

# The Guilford News

GUILFORDASSOCIATION.ORG

WINTER 2019

## Lawyers, Leaders, and Educators.

GUILFORD HAS BEEN HOME TO MANY NOTABLE RESIDENTS WHO HAVE HAD SIGNIFICANT INFLUENCE IN THEIR PROFESSIONS AND GREAT IMPACT ON THE CITY AND BEYOND.

We are continuing a series about notable past residents of Guilford, many of whom had significant influence in their profession and impact on the city of Baltimore and in many cases influenced the state and nation. In past newsletter articles we've discussed the notable doctors of Johns Hopkins that resided in Guilford and individuals who had a major impact on business. In this article we discuss noted lawyers, civic leaders and educators that have resided in Guilford and added to the community's great legacy.

**William L. Marbury**, lived at 43 Warrenton Road. He was a prominent Maryland lawyer and principal of Piper & Marbury, the firm that became the state's largest law practice. Marbury, who graduated from the Harvard Law School in 1924 and served on the school's Law Review, was one of the organizers of Maryland's Legal Aid Bureau which offered legal services to the poor. He also was an original member of the Lawyers Committee for Civil Rights Under Law, created at the request of President Kennedy to provide legal representation in civil rights cases.

See **GUILFORD NOTABLES**, page 6



1 Saint Martins Road was home to social activist Frances Morton Froelicher who worked to improve the living conditions and health of Baltimore's poor.





**O**n November 14th the Guilford Association held its Annual Meeting. The Annual Meeting provides an opportunity for Guilford residents to meet with the Association Board of Managers and hear from committee chairs in discussion of activities of the past year and the agenda before us. Much was achieved during the past year in the effort to sustain and further enrich our unique community of Guilford. However, much of the November meeting was focused on security issues and the concern by all that Guilford remain a safe, secure and welcoming environment. Below is a summary of the meeting.

**Community Security.** The Annual Meeting began by Chris Lyon and Curtis Campbell presenting the report of the Safety Committee. The oversight and monitoring of the Guilford Security Patrol (GSP) and Wolf Professional Security our contracted security service, was discussed. Activities are daily monitored and the conclusion is that Wolf officers are providing patrol and service superior to our previous service companies. Crime statistics were reviewed and show that in 2018 there was a decrease in incidents and fewer incidents than experienced in neighboring communities. Nonetheless residents expressed concern about the nature of the

incidents, including assaults. The Board shares this concern and is seeking additional means of helping to deter such crimes.

There was general agreement that increasing the hours of patrol by GSP was a priority but required greater participation by residents to pay for it. In addition, the Board is searching for a camera system that would provide real time video monitoring, at least for key points of access to Guilford. That is discussed in more detail below. Many in attendance expressed frustration that all residents are not required to contribute to the GSP and urged that the Association devote additional resources to the security service. While the Deed and Agreement limits the amount of fees that can be annually charged to residents, the Board will explore all of the suggestions offered by the meeting attendees.

Brian Wolf, president of Wolf Professional Security, described the selection and training of the patrol officers, most of whom are prior police officers. Wolf provides security service to the neighboring communities of Homeland and Charles Village as well as JHU. Wolf will be working with the Association to plan a resident safety training program.

**Board Elections.** Each year at the Annual Meeting a quarter of the Board of Managers is elected for a period of 4 years. Nominations for Board positions were invited from Guilford residents and the slate was put forth by the Nominating Committee and unanimously approved. The newly elected Board members are introduced separately in this newsletter. I welcome all of those who expressed willingness to serve as Board members and thank Francie Spahn and Adrian Bishop who are leaving the Board for their past membership.

**Treasurer's Report.** The fiscal position of the Association is sound and an appropriate reserve has been created for unplanned major expenditures. The 2019 budget anticipates revenue of \$461,000, which includes the pass through membership fees to support the GSP. The mandatory fee was increased by 20 cents per 100 sq. ft. and the GSP fee by \$25 to \$350/annum. All revenue increases and expense reductions will be devoted to increased security expense. The 2019 budget is summarized below.

**Traffic and Streets.** A priority continues to be traffic calming on 39th Street. The City DOT presented a plan that was circulated to 39th Street residents and others for comment. Other projects reviewed were sidewalk replacement, street repaving and signage.

**Architectural Committee.** The committee received 100 applications for review of exterior alteration in 2018. Projects include 6 major additions and 7 complete renovations, including three Greenmount Avenue properties that used the Pattern Book as a guide. This activity represents investment of hundreds of thousands of dollars in Guilford properties. There was discussion of the large number of properties for sale, particularly on Greenway. In total the number of properties listed has not been out of the ordinary.

**Parks and Common Property.** In addition to maintenance of the three large parks owned by the Association, the Association maintains common property throughout Guilford, including the St. Paul median. These highly valuable assets are maintained to a level expected by residents and they help define Guilford's desirability and property values.

**Guilford Reservoir.** Cathy Boyne has been carefully monitoring the project and attempting to assure compliance with the MOU with the City. The completion date has been moved to Spring 2020. Several residents have filed claims with the City because of damage to their homes from vibration and storm water runoff.

Below we provide a further update related to security and other developing matters important to Guilford. Thank you for your continued support. Please visit [www.guilfordassociation.org](http://www.guilfordassociation.org) for information about our community. Contact me or any member of the Board with questions, concerns and recommendations.

Tom Hobbs

## 2019 Guilford Association Budget Summary

### INCOME

Total Revenue <i>(Maintenance Fees &amp; Association Dues)</i>	312,600
Other Income <i>(Advertising, York Courts)</i>	14,430
Guilford Security Patrol	134,550
<b>Total Income</b>	<b>\$ 461,580</b>

### EXPENSES

Parks & Land Maintenance	68,500
Other Maintenance <i>(York Courts, St. Paul Median, snow removal)</i>	31,700
Guilford Security Patrol	134,500
Community Security	20,000
Professional Services <i>(legal, accounting, insurance)</i>	47,200
Stratford Green Donation <i>(Sherwood Gardens)</i>	50,000
Administrative <i>(rent, salary, supplies, telephone, IT)</i>	69,700
Other <i>(infrastructure, miscellaneous)</i>	39,980
<b>Total Expenses</b>	<b>\$ 461,580</b>



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Closing Price: \$800,000



**4313 RUGBY RD**  
List Price: \$499,000  
Closing Price: \$430,500



**4105 UNDERWOOD RD**  
List Price: \$450,000  
Closing Price: \$675,500



**3901 ST PAUL ST**  
List Price: \$849,800  
Closing Price: \$850,000



**3907 JUNIPER RD**  
List Price: \$512,000  
Closing Price: \$507,000

## Active Properties

AS OF JANUARY 31, 2019

List price

<b>4100 GREENWAY</b>	\$1,799,000
<b>4001 GREENWAY*</b>	\$1,390,000
<b>3810 GREENWAY</b>	\$1,000,000
<b>4216 GREENWAY</b>	\$950,000
<b>203 E 39TH ST</b>	\$875,000
<b>37 WARRENTON RD*</b>	\$815,000
<b>4000 SAINT PAUL ST</b>	\$799,000
<b>4207 SAINT PAUL ST</b>	\$749,000
<b>4102 UNDERWOOD RD</b>	\$735,000
<b>231 CHANCERY RD*</b>	\$679,900
<b>3814 JUNIPER RD</b>	\$530,000
<b>203 KEMBLE RD*</b>	\$499,500
<b>332 SUFFOLK RD</b>	\$419,000
<b>314 SOUTHWAY RD</b>	\$400,000
<b>423 SOUTHWAY*</b>	\$357,000
<b>3541 NEWLAND RD</b>	\$349,999
<b>3919 1/2 JUNIPER RD*</b>	\$299,000
<b>403 SOUTHWAY*</b>	\$95,000

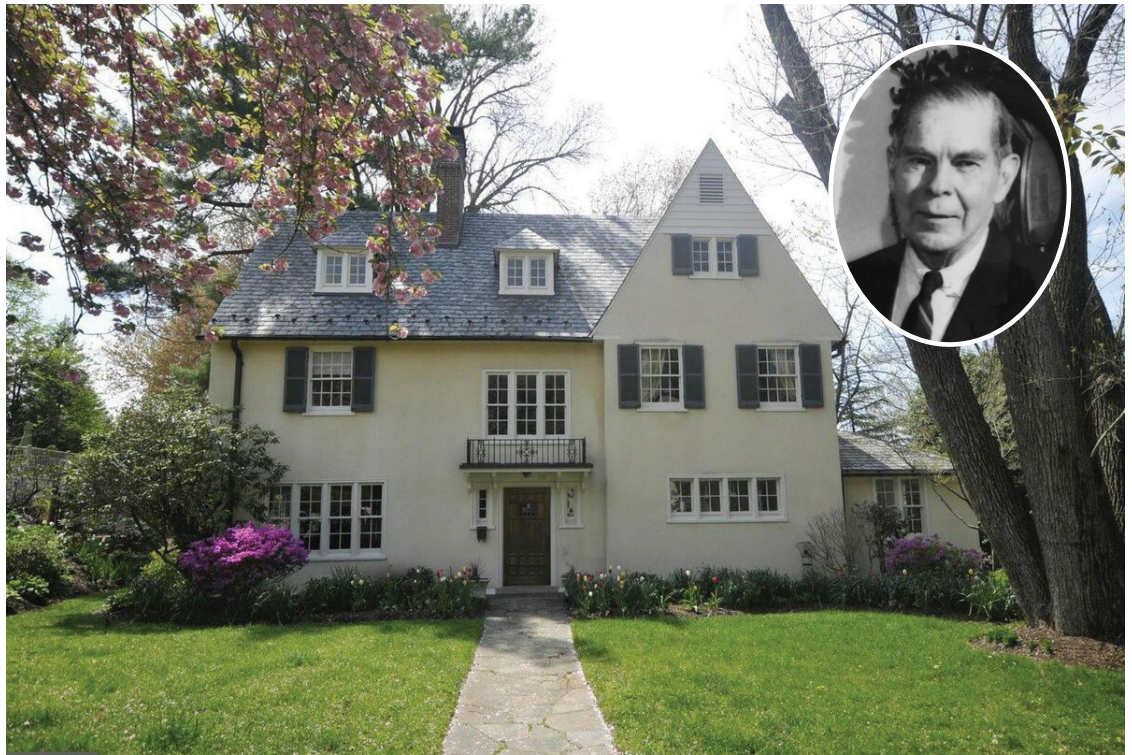
\* Under Contract

# Guilford Property Sales

NOVEMBER 1, 2018 – JANUARY 31, 2019



William L. Marbury, lived at 43 Warrenton Road. He was a prominent Maryland lawyer and principal of Piper & Marbury, the firm that became the state's largest law practice.



### GUILFORD NOTABLES, *From page 1*

In 1942, Marbury became chief legal adviser to the War Department in matters relating to procurement for the Army Air Corps. After the war, President Truman awarded him the Presidential Medal for Merit, the highest award then given to civilians for distinguished national service. In 1948 Marbury was elected by the Board of Overseers of Harvard as one of five fellows of the college who, with the president and treasurer, make up the Harvard Corporation. He served in that post for 22 years. Also in 1948 William Marbury represented his boyhood friend, Alger Hiss, in the early stages of Hiss's libel suit against Whittaker Chambers.

In 1999 Piper & Marbury merged with Chicago-based Rudnick & Wolfe. Through several additional mergers DLA Piper was created as a multinational law firm located in more than 40 countries throughout the Americas, Asia Pacific, Europe, Africa, and the Middle East. It is regarded as one of the largest and most prestigious law firms in the world, in terms of revenue and lawyers.

**John E. Semmes, Jr.** lived at 105 Charlcote Road. He was the son of John E. Semmes, Sr., a founding partner of Semmes, Bowen & Semmes. Semmes was a graduate of the University of Maryland Law School. After graduation he joined the U.S. Marine Corps and after that service joined his father's law practice, then named Steele & Semmes. In 1909, he became a partner along with Jesse Bowen and the firm was reorganized under the name Semmes, Bowen and Semmes. Semmes served as partner for 37 years and the firm grew to become one of the larger and most influential law firms in the state.

Laurence Hall Fowler designed the distinctive Charlcote Road house for John Semmes in 1913.

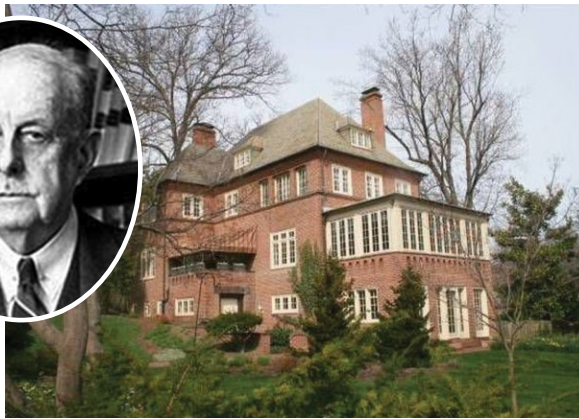
**Herbert O'Connor** lived at 302 Chancery Road. He was the 51st Governor of Maryland, serving from 1939 to 1947. He also served in the U. S. Senate representing Maryland from 1947 to 1953. O'Connor received his B.A. degree from Loyola College and graduated from the University of Maryland School of Law. While in school he was a reporter for the Baltimore Sun.

From 1921 to 1922, O'Connor served as the assistant state's attorney for Baltimore. In 1923, he was elected State's Attorney of Baltimore City, and served there until he was elected as the Attorney General of Maryland in 1934. O'Connor also served in the National Association of Attorneys General in 1937. As governor, O'Connor created the Maryland Council of Defense during the Second World War. He worked to improve the state transportation system, and sought to authorize the construction of new bridges over the Susquehanna and Potomac Rivers. He also worked with other states to encourage inter-state cooperation, and served in positions including the Chairman of the Governor's Conference in 1941, and the President of the Council of State Government in 1943.

**Frances Morton Froelicher** lived at 1 Saint Martins Road. She was a social activist who campaigned to make Baltimore aware of the living conditions of the city's poor. As founder and the executive director of the privately supported Citizens Planning and Housing Association (CPHA), Froelicher waged a decades-long battle against "bureaucratic lethargy, political timidity and disinterested landlords" to improve the living conditions and health of people in Baltimore's slums.

Froelicher graduated magna cum laude from Smith College with a degree in history and taught for a time at Roland Park Country School but decided she was more interested in social work.





John E. Semmes, Jr. lived at 105 Charlote Road. A partner for 37 years at Semmes, Bowen & Semmes, he helped the firm become one of the largest and most influential law firms in the state.



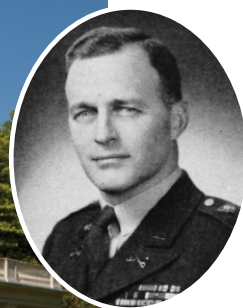
Frances Morton Froelicher lived at 1 Saint Martins Road. A social activist, she founded the Citizens Planning and Housing Association (CPHA).

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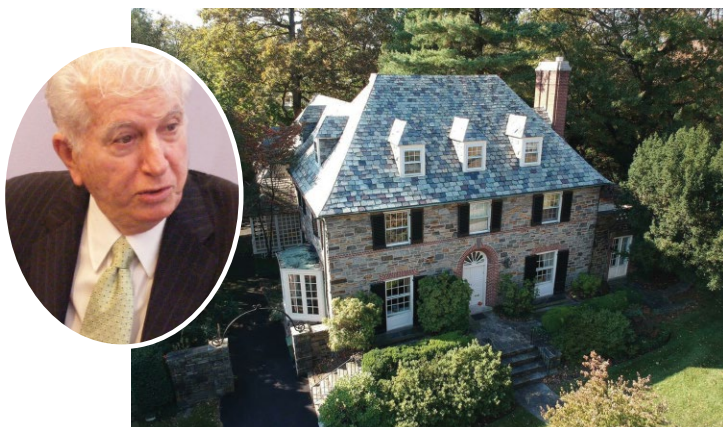
General John K. Waters, son-in-law of General George S. Patton, lived at 4101 Greenway. He was a United States Army four-star general who served as commander, U.S. Army, Pacific from 1964 to 1966.



GREG PEASE PHOTOGRAPHY

Milton S. Eisenhower, younger brother of President Dwight D. Eisenhower, lived at 12 E. Bishops Road. He served as president of three major American universities: Kansas State University, Pennsylvania State University and Johns Hopkins University.

Thomas D'Alesandro III lived at 4308 Greenway. He was the Mayor of Baltimore from 1967 to 1971. He is the brother of Speaker of the U.S. House of Representatives Nancy Pelosi and son of former Baltimore Mayor Thomas D'Alesandro, Jr. who served from 1947 to 1959.





She worked as a volunteer during the Depression and then enrolled in the New York School of Social Work. Her curriculum vitae listed memberships in 25 organizations and awards for her efforts to improve housing and human relations. She took her crusade across the country in speeches to audiences extending from Richmond to Seattle and in to Canada. Politically active she arranged for John F. Kennedy to attend a gathering at her St. Martin's home during his Senate election campaign.

Frances Morton married Hans Froelicher, the former head of Park School, in 1962. They worked together to improve urban living conditions and he served as president of CPHA for 12 years. In addition, they founded the Strawberry Hill Nature Preserve and Environmental Education Center in Adams County PA. They acquired the land along the Swamp Creek watershed, managed the land and created a foundation to sustain it. At her death Frances Froelicher gave the 609 acre Strawberry Hill property to the community of Mount Hope with an endowment to create an environmental education center.

Mrs. Froelicher's alma mater, Smith College, presented her with an honorary doctor of laws degree in 1957, and proclaimed that "she has built one of the most effective social action organizations in the country" while demonstrating "what can be achieved by a combination of idealism, of professional training, of determined persistence, and the capacity to infuse others with her own conception of the future."

**Milton S. Eisenhower** lived at 12 E. Bishops Road. He was an educational administrator having served as president of three major American universities: Kansas State University, Pennsylvania State University and Johns Hopkins University. He was the younger brother of President Dwight D. Eisenhower. Eisenhower served as Director of Information for the U.S. Department of Agriculture from 1928 to 1941 where he was spokesman for the New Deal. Early in 1942 he was appointed director of the War Relocation Authority, the agency responsible for the relocation and internment of Japanese Americans during World War II. He was opposed to the mass incarceration and resigned after only 90 days.

In May 1943 Eisenhower became president of Kansas State University (his alma mater) and during this time he also served as the first Chairman of the U.S. National Commission for UNESCO. From 1950 to 1956 he served as president of Pennsylvania State University.

In July 1956 Eisenhower assumed the presidency of Johns Hopkins University. During his initial term as Hopkins president the University's income tripled and the endowment doubled. More than \$76 million in new buildings were constructed, including the later named Milton S. Eisenhower library. When Eisenhower retired in 1967 he was given the title President Emeritus. In 1971 after the sudden resignation of then president Lincoln Gordon, Eisenhower was convinced to return until a permanent successor was named. He did so for 10 months.

Eisenhower served as presidential adviser in the administrations of his brother Dwight Eisenhower, John F. Kennedy and Lyndon Johnson. In 1968, he was appointed Chairman of the National Commission on the Causes and Prevention of Violence.

In 1958 he appeared on the cover of Time magazine acknowledging the important role he played as national government adviser.

**General John K. Waters** lived at 4101 Greenway. He was a United States Army four-star general who served as commander, U.S. Army, Pacific from 1964 to 1966. He was also the son-in-law of General George S. Patton. Waters graduated from The Boys' Latin School and then attended Johns Hopkins University for two years but decided he wanted a military career and obtained an appointment to the U.S. Military Academy.

During World War II Waters was captured in Tunisia when German forces attacked and he was wounded but rescued by a special U.S. force. After the war he became commandant of cadets at West Point. He was promoted to brigadier general in 1952 when he deployed to Korea as Chief of Staff for I Corps. His major command assignments include Commanding General for the 4th Armored Division and for V Corps and the Fifth U.S. Army. Waters received the Distinguished Service Cross, the Army Distinguished Service Medal, the Silver Star, the Purple Heart and other honors.

**Thomas D'Alesandro III** lived at 4308 Greenway. He was the Mayor of Baltimore from 1967 to 1971. D'Alesandro attended Loyola College and studied law at the University of Maryland School of Law after which he served in the U.S. Army. He entered politics, becoming president of the Baltimore City Council in 1963. He successfully ran for mayor in 1967. His one term as mayor was dominated by civil unrest and budgetary troubles. He was succeeded by William Donald Schaefer as mayor. D'Alesandro never ran for another political office, choosing to go into private law practice.

D'Alesandro is the brother of Speaker of the U.S. House of Representatives Nancy Pelosi and son of former Baltimore Mayor Thomas D'Alesandro, Jr. who served from 1947 to 1959.



# Interesting Neighbors

*In a series of articles we've been highlighting a number of Guilford's early residents that made notable contributions to their profession or business and to the growth of the City and had impact on society. Today too there are many Guilford residents who are currently leaders in their field and performing services and research that now and in the future will have significant influence. We'll feature in newsletters some stories about our current neighbors.*

## Studying Life Under Our Feet

KATALIN SZLAVECZ

I am a soil ecologist; I am interested in how soils develop and how human activities in the past and at present influence soil properties. I study the role of soil organisms in decomposing leaf litter, dead wood, and other types of organic matter, and how this affects the soil's ability to retain carbon. Most of my research happens in field sites, and involves analyzing soil samples, sampling and identifying soil fauna and measuring soil respiration. At the Smithsonian Environmental Research Center (SERC) in Edgewater, MD we study the effect of historical land use on forest soils. SERC is site of one of the oldest farms in Maryland; in the area European settlement occurred as early as in the 1600's. During colonial times and later, many of the mature forest stands were converted into agriculture fields, then dairy farms and eventually abandoned in the 1940's. The legacy of this long lasting human activity is reflected in the soil even after 150 years of abandonment. My other field sites are crop fields in the Beltsville Agricultural Research Center, tropical forests in the Yasuni National Park in Ecuador, and urban green spaces in Baltimore City and County. The latter is probably the most challenging, as urban soils are diverse; the soil in our backyard might be very different from that of our neighbors'. Baltimore has surprisingly high proportion of remnant forests and parks. Our study areas include Leakin Park, Druid Hill Cemetery, Evergreen Park, Mount Pleasant and Lake Roland. We also study residential areas, and vacant lots around Harlem Park in West Baltimore.

Soil has been called 'the poor man's rainforest': all you need is a handful of soil and a microscope to see the incredible variety of life forms living under your feet. Most of this diversity is hidden because the organisms are tiny and live in a dark place belowground. People often ask me what makes soil 'good'. It is difficult to define 'good' because the answer depends on the role soil plays in a particular environment. Different properties make soil suitable for street tree planting, growing vegetables, picnicking in a park or playing golf. However, healthy soil undeniably should harbor a



*Metaphire hilgendorfi*, one of the common jumping worm species introduced from Asia. They are over 6 inches long in the fall, before they die. Their cocoons will hatch early spring. (Photo: K. Szlavecz)

diversity of organisms from microbes and tiny invertebrates to large macrofauna. Earthworms are the most important group in the latter. Most people are surprised when I tell them that the common nightcrawlers and other species that we encounter in our gardens have been introduced from Europe. In the early history of trade, ships arriving from Europe carried soil and not water as ballast material. Regulations prevented soil to be dumped in the harbor; it had to be transported to land. Many exotic soil animals arrived as "stowaways" in this soil and in the plant pots immigrants brought to North America. Native earthworms occur in the Mid-Atlantic region, but they tend to be rare and live in special habitats. These days a new group of invasive earthworms are of environmental concern. Often called snake worms or jumping worms, because of their characteristic movements, this group was introduced from Asia, many species from Japan. In summer you can see them easily under stones and in mulch. The common species are 'annuals': they emerge in April, keep growing in summer, and disappear (die) by mid November. At this point they can be as long as six inches (see Figure). We do not know much about their natural history, and why they are so successful invading our forests and backyards. My colleagues and I are planning to start a large scale collaboration to understand the ecology and behavior of this unique group of earthworms along the Eastern US.

*Katalin Szlavecz is a research associate at the Smithsonian Environmental Research Center, and a collaborator at the USDA Beltsville Agricultural Research Center Farming Systems Project*



# Studying the “Cosmic Web” through Big Data

ALEX SZALAY

I am a cosmologist, studying the structure of the universe. Today we know that ordinary matter, consisting of atoms, only amounts to a tiny fraction of the density of the Universe. We also know that there is a lot of dark matter present, believed to be tiny elementary particles, and even more is in the form of the so called “dark energy”. When I worked on my PhD thesis in our native Hungary in the 70s, we had very little observational data about the Universe; most studies were highly theoretical and mathematical. Since then, astronomers have been building increasingly sophisticated instruments to study the distant Universe. After joining the faculty at Johns Hopkins University I became involved in one of the most ambitious astronomy projects of our time, the Sloan Digital Sky Survey (SDSS), often also called the “Cosmic Genome Project”. With several other universities we set out to build a futuristic instrument, located in New Mexico, to create an incredible map of the Northern Sky, the world’s largest astronomical survey at the time. Its images of 500 million galaxies and a three-dimensional map of 4 million distant galaxies show that at some point the universe resonated like a violin, resulting in a delicate web-like structure in the distribution of galaxies (see Figure). The SDSS project led the way to what we call today “precision cosmology”.

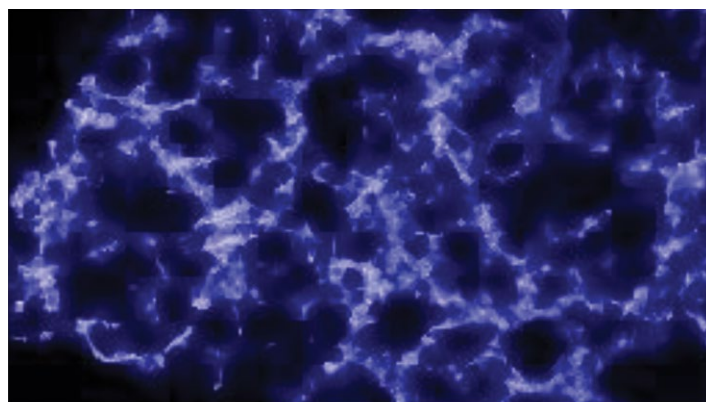
Our group at Johns Hopkins built a novel, highly interactive database for all this data, creating a Virtual Telescope, available to anyone over the whole world, day and night (<http://skyserver.sdss.org/>). The data has resulted in an enormous number of new discoveries, many of them made by amateur astronomers. A unique object discovered by a middle-school science teacher in the Netherlands has since been observed by some of the world’s largest telescopes including the Hubble Space Telescope. A group of computer gamers discovered a new class of galaxies, called “Green Peas” that resulted in a paper in *Nature*, one of the most prestigious journals in science.

The SkyServer database, developed in collaboration with our team at JHU and Microsoft researchers, was one of the first to demonstrate how Big Data is changing science. Today there are similar projects in almost every physical scale of the world. For instance, in medicine enormous data sets from hundreds of genomic sequencers are yielding new insights in how medical treatments can be tailored to individuals (“personalized health”). In the Large Hadron Collider, the world’s largest particle accelerator in Switzerland, physicists are collecting huge amounts of data to understand the smallest constituents of matter.

To translate the Big Data lessons learned in astronomy into other disciplines, we started the Institute for Data-Intensive



The two images show the similarities in the acoustic behavior of a violin (*upper*) and the spatial distribution of galaxies as observed by the SDSS project (*lower*). The image reflects the positions of more than 100,000 galaxies. The typical size of the “voids,” the empty regions in the cosmic web show the resonance frequency of the Universe when it was 300,000 light years old.



Engineering and Science (IDIES) at JHU, which now coordinates data intensive research across six of the Schools at the University. I am currently serving as its first director, and as a result I have now a joint appointment in both the Physics and Astronomy and the Computer Science Departments, as a Bloomberg Distinguished Professor. These days I am spending a significant fraction of my time in various interdisciplinary projects, like how to serve petabytes of ocean circulation simulations to the world, how to collect 1000 times more data for cancer immunotherapy, and in soil ecology working with my wife Kati, how to use small, inexpensive sensors (“Internet of Things”), to collect hundreds of millions of measurements about the environment.

Today we are living through a new scientific revolution, in how we use our computers not only to collect enormous amounts of data, but also in how to analyze them, and how to use algorithms to make new discoveries. The 30 years we have been at Johns Hopkins have been an amazing journey, stimulating all these collaborations across many disciplines.

*Alex Szalay is a Bloomberg Distinguished Professor of Physics and Astronomy and Computer Science at the Johns Hopkins University School of Arts and Sciences and Whiting School of Engineering. Szalay is an international leader in astronomy, cosmology, the science of big data, and data-intensive computing.*





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# Security and Neighborhood Updates

## Video Surveillance

As briefly discussed at the Annual Meeting, a study committee of the Board with the help of Fred Besche continues to explore the possibility of a camera system that would record activity in areas of Guilford and provide real time video of suspicious activity to our GSP car patrol. Ideally the cameras would be networked to video surveillance devices installed by many homeowners. We have met with Verizon and other system providers and discussed our objective with Ring Home Security. Unfortunately we have not identified a network provider that can facilitate the monitoring we seek. The committee is continuing the research and will provide future progress reports.

## Johns Hopkins Police Department

After extensive review of the security challenges on and around the Johns Hopkins campuses in Baltimore Johns Hopkins has determined that they need to augment the capabilities of their security operation to ensure the safety and security of the campus communities and adjacent neighborhoods. An interim study, which reports the results of the security evaluation and community discussions support the university's need for a small, research-backed police department to fulfill its responsibility to ensure the safety and security of the campuses. A private university police department requires the authorization of the Maryland General Assembly. Public universities in the state are authorized to have campus police departments.

The Board of Managers is supporting the authorization for Johns Hopkins University to create a university police department that would not only serve their campuses, but adjacent communities such as ours. We've been following Hopkins' efforts over the past year, reviewed the interim study report and have met with JHU representatives. Upon agreement a university police department could also extend coverage into Guilford and coordinate with the service provided by Wolf. We feel confident that Johns Hopkins will create a model police department that will complement Baltimore City Police and provide an additional layer of much needed security.

The Interim Study Report is available at: <https://publicsafetyinitiatives.jhu.edu/interim-study-report/>. Through a link at <https://guilfordassociation.org/links/> you may read the Board's letter of support. Also the email addresses of the General Assembly members representing the districts which include Guilford are listed at the same link on the Guilford website if you wish to contact them directly.

## Safety and Security Training

Your Board is working with Wolf Security to offer residents a safety

and security training program in early Spring. Your input as to topics and timing are welcome; email [officemanager@guilfordassociation.org](mailto:officemanager@guilfordassociation.org) with your suggestions. If there is sufficient interest all will get an invitation to attend via blast email. We look forward to seeing you there!

## Improved Cellular Service

Most recently we have learned of an infrastructure project being undertaken by the City and Crown Castle, a private company, to install equipment nodes that are intended to improve cellular service. Crown works with 4 major cell phone companies to install the antennas in order to improve wireless coverage and capacity. Currently there are 500+ of these installations within the City. The majority of the installations are in the central core of the city but additional installation is planned. An explanation of the plan to install the nodes is found at: <https://www.crowncastle.com/communities/baltimore-md>. That link also shows a map on which planned areas of node installation are shown.

Unfortunately current plans do not anticipate node installation in locations that will serve most of Guilford and other areas in the north quadrant of the City. We are concerned about the exclusion of Guilford. There are coverage and capacity needs of the cellular network experienced by our residents that will likely increase with greater cell phone use. We are in contact with Crown Castle who is supportive of our desire for nodes. We have written all of our City and State Representatives as well as the four cellular providers, T-Mobile, Sprint, Verizon and AT&T, to seek the inclusion of Guilford in the current phase of Crown Castle's node installation. You can help by sending an email in support of Guilford being included in this project to: [officemanager@guilfordassociation.org](mailto:officemanager@guilfordassociation.org). The body of the email should be addressed to the cellular providers and give your street address. We will forward it to Crown Castle and the cellular providers.

## Guilford Elementary/Middle School

Guilford Elementary/Middle School is tentatively scheduled to close in 2021 as part of Baltimore City's 21st Century Building Initiative. School aged children within the Guilford Elementary/ Middle School catchment zone will soon be redirected to the new Walter P. Carter school facility once it is completed or the existing Waverly Elementary/ Middle school complexes. The Guilford school site is to be declared surplus and sold. The site is within the Guilford plat and subject to the Guilford Deed and Agreement. Educational purpose is the only use that has been approved for the site. Anthony Gill is monitoring for the Board the timing of disposition and potential use of the site.

# Board Recognizes 2018 Donations to Stratford Green

We are all grateful for the generous donations to Stratford Green by the following people and businesses. Without these additional dollars for the planting and maintenance, Sherwood Gardens would not have looked as beautiful as it did in 2018. If there are any errors in names, amount donated or omissions, please let the Guilford Office know by e-mail [officemanager@guilfordassociation.org](mailto:officemanager@guilfordassociation.org) or phone 410-889-1717.

If you would like to make a donation to Stratford Green, please send a check made payable to "Stratford Green" c/o Guilford Association, 4200 St. Paul Street, Suite 100, Baltimore, MD 21218 or contribute on line by going to the Sherwood Gardens website at [sherwoodgardens.org/donate/](http://sherwoodgardens.org/donate/) or the Guilford website at [guilfordassociation.org/](http://guilfordassociation.org/).

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## \$500 – 999

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Louise Cather  
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Jeffrey Mason and Nancy Ekelund  
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## Up to \$99

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# Welcome New Neighbors

We welcome the following new residents who became part of the Guilford community in 2018. If you have recently moved to Guilford and have not yet provided the Association with your contact information, please contact the Association office at 410-889-1717 or by email at [officemanager@guilfordassociation.org](mailto:officemanager@guilfordassociation.org) or enter your information directly on the Guilford web page at the following link: [guilfordassociation.org/community/new\\_neighbor/](http://guilfordassociation.org/community/new_neighbor/)

**Sarah and Mark Conway, Jr.**  
4401 Bedford Place

**Kristin Leonard and Mitchell Guthrie**  
204 E. 39th Street

**Ishan Barman and Damayanti Halder**  
4412 Eastway

**Njeri Mugure**  
3518 Greenmount Avenue

**Crystal D. Sykes**  
3726 Greenmount Avenue

**Stephanie Tommasello**  
3808 Greenmount Avenue

**Thomas and Kami Windsor**  
4204 Greenway

**Mark and Erin McCarthy**  
4207 Greenway

**Harihar Rajaram and Vijaya Subramanian**  
4308 Greenway

**Diane Terry**  
3907 Juniper Road

**Jessica and Jason Flynn**  
202 Kemble Road

**Martin Bloem and Antoinette Eken Sylvia**  
205 Kemble Road

**Jill Kessler and Eric Perlozzo**  
402 Marlow Road

**Patrick and Erika Nolan**  
4 Millbrook Road

**Jeffrey and Christine McClean**  
5 Millbrook Road

**Matthew and Lynn Nichols**  
3503 Newland Road

**Jonathan B. Mellon**  
3801 N. Charles Street

**Laura and David Sena**  
4413 Norwood Road

**Blair and Rebecca Waksmunski**  
301 Northway

**Megan and Edward Bailey**  
307 Northway

**Markus Richter and Brad McLaughlin**  
402 Northway

**William and Barbara Newman**  
404 Northway

**Marianne Kresevich and Edward Bosco, Jr.**  
100 Overhill Road

**Andreas Barth and Eleni Liapi**  
12 Saint Martins Road

**Alexandra Gothier and Michael Guerriere**  
16 E. Bishops Road

**Mary Kaimakis**  
3901 Saint Paul Street

**Matthew Kocher and Adria Lawrence**  
205 Southway

**Sanket Patel**  
313 Suffolk Road

**Marlon Fortineaux**  
4105 Underwood Road

**Bernhard Zunkeler and Elizabeth Swann**  
4315 Underwood Road

**Kevin Sowers**  
33 Warrenton Road

**Erin and Jeffrey McCue**  
310 Wendover Road

**Lynn Marie Terhune**  
313 Wendover Road

**Stacy Dejing Weng**  
1 York Court

**Brandon McCullough**  
12 York Court

**Alicia Canipe and James Cremins**  
31 York Court

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# Manage, Don't Maintain

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PRESIDENT, PINEHURST LANDSCAPE COMPANY



At the annual conference of the American Society of Landscape Architects last Fall, there was one forum that most caught my attention: “How Maintenance Matters More Than Design with Time.” When the designers start to talk about it, you know it must be serious! The larger point to be made was that the grandest landscape if poorly maintained will inevitably decay and the design will fall apart. So why is it, to the frustration of the design community and the confusion of the clientele, that we do not pay greater mind to landscape maintenance?

Part of the problem is that many people (designers and users) consider a landscape as a static form rather than a dynamic, ecological system. Trees and shrubs are always growing, pests and disease are always threatening plant health, and rain fall is always unpredictable. Maintenance — or rather Management — of a landscape evolve to respond to always changing conditions in the garden. And yet, gardens are often contractually maintained by routine schedules that don't necessarily consider the most important question before taking action: Why?

Here are just a few examples where your maintenance may be misaligned with your garden's needs:

## Mulching

Springtime arrives, the bulbs are popping up, and robins are back. It must be time to put down a fresh layer of wood mulch, right? But why? You might like the look of a fresh mulch. But did you first check to see how much mulch you already have? The purpose of mulch is more functional than aesthetic. It is meant to reduce moisture evaporation in garden beds and suppress germination of weed seed. Beds don't need more than 2" of mulch to achieve this function. Yet, routine mulching often leads to excessively thick layers of mulch. While a thick layer can be useful in very specific circumstances (i.e. counteracting boxwood blight), it often makes it more difficult for rainfall to penetrate into the garden soil and build up on low branches may cause rot.

## Leaf Removal

In the fall, all the trees cover the roads, beds, and lawn with leaves and you'll hear the constant drone of the leaf blowers through the community. But why? It's actually good to remove leaves from streets and gutters as the inevitable runoff becomes particulate in the Jones Falls. And you do want to avoid leaves laying on your lawn over winter for the health of the grass. But leaves serve an important winter home for insects, like the Assassin Bug that wants to help kill the aphids on your Azaleas next Summer. Additionally, unless you're personally hand raking the leaves, most leaf blowers are taking a fair bit of wood mulch with them just at the time you need mulch to keep plant roots protected from winter frost. If you still like the look of a fall clean up, perhaps you should consider a more nuanced program, where some leaves are removed where necessary and others are allowed to remain.

In every aspect of garden management, avoid operating on autopilot and consider why each action is necessary. If you are using a contractor to help you manage the property, you should have a (minimum) quarterly discussion regarding current priorities and challenges. This will ensure their efforts and your money are being applied with purpose, ensuring they uphold plant health and design intent.



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## Board Member Spotlight — Anthony Gill

*So that you may better know the members of the Association Board of Managers and understand their volunteer commitment to Guilford and interests we will be providing a series of spotlights on the individuals.*



As a practicing architect and avid runner Anthony Gill was drawn to the Guilford neighborhood, because of its rich architectural history and sweeping tree lined streets. A member of the Guilford Architectural Review Committee, Anthony volunteers his time and architectural expertise to review with committee

members over 100 applications for exterior improvement in Guilford annually. He also has prepared two architectural pattern books for new and existing homeowners, which are available online and define the architectural guidelines for properties located along the East side of the community on Greenmount Avenue. In addition, he is tracking the future closure and pending surplus sale of the Guilford Elementary/Middle School property for the Guilford Board of Managers. Anthony is an Associate with MCA Architecture and serves as the Practice Leader for MCA's Historic + Adaptive Reuse studio,

Along with his wife Tracey Clark, who is a licensed realtor, they recently returned from a trip abroad as visiting scholars to the American Academy in Rome. Their research topic entitled, 'The Culture of Practice' put them in front of architects practicing in Italy as they toured the northern cities of Milan, Venice, Verona, Bologna, Rome, Pisa, and Genoa, which culminated in a memorable trip to Renzo Piano's Building Workshop along the Genoa coast.

The focus of their research is aimed at defining the cultural differences and similarities between modern architectural practices in Italy and the United States. What they found most intriguing is that Italian architectural firms maintain a near 50/50 gender split within the workplace, whereas in the U.S. the architectural profession maintains a traditionally higher male split (74% male to 26% female). Even so, U.S. accredited architectural schools are graduating more women than men in recent years. Graduation rates for collegiate architects show women accounting for 61% of all new graduates entering the labor market. Therefore the Italian 50/50 model is good place start to observe how future American architectural firms will soon be operating.

At the American Academy in Rome they were exposed to the Rome Sustainable Food Project started by Alice Waters of Chez Panisse Restaurant in Berkley, California as well as the Academy's extensive photo archive documenting ancient Roman ruins located throughout Europe. When they were not meeting architects or dining with the fellows awarded the Rome Prize, they ventured with their son into the eternal city of Rome on foot.

The couple are pleased to be back home in Guilford and are looking forward to making use of their collected data.



Double helix staircase designed by Guiseppe Momo in 1932 at the Vatican Museum.

The American Academy in Rome is a research and arts institution located on the Gianicolo (Janiculum Hill) in Rome.

Porta Iovia, original Roman gate to Italian city of Verona, reconstructed 265 AD



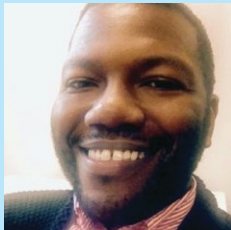
# New Board Members

One quarter of the 20 member Guilford Association Board of Managers is elected each year and any vacancies created by resigning board members also may be filled. The following residents were elected to board positions at the 2018 Annual Meeting for four-year terms.



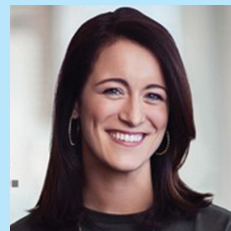
**Douglas Borg** lives on Stratford Rd. and has been a resident of Guilford for 7 years. His wife Martha Edwards Borg grew up in Guilford. Doug is originally from Montgomery Alabama. He and Martha met at Washington and Lee where they both graduated in 2004 after which he studied law at American University Washington College of Law and obtained specialization in tax law at the University of Florida.

Doug is a Strategic Advisor at Brown Advisory, providing strategic advice and support to high net worth individuals and families. Prior to Brown Advisory, he worked as a tax advisor at Arthur Bell Jr & Associates and as an attorney. Doug and Martha have four daughters. He enjoys cycling, squash and sailing. Doug is a member of the Traffic Committee.



**Brandon McCullough** lives on York Court. He is a graduate of Morgan State University and a former city school educator. After a career shift and graduate school at the University of Michigan

Ford School of Public Policy he was recruited by the National Institute of Health (NIH) to manage projects related to NIH human capital and resources, workforce development and training. Brandon has a strong passion for customer service and collaboration and for his adopted city of Baltimore and the Guilford community. Brandon is a member of the Greenmount Ave. Corridor Committee.



**Kelly Maher** lives on Highfield Road. Currently, Kelly serves as Director of End-to-End Product Planning at Under Armour, where she leads a team responsible for building strategic plans that drives alignment to long range global initiatives. She joined Under Armour as a Sales Planner in 2009 and has held multiple management roles within the planning team over her almost 10 year tenure.

Outside of work, Kelly gives back to the local community in many ways. She's been an active board member of the Greater Maryland Chapter of the American Heart Association since 2016. She recently became a "Neighborhood Know-It-All" with the Live Baltimore organization (I Love City Life) where she acts as an advocate for Baltimore (and Guilford) and resource for potential Baltimore City residents. Kelly and her husband, Phil, have lived in Guilford for almost 10 years with their two young children, Annie and Fitzpatrick. They recently completed a full renovation of a Spanish style home on Highfield Rd. Kelly chairs the Neighborhood Events Committee.

**Cathy Boyne** and **Lynda Riley**, current board members were re-elected to new four-year terms. **Clarke Griffin**, also a current board member, was re-elected to fill an un-expired one year term.

## Guilford Association Board

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410-889-1717  
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josh@guilfordassociation.org

Douglas Borg  
douglas@guilfordassociation.org  
Traffic & Parking

Cathy Boyne  
cathy@guilfordassociation.org  
Reservoir

Curtis Campbell  
curtis@guilfordassociation.org  
Safety

Tim Chriss  
chriss@guilfordassociation.org  
Legal

Elizabeth Comer  
elizabeth@guilfordassociation.org  
Architecture

Carl Coscia  
carl@guilfordassociation.org  
Traffic & Parking

Sarah Crow  
sarah@guilfordassociation.org  
Parks / Sherwood Gardens

Anthony Gill  
anthony@guilfordassociation.org  
Architecture

Clarke Griffin  
clarke@guilfordassociation.org

Jeremy Hoffman  
jeremy@guilfordassociation.org  
Newsletter

Christopher Lyon  
chris@guilfordassociation.org  
Safety

Kelly Maher  
kelly@guilfordassociation.org  
Neighborhood Events

Brandon McCullough  
brandon@guilfordassociation.org  
York/Greenmount

Stephen Murphy  
stephen@guilfordassociation.org  
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bill@guilfordassociation.org  
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4200 Saint Paul Street

Suite 100

Baltimore, Maryland 21218

# The Guilford News

WINTER 2019

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The Blizzard of 2003 dumped nearly 28 inches of snow on Guilford between February 14 and February 19.

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