Henry, the Guilford required aggregate exposed finish is being used for all walkway replacement

The City is continuing to inspect and mark other sidewalk areas in need of repair. When that is done and required repair or replacement is verified, notice will be sent to the adjacent property owner because the responsibility for upkeep of sidewalks generally rests with the homeowner. Homeowners may make the repair themselves or elect to have the City do the work. The cost of replacement is assumed by the City in locations where a City-owned tree located in the space between the sidewalk and the street has caused the damage. All replaced walkways must use the Guilford aggregate exposed standard.

Centennial Plans. Committees of residents have continued to work hard on plans for Guilford's centennial celebration and they promise an exciting, fun filled year of events. There have been many terrific ideas put forth for ways to make note of this milestone event and the committees chaired by Ann Giroux, Sharon Smith and Ann Tyler and the many people who have volunteered to work with them have had the tough job of selecting activities and planning for them. They now have the task of arranging the details and carrying out the plans. We all thank all of our fellow Guilford residents who are putting such effort into making the centennial year a memorable time.

Charles Street Construction. The reconstruction of Charles Street between 25th Street and University Parkway is finally slated to start this summer. The closing of Charles Street to traffic

during the 2+ years of construction will have impact on Guilford, particularly during morning and evening commuting hours. St. Paul St. is the alternate route designated by the city and will bear the brunt of the traffic but Charles Street and Greenway could be impacted. We'll monitor the impact and please contact the Association with your observations or concerns.

Before the closure, the City removed parking restriction on St. Paul St. below 39th Street with the rationale of relieving Charles St. parking lost to Charles Village. We want to be a good neighbor but immediately the area was filled by workers at Union Memorial not wishing to use the hospital lot, creating other problems.

Near-by Projects. Construction work was scheduled to begin on two Calvert School additions this summer. An addition to the Lower School will take place on Canterbury Road on the lot where a fraternity house used to be located. The Middle School construction will create an assembly hall opposite the Head Master's home. The Middle School project is scheduled to be completed in mid-March 2013 and the Lower School mid-August 2013.

Both projects are being carried out consistent with the agreement between Guilford and the Calvert School. The Tuscany Canterbury Neighborhood Association (TCNA) has negotiated construction conditions to minimize impact on their community during construction.

Construction of a roundabout at 39th Street and Canterbury Road has been proposed by Tuscany Canterbury as a means of slowing traffic between Charles Street and West University Parkway. The City Department of Transportation has scheduled a meeting to discuss the proposal and ways of slowing traffic and increasing pedestrian safety along 39th Street.

Sherwood Gardens appeal. Please remember to make a donation to Sherwood Gardens in response to the annual appeal and enjoy a stroll to the Gardens to enjoy the great summer blooms.

Tom Hobbs



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410-889-5525



10 WHITFIELD RD
List Price: \$1,050,000
Closing Price: \$1,050,000



9 CHARLCOTE PL
List Price: \$795,000
Closing Price: \$760,000



4418 EASTWAY
List Price: \$250,000
Closing Price: \$180,000



9 WHITFIELD RD
List Price: \$879,000
Closing Price: \$849,000



4415 BEDFORD PL
List Price: \$784,500
Closing Price: \$725,000

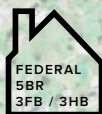


4205 CHARLES ST
List Price: \$735,000
Closing Price: \$710,000

Active Properties

AS OF JULY 23, 2012

	List price
403 E 39TH ST	\$99,500
412 BRETTON PLACE	\$289,000
4419 UNDERWOOD RD	\$349,900
3807 FENCHURCH RD	\$350,000
4420 NORWOOD RD	\$365,750
3504 NEWLAND RD	\$369,000
3915 JUNIPER RD	\$487,500
306 SOUTHWAY	\$489,000
3911 JUNIPER RD	\$499,000
3817 JUNIPER RD	\$499,000
205 KEMBLE RD	\$535,000
4102 UNDERWOOD RD	\$559,000
206 CHANCERY RD	\$599,000
3904 JUNIPER RD	\$649,000
3802 GREENWAY	\$695,000
7 STRATFORD RD	\$695,000
211 HIGHFIELD RD	\$699,000
3806 GREENWAY	\$769,900
4401 BEDFORD PL	\$825,000
12 ST MARTINS RD	\$890,000
214 WENDOVER RD	\$995,000
4202 GREENWAY	\$1,250,000
3901 ST PAUL ST	\$1,270,000
4221 GREENWAY	\$1,290,000



1 STRATFORD RD
List Price: \$549,000
Closing Price: \$540,000



218 WENDOVER RD
List Price: \$695,000
Closing Price: \$685,000



18 YORK CT
List Price: \$170,000
Closing Price: \$123,400

Guilford Property Sales

FEBRUARY 1, 2012 – JULY 23, 2012



407 BRETTON PL
List Price: \$319,000
Closing Price: \$311,000



3521 NEWLAND RD
List Price: \$319,000
Closing Price: \$330,000

PALMER, *From page 1*

looking for ideas and studying domestic architecture. In 1917 he left the Roland Park Company and began his firm as “Edward L. Palmer Jr. Architect.” At this point begins the story of a truly remarkable architectural firm which, through its many iterations, designed over 200 residences and hundreds of institutional, religious and corporate buildings in the Maryland region and beyond.

As quoted in Mr. Palmer’s obituary in the Baltimore Sun, October 27, 1945:

“It was during the period from 1907 to 1917, when he served as architect and a member of the Committee on Approval of Plans for the Roland Park Company, that Mr. Palmer’s work in residential development earned him national recognition among architects and real-estate developers.

For under his guidance, the Roland Park Company was one of the first in the United States to employ competent landscape architects and engineers for site development, to require standards of excellence in design, to impose restrictions on land use and make adequate provisions for maintenance of streets, plantings and parks after completion of the initial development.

As architects for the company, Mr. Palmer successfully demonstrated — by designing and supervising the construction of several hundred individual residences — that the insistence of high architectural standards was economically feasible.”

Early in his practice his work focused on two large housing developments. The first was for workers housing for the Bethlehem Steel Corporation in Dundalk, Maryland and the second was for the Dupont Company in Wilmington, Delaware. These were multi unit, rowhouse type structures of a modest scale, but clearly with distinctive architectural character. But it was his private residential work in the still emerging neighborhoods north of Baltimore City that some of his best work can still be seen and enjoyed. This is especially true when, after 1920, William B. Lamdin joined the firm. In 1925, the firm name was changed by adding new partners to become “Palmer, Willis and Lamdin.” Again in 1929 it changed to simply “Palmer and Lamdin” which had its offices at 513 North Charles Street, in downtown Baltimore.

In the early years of his practice, Palmer set the course for his firm to eventually flourish in Baltimore. One of his first commissions in 1915, seemingly undertaken while he was still with the Roland Park Company, was a house for C. Braxton Dallam at 4001 Greenway. This house was constructed on the site of the original Guilford Estate of A.S. Abell. Referred to by local architectural historian, Peter Kurtze, as a “baronial Jacobean mansion” the house is an imposing display of brick arches and steeply pitched roofs, ornate chimneys and other refinements that must have been the hot topic of its day. Later on, in his work with partner Bill Lamdin, the firm began to develop a definite style, especially in the houses that recall English or French country architecture. Bill Lamdin, who joined the firm in 1923, had served as an Army artillery officer in France in World War I and must have seen and possibly sketched the vernacular architecture of rural France, as so much of its design characteristics are seen in their work.

For an article in the Baltimore News in April 1916 Edward L. Palmer is asked directly “What do you think to be the significance of the houses of Guilford from your point of view?” Palmer responded in his predictably modest manner: “I can’t give a finished essay off hand on the subject but I can tell you in plain talk what I think it means for us. The main thing about the houses in Guilford, it seems to me, is that they show a serious attempt on the part of the architects to design stuff that is in “good grammar.” That may sound queer, but it is the best simile I can think of. The architecture there is more comparable to correct English than anywhere else . . . Roland Park and Guilford are now really developments that we can be proud of. They possess some splendid houses and many more that are very good. For instance, it isn’t as if Guilford were a place you could find one or two examples of good architecture — he whole place is good.

Charles M. Nes (who became a partner in the firm with L. McLane Fisher in 1945, after World War II, when the firm became “Palmer, Lamdin, Fisher, Nes”) said that once Bill Lamdin completed the “Gateway Houses” at Greenway and St. Paul Street in 1925, the firm’s future was secure. These two houses, 3701 St. Paul Street and 3700 Greenway, are not identical or mirror images, but rather complementary in design and present a classic example of the best of Palmer and Lamdin’s work. Bill Lamdin was the designer and his talents are on full display — all the trademark elements are handled with tremendous skill including the steeply pitched roof, the variegated and rusticated slate, decorative masonry, ironwork and ornate chimneys and cornices. These elements will occur again and again in the firm’s work with other touches often added such as stair tower turrets, dovecots, stone and brick facade interplay.

Other notable and classic examples of their work can be seen throughout Guilford and include 14 St Martins Road (1929), 3707 Greenway (1929), 4014 Greenway (1914), 4201 and 4205 Underwood Road (1926), 212 Wendover Road (1922), 219 Northway (1925), 4200 Greenway (1914), 101 Wendover Road (1929), 28 Charlcote Place (1929), 210 E. Highfield Road (1926), 7 Stratford Road (1928), The Roland Park Apartments (1925), Second Presbyterian Church (1924). The streets of Roland Park, Guilford and Homeland are rich with the architectural works of this firm. The architectural files of the Roland Park Company retained at the Langsdale Library of the University of Baltimore, document that Edward Palmer and Palmer and Lamdin designed more than 150 Guilford homes, many of them iconic examples of domestic architecture and displaying a mastery of many styles.

Walter Schamu FAIA, is president and founder of SMG Architects. He is respected throughout the region for his expertise in historic architecture, and is the founder of Baltimore Architecture Foundation.



1. Edward L. Palmer (1877–1952) and his firm of Palmer and Lamdin designed many of the homes in Guilford.

2. William D. Lamdin (1883–1945) joined the firm in 1923. His military service in rural France during WWI likely influenced his work.

3. 212 Wendover Road (1922) is one of the many houses of colonial revival design by Palmer and Lamdin.

4. The Tudor Revival homes of Chancery Square (1913) were Guilford's first houses.

5. This Jacobean style house at 4001 Greenway (1915) sits on the site of the original Guilford mansion.

6. 4014 Greenway (1914) reflects features of the Italian Renaissance style.

7. Influenced by Lamdin's visit to the French countryside 3707 Greenway (1929) recalls French country architecture.

Birding in Guilford

ANN GIROUX

In preparation for Guilford's centennial, many have been working on a number of special projects which we hope will contribute to the year's celebratory mood. One of these projects is a survey of Guilford bird life conducted with the help of a team of volunteers from The Baltimore Bird Club. Guilford's well-treed streets, parks and private gardens provide an extensive tree canopy unusual in most urban communities. We were excited to receive their first report to see if there would be any surprises. Here are a few excerpts:

In spring 2012, BBC members conducted bird walks throughout the Guilford neighborhood recording birds seen and heard during these walks. The Guilford community is lush with trees, bushes, gardens, lawns and sources of water that are attractive to birds. Our walks concentrated on the parks, in large part because these are public areas . . . and in part because the parks represent the same diversity of habits available throughout Guilford, and bird species are specific to habitat.

The appearance of birds is seasonal. Some birds stay year-round, like our beautiful Northern Cardinal, or the often-heard-but-seldom-seen Barred Owl . . . Other birds are only seen seasonally . . . A well known spring bird is the American Robin . . . another spring arrival is our state bird, the Baltimore Oriole. As these birds are departing in the fall for warmer climes . . . northern birds descend down here to spend the winter, like the White-Throated Sparrow or Yellow-Bellied Sapsucker. Even more elusive are the birds we see only in spring and fall migration (most of the warblers), as they pass through our area between their northern breeding grounds and southern winter territories. They are generally around only 2-3 weeks in spring and fall.

Volunteers observed many special birds including an assortment of migrating warblers, the Pileated Woodpecker, and Barred Owl. Also, due to the Guilford Reservoir, the Ruddy Duck, Pie-Billed Grebe, and Solitary Sandpiper were also spotted—unusual in an urban neighborhood. The volunteers were excited to find one completely unexpected bird, the Field Sparrow, a bird that is now in decline and which is normally spotted in open fields not urban lawns.

Based on their spring survey and previous birding surveys of the area, The Baltimore Bird Club has created a Common Birds of Guilford chart and checklist of birds most likely to be seen. We expect residents and their families will put this resource to good use. Ms. Joan Cwi, our liaison with The Baltimore Bird Club, said volunteers enjoyed their assignment and plan to return in the fall to survey Guilford's winter birds.

While you are out looking for birds, keep an eye out for birdhouses—built right into the façade's of Guilford's historic homes and garages.



The Baltimore Bird Club surveyed and identified bird species in Guilford this spring. They also spotted a few unique bird houses integrated into some of the neighborhood's homes.

Common Birds of Guilford

Compliments of the Baltimore Bird Club
www.baltimorebirdclub.org



☐ Turkey Vulture



☐ Red-tailed Hawk



☐ Crow



☐ Barn Swallow



☐ Chimney Swift



☐ Canada Goose



☐ Starling



☐ Brown-headed Cowbird



☐ Cedar Waxwing



☐ Scarlet Tanager



☐ Baltimore Oriole



☐ Indigo Bunting



☐ Blue Jay



☐ American Goldfinch



☐ Downy Woodpecker



☐ Pileated Woodpecker



☐ Red-bellied Woodpecker



☐ Common Flicker



☐ White-breasted Nuthatch



☐ Barred Owl



☐ Eastern Wood-Pewee



☐ Red-eyed Vireo



☐ Eastern Bluebird



☐ Blue-gray Gnatcatcher



☐ Tufted Titmouse



☐ Carolina Chickadee



☐ House Finch



☐ Cardinal



☐ House Wren



☐ Carolina Wren



☐ Song Sparrow



☐ Mockingbird



☐ Catbird



☐ Ruby-throated Hummingbird



☐ Mourning Dove



☐ American Robin



☐ Chipping Sparrow



☐ Common Grackle



☐ House Sparrow



☐ Wood Thrush



☐ Eastern Towhee



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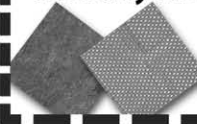


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Guilford to Replace Security Patrol Provider

FELIX DAWSON

The Guilford Association Board of Managers is pleased to announce that effective August 1, McRoberts Protective Agency will replace Securitas as Guilford's security patrol service. Please make a note of the changes in contact information, and distribute the information to others in your household. Guilford Security Patrol's new phone number: 410-212-4785. The old numbers will not work after July 31st. This single number will give you access to the security services at all times.

Why McRoberts?

McRoberts Protective Agency is a mid-sized company providing full security services with national scope. The company was founded in 1876 and is the oldest security agency in America. They have had a growing presence in Baltimore since taking over security operations for the Baltimore cruise ship port at Port Covington. After considering several alternative patrol solutions, the Guilford Board of Managers selected McRoberts based on McRoberts high level of responsiveness to our unique neighborhood needs, their reputation for customer service and the cost effectiveness of their services.

McRoberts is owner operated and has focused its business on security arrangements requiring an extensive amount of professional personal interaction such as that required by Guilford. McRoberts serves industrial, residential and hospitality clients and also focuses on maritime security through McRoberts Maritime Services. In addition to serving cruise ship lines and passengers in Baltimore they provide residential security services for the Harbor View community and industrial and commercial security to other clients. Through the selection process, McRoberts was very engaged and responsive across all levels of their organization and was very in tune with security requirements particular to what Guilford is looking for.

McRoberts uses current wireless technology much more pervasively than Securitas. Patrol routes are tracked and managed using a GPS system giving us more timely and meaningful feedback on patrol patterns and coverage. Also, the patrol officers will record incidents on a smartphone instead of on paper. This system will allow for real time notification of Guilford representatives when an incident is reported instead of the days it has taken in the past.

Overall, we believe that with McRoberts we will get a much more appropriate security service for Guilford. What will be different for the residents?

New Contact Information

The patrol can be reached at 410-212-4785. This is the only number for the patrol. If the patrol is off duty or otherwise unreachable, calls will be answered by the McRoberts 24 hour dispatch office. Remember, you should call 911 if police assistance is required. The patrol car phone can also receive texts, giving residents another

method of reporting incidents or requesting assistance from the patrol. The patrol service can also be emailed at guilfordassociation.mcroberts@gmail.com. The security employees will carry the Guilford cell phone at all times and respond promptly. Vacation coverage requests for GSP subscribers will be made by calling the same patrol number or by email.

New Cars

McRoberts will patrol in custom, all-electric Gem cars. In addition to being cleaner and requiring less service time, these smaller vehicles will give the patrol more maneuverability and visibility.

Services for Security Patrol Members

Upon request, the patrol will monitor member properties when residents are away and they will pick up their newspapers and packages. They will meet and watch GSP members walk to their homes late at night.

Same Cost Structure

The cost of the new patrol service is essentially the same as it was with Securitas, so your annual subscription fee will not change.

What should I do now?

Other than recording the new contact information in all of your various contact lists, you don't have anything to do. Begin using the new contact information on August 1st. Until then use the old Securitas numbers.

Feedback Meetings

The Guilford Association and McRoberts will hold two meetings open to all residents in the Fall. One will be for existing subscribers and one will be for non-subscribers. The purpose of the meetings is for McRoberts to get feedback directly from the residents about service issues or requests improvements or changes. We would also like to hear from those non-contributing residents on how we might make the service appealing enough that they decide to help cover its costs and by doing so permit patrol coverage during addition times. Invitations for these meetings will be sent out in September.

The Association is excited about the new security arrangements with McRoberts. If you have any further questions about the change, please email Felix Dawson at felix@guilfordassociation.org.

Guilford Security Patrol

Patrol Service Phone: 410-212-4785

Patrol Email: guilfordassociation.mcroberts@gmail.com

Stay with us, for it is nearly evening; the day is almost over.

THE GRACE TURNBULL HOUSE

DOUGLAS HAMILTON, III

Translated from the Latin, so reads the Biblical welcoming inscription above the front door at 223 Chancery Road. When my wife, Angela, and I resolved to take the Grace Turnbull house up on its offer, our awe and excitement were tempered by no small measure of trepidation. Though the home had hosted a handful of temporary caretakers, it had not had a true owner-occupant in more than 35 years, and it showed. Would the years of neglect lead us into problems we could neither anticipate nor afford? Could the house be reconfigured to accommodate the needs of a modern family with a small child? And could we, naïfs that we were, do justice to the history and architectural heritage of this landmark?

We inherited a floor plan that, outside of the home's signature 2-story parlor, left much to be desired. The house, with a rabbit's warren of tiny rooms and miniature bathrooms, connected by narrow doors and dark hallways, and a small kitchen that ceded floor space to a set of butler's stairs, was built to the standards of a different era and to the proportions of a woman who reportedly stood less than five feet tall.

But the house was also rich in details in need of preservation. Wide-plank quarter-sawn oak and heart pine floors lay beneath several generations of dirt and grime. Hand-built cabinets, farm-style doors with Z-shaped bracing and wrought-iron latches, and unpainted wooden molding nodded to the home's craftsman influences. And the home's three corner "totems," Biblical scenes as carved in situ by Turnbull herself, showed the visitation of both weather and carpenter bees.

Leaving the grand parlor essentially untouched, our fabulous architect, Jim Grieves, re-imagined the auxiliary spaces of the house. The butler's stairs and a small bathroom made way for an enlarged kitchen now connected in an open plan to a family room. An upstairs bedroom was sacrificed to enlarge another and accommodate a new master bath and closet. And the elimination of the butler's stairs created room on the second floor for a new bathroom and dressing area. Mechanical, electrical, lighting, and plumbing systems were replaced with modern, energy-efficient alternatives. Roof and stucco repairs were made and storm windows installed, with fresh paint and refinished floors throughout. There were expensive surprises, most notably the water service, which needed replacement.

With the help of an outstanding contractor, Gordon Long, we made efforts to retain as many original details as possible. A built-in cabinet from the original kitchen was removed, re-finished, and re-placed back in the new kitchen. Floorboards, doors, and trim that were removed were re-employed to suit the new floor plan. Mirrors in the master and guest bathrooms are picture-framed with retained door trim.

The new finishes and ongoing interior decoration represent the painstaking triangulation between a husband and wife with strong, differing opinions of their own, and a house whose unique style nobody seems to quite agree on. I have heard "Mission," "Tuscan," and "Continental," amongst other descriptors, each having merit of its own. In her autobiography, Turnbull states that the house, on which she collaborated with her architect brother, Bayard Turnbull, was to be "Spanish in feeling, with a hint of Bermuda about it too," and that the two-story living room was "suggested by the Cervantes Inn in Toledo." Our choices were therefore conservative and favored natural materials, such as Craftsman-style kitchen and bathroom cabinets in unpainted wood finishes, and marble countertops and bathroom tile. In decorating, we have been relieved to find that the house is tolerant of a wider variety of furnishing styles than we had anticipated.

If we had initial reservations about rearranging parts of the floor plan, we drew confidence in discovering that Turnbull herself had made changes, most notably the addition of a downstairs bathroom that might have become necessary as she aged. We began to see our updates within the context of a natural, desirable evolution. The home, after all, had not thrived preserved as a shrine.

We have been very fortunate to have the support of the Guilford Association, the City, and so many interested observers, who have looked favorably on our vision of an updated Turnbull house — one that preserves the architectural and historical legacy of the home, while adding the creature comforts of modern living. In these rich environs, Grace Turnbull's newest guests now find, as inscribed on two more doors inside the house, *Love and Peace*.



Grace Turnbull

Guilford's history goes beyond architecture. Guilford was also home to historic figures. Grace Turnbull, a Baltimore native, was known in art for much of the 20th century. From the 1920's until her death in the mid-1970s, she lived in the Chancery house her brother had designed and built to her specifications.

Turnbull was an author, artist, and sculpted with hammer and chisel until she was 90. She sculpted a number of works that are still on display in Baltimore, most will know the Naiad which is located in the fountain at the center of East Park of Mt. Vernon Place. Turnbull also created the sculpture memorializing the Baltimore poet Lizette Woodward Reese, located on the grounds of the former Eastern High School at 33rd Street.

Her work was exhibited at the Baltimore Museum of Art, the Corcoran Gallery in Washington, and the Metropolitan Museum of Art in New York City.

When not sculpting, Turnbull was a published author. Her publications included a landmark study of the Roman philosopher Plotinus and a collection of non-Christian spiritual texts titled *Tongues of Fire*.



Counterclockwise from top left: Wrought-iron Gothic Revival chandeliers and new track lighting illuminate new art, books, and furnishings, but otherwise show the two-story grand parlor essentially preserved from Turnbull's original design.

Grace Turnbull seen sitting in the two-story grand parlor ca. 1960.

A demolition photo shows the extensive work undertaken to enlarge the galley kitchen, removing butler's stairs and a bathroom, to adjoin it to an existing den in an modern, open plan.

New appliances and cabinets in stainless steel and natural materials harmonize with the original china hutch, retained and restored, rooting the heart of the home firmly in its past.

Maryland Homeowners Must Apply for Homestead Tax Credit

Homeowners are reminded that they only have until December 31, 2012 to submit a Homestead Application to continue being eligible for this credit. A review of records of the Department of Assessment and Taxation indicates that many Guilford residents still have not returned the application required to retain the tax increase limitation. Failure to complete and return this application by December 31, 2012 will result in homeowners losing the Homestead Tax Credit and losing the option to pay their taxes semi-annually.

Property owners of a principal residence in Maryland must file a one-time application in order to receive the Homestead Tax Credit. The Homestead Credit limits the increase in taxable assessments each year to a fixed percentage. Previously the credit was automatic but legislation passed in 2007 by the Maryland General Assembly mandates the one-time paper or on-line application filing.

The Homestead Credit does not limit the market value of your property as determined by the MD Department of Assessments and Taxation. Instead, it is a credit calculated on an assessment increase exceeding 10% (or a lower cap enacted by the local government).

In Baltimore City the limit is 4%. That credit substantially reduces the annual property tax bill for most homeowners.


The Department of Assessments and Taxation included the application in the Assessment Notices mailed to property owners beginning in 2009. If you did not retain the application it is available on line at <https://sdathc.resiusa.org/homestead/>.

You can find out if you have already filed an application by looking up your property on the Department of Assessment and Taxation's Real Property database and looking at the new information on filing status at the bottom of the page. Follow this link to the property data base: http://sdatcert3.resiusa.org/rp_rewrite/.




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If you'd like more information on the **Chubb City Home Program** please contact **Paul. A. Rose** at 410-339-7400 ext 115, your local Chubb representative. They are also able to combine your Auto and Home and Umbrella coverage for additional savings.

Community Calendar

Institutions in the greater Guilford area offer a wealth of events open to the general public.

AUGUST

1 Wednesday, 2 p.m.
Baltimore Museum of Art, Collection
Tour: *BMA Highlights*, **FREE**

3 Friday, 6-9 p.m.
Belvedere Square Summer Sounds
Outdoor Concert Series: *Sons of Pirates*,
classic rock, **FREE**

4 Saturday, 7 p.m.
Baltimore Museum of Art, Jazz in the
Sculpture Garden: *Kevin Mahogany with
the Dave Stryker Group*

5 Sunday, 2 p.m.
Baltimore Museum of Art, Family
Workshop: *Realistic Sculpture*, **FREE**

8 Wednesday, 2 p.m.
Baltimore Museum of Art, Collection
Tour: *Mosaics from Ancient Antioch*,
FREE

10 Friday, 6-9 p.m.
Belvedere Square Summer Sounds
Outdoor Concert Series: *Rob Byer Band*,
modern country, **FREE**

12 Sunday, 2 p.m.
Baltimore Museum of Art, Family
Workshop: *Abstract Sculpture*, **FREE**

15 Wednesday, 2 p.m.
Baltimore Museum of Art, Collection
Tour: *BMA Highlights*, **FREE**

16 Thursday, 1 p.m.
Baltimore Museum of Art, Third
Thursday Conservation Tour: *Challenges
of Caring for Outdoor Sculpture*, **FREE**

17 Friday, 6-9 p.m.
Belvedere Square Summer Sounds
Outdoor Concert Series: *The New
Romance*, 80s tribute, **FREE**

18 Saturday, 7 p.m.
Baltimore Museum of Art, Jazz in the
Sculpture Garden: *Tracey Curbeam*

19 Sunday, 2 p.m.
Baltimore Museum of Art, Family
Workshop: *Found Object Sculpture*,
FREE

24 Friday, 6-9 p.m.
Belvedere Square Summer Sounds
Outdoor Concert Series: *Mambo Combo*,
soca and samba sounds, **FREE**

22 Wednesday, 2 p.m.
Baltimore Museum of Art, Collection
Tour: *Old Masters*, **FREE**

25 Saturday, 7 p.m.
Baltimore Museum of Art, Jazz in the
Sculpture Garden: *Ethel Ennis*

26 Sunday, 2 p.m.
Baltimore Museum of Art, Family
Workshop: *Indoor and Outdoor Sculpture*,
FREE

29 Wednesday, 2 p.m.
Baltimore Museum of Art, Collection
Tour: *Favorites*, **FREE**

31 Friday, 6-9 p.m.
Belvedere Square Summer Sounds
Outdoor Concert Series: *Oella*, alternative
country, **FREE**

SEPTEMBER

4 Tuesday, 8 p.m.
Peabody Institute of The Johns Hopkins
University, Michael Hersch, The Blair
String Quartet, Friedberg Concert Hall,
FREE

28 Friday, 7:30 p.m.
Peabody Institute of The Johns Hopkins
University, Peabody Jazz Orchestra,
East Hall, **FREE**

29 Saturday, 8 p.m.
Peabody Institute of The Johns Hopkins
University, Peabody Symphony
Orchestra. Friedberg Concert Hall.

Sculpture at Evergreen

The seventh biennial installment in the *Sculpture at Evergreen* exhibition series features 10 new site-specific, temporary outdoor installations that are both inspired by and created specifically for Evergreen Museum & Library. Situated on 26 acres, Evergreen's tranquil but urban setting allows viewers to wander the estate at their own pace to seek out the installations and in doing so learn more about the property's landscape, architecture, history, and collections. May 13 – September 30, 2012

Shakespeare in the Meadow

Evergreen Museum & Library hosts the Baltimore Shakespeare Factory Players, performing *Love's Labour's Lost* and *The Taming of the Shrew* under the stars. Bring a blanket, a lawnchair, and a picnic, and thrill to the best of the Bard. July 20 – August 19, 2012. Performances Friday, Saturday, and Sunday.

Free Fall

Homewood Museum and Evergreen Museum & Library. October 3 – October 31, 2012. 11 a.m. – 4 p.m. Advance reservations appreciated by calling Homewood at 410-516-5589 or Evergreen at 410-516-0341. Homewood Museum and Evergreen Museum & Library are taking part in Free Fall Baltimore by offering free guided tours on Wednesdays in October. Free Fall Baltimore is a month of free arts events in Baltimore. For more information, visit <http://www.freefallbaltimore.com>.

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The Guilford News

SUMMER 2012

CALENDAR OF EVENTS

October 20	Annual Wine Tasting & Moveable Feast
October 28	Halloween in the Park
November 21	Guilford Association Annual Meeting
December 2	Annual Holiday Party

AROUND THE NEIGHBORHOOD

Greg Pease a nationally recognized professional photographer is photographing many of the streets, homes, and gardens in Guilford this summer. The photos (some of which are featured in this issue of *The Guilford News*) will be used in the Guilford Centennial Publication scheduled to be released next year. Greg and his wife Kelly have resided on Chancery Road in Guilford for 20 years.



DINNER AT DUSK

The third annual Pot Luck Dinner at Dusk was held in Sherwood Gardens on June 3rd. Dozens of Guilford families attended enjoying the food, live music, and games.