

The Guilford News

GUILFORDASSOCIATION.ORG

SPRING 2020

“Guilford House”

TOM HOBBS & KELLI COMBERIATE

4001 GREENWAY, ONE OF GUILFORD’S OLDEST AND GRANDEST HOMES, IS LOCATED ON THE SITE OF THE MANSION THAT WAS THE CENTER OF THE FORMER A.S. ABELL ESTATE.

Located at 4001 Greenway, extending the block between Wendover Road and Lambeth Road, is one of Guilford’s oldest and grandest homes. The intriguing property is generally known as “Guilford House” because it is located on the site of the mansion that was the center of the former A.S. Abell estate.

The country estate of Guilford was acquired by the Roland Park Company in 1911 from the Guilford Park Company. Edward Bouton, the community planner, builder, and manager of the Roland Park Company directed the development of this prized parcel of land creating the Olmsted designed community of Guilford. Abell’s 52 room mansion of Italianate design was demolished and the site made available for new development.

Key to the structure that replaced the Abell mansion was Edward L. Palmer, the in-house architect for the Roland Park Company and a visionary instrumental in the design of Guilford. During the time as architect for the Roland Park Company he designed some of the first Guilford homes and after leaving the position of in-house architect in 1917 to start his firm “Edward L.

See **GUILFORD HOUSE**, page 8

Designed by Edward L. Palmer and completed in 1916 “Guilford House,” is considered by many to be the finest brick Tudor residence in Baltimore.





One of this winter's few snowfalls cover the stairs descending into Guilford's Sunken Park.

On November 13th 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. As has been the case at the recent Annual Meetings much of the time was focused on security issues, heightened by events during the summer. We all are concerned that Guilford remain a safe secure and welcoming environment and the Board continues to give community safety high priority.

Below is a summary of the Annual Meeting as well as further discussion that occurred at the January meeting of the Board of Managers.

Board Elections. Each year at the Annual Meeting a quarter of the Board of Managers are elected for a period of 4 years. For the first time in many years, no one who is currently on the Guilford Board of Managers retired so we did not solicit new board nominations. Nonetheless residents were encouraged to volunteer to be on committees as non-board members. The following Board members were renewed for a new four-year term:

Elizabeth Comer (North Charles Street)

Tim Chriss (Greenway)

Clarke Griffin (North Charles Street)

Josh Angulo-Bartlett (Northway)

Curtis Campbell (Underwood Road)

I'm pleased to have these dedicated Board members continue.

At the January meeting of the Board officers are elected for the year. After serving 10 years as the Association President and 4 years prior to that as Vice President I've decided to retire from the position of president and have another Board member assume that role. I'm delighted that Curtis Campbell has agreed to be President after a transition period. I've agreed to remain as president until June 1 after which Curtis will take on that role. Between now and June, Curtis and Margaret Alton will serve as vice presidents. After June Curtis will become president and Margaret and I will remain as vice presidents. Lee Miller will continue as Treasurer. Sarah Crowe will become Board Secretary. The Board unanimously accepted this decision.

Treasurer's Report. The Association continues to have a strong financial position. To support the 2020 budget the GA mandatory maintenance charge has been increased \$0.20/100 square feet of property to \$3.20/100 sq ft (the increase is approximately \$30/year for the typical homeowner). The York Courts maintenance charge has been increased \$5 to \$85 for 2020. The Guilford Security Patrol fee of \$350 has not been increased in many years. Therefore, with rising costs the Board increased the fee by \$25 to a total of \$375. For residents who live on Greenmount, the GSP fee is half the regular rate or \$187.50. The Board approved the 2020 Budget at the Annual Meeting. Financials can be obtained by calling the Association Office and the 2020 budget is summarized below.

Traffic and Streets. The primary traffic issue the Guilford Association has been attempting to deal with is traffic calming on 39th Street between Greenmount and St. Paul Street. We have been working on this project for multiple years. The current plan, hopefully to be implemented this spring, calls for one lane of traffic in each direction, one bike lane in each direction and no parking. The Guilford Association has been in favor of one lane of driving in each direction, one bike lane and retained parking on the north side of the street. Nonetheless the City DOT is insisting on the double bike lanes.

Other traffic issues include restoration of the original traffic island at Northway/Greenway and Millbrook, the removal of very bright LED lights and restoration to a bulb intensity appropriate for our residential neighborhood, lighting along the east side of St. Paul Street along Gateway Park and getting the City to maintain the City-owned property fronting St. Paul Street and East Bishops Road. The Guilford Association wants to see the restoration of time restricted parking on the west side of St. Paul Street between University Parkway and St. Martin's Road that is primarily used by Union Memorial Hospital employees and Johns Hopkins students.

Architectural Committee. The committee received over 90 applications for review of exterior alteration in 2019. Projects include 8 major renovations and additions as well as more minor alterations or enhancements. Hundreds of thousands of dollars are being invested in improvement to Guilford properties. A recent development has been the purchase of several homes by investors. The properties often have covenant compliance issues. The

properties are being renovated for resale but work must include the resolution of covenant issues,. Historic tax credits from the state and CHAP are still available for most Guilford properties.

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 Street median. Last year the Sunken Park had a new drainage system installed and new trees planted. The Little Park had new trees and new ground cover planted. Gateway Park has had the loss of some trees and a great deal of pruning. While Sherwood Gardens is owned by Stratford Green, a separate entity from the Association, the Association manages and maintains this valuable community asset. As you will read in a separate article, four large (over 100 years old) oak trees were lost this year in addition to the blue spruce that was trimmed with winter white lights. Trees are being replaced and a new spruce has been planted.

Community Security. The purpose of the Safety Committee is to monitor the work of Wolf Security who supplies the guards for the GSP, make sure Wolf follows up with requests from residents and monitor crime reports issued from the Northern District Police Department. Unfortunately, last summer there were carjackings in the community that involved juveniles. Because of privacy laws and actions by the State Department of Juvenile Services it has been difficult to monitor follow-up to these incidents. Several Board members and I have met with States Attorney Mosby, Police Commissioner Harrison and state and local officials concerning juvenile crimes. Cooperation from the Northern District of the Police Department has been excellent. Sergeant Amy Streett and Captain Jeffrey Shorter attended the Annual Meeting and spoke to the concern about juvenile crime issues.

Several bills have been introduced in this session of the General Assembly that are intended to address issues of juvenile crime. House bill 834 and Senate bill 248 would require carjacking or attempted armed carjacking by juveniles over 16 years of age to be treated as an adult crime. House bills 552 and 945 allow victim and community impact statements to be introduced in sentencing and disposition hearings. The Association is supporting these bills.

The Association is continuing to work on the installation of two test cameras at entrances to Guilford through which street activity can be monitored by the GSP. There have been logistical and technical issues to be resolved but we expect these will shortly be overcome.

Below we provide further updates and articles about community activities. Thank you for your continued support. Please visit www.guilfordassociation.org for information about our community. Contact me or any member of the Board with questions, concerns and recommendations.

Tom Hobbs

2020 Guilford Association Budget Summary

INCOME

Total Revenue <i>(Maintenance Fees & Association Dues)</i>	333,430
Other Income <i>(Advertising, York Courts)</i>	17,735
Guilford Security Patrol	159,375
Total Income	\$ 510,540

EXPENSES

Parks & Land Maintenance	40,700
Other Maintenance <i>(York Courts, St. Paul Median, snow removal)</i>	26,730
Guilford Security Patrol	159,375
Community Security	30,000
Professional Services <i>(legal, accounting, insurance)</i>	47,200
Stratford Green Donation <i>(Sherwood Gardens)</i>	60,000
Administrative <i>(rent, salary, supplies, telephone, IT)</i>	71,050
Other <i>(infrastructure, miscellaneous)</i>	75,485
Total Expenses	\$ 510,540

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4301 GREENWAY
List Price: \$750,000
Closing Price: \$685,000



4303 RUGBY RD
List Price: \$589,000
Closing Price: \$570,000



41 WARRENTON RD
List Price: \$899,000
Closing Price: \$865,000



5 MILBROOK RD
List Price: \$895,000
Closing Price: \$850,000



4112 GREENWAY
List Price: \$1,348,500
Closing Price: \$1,350,000

Guilford Property Sales

OCTOBER 15, 2019 – FEBRUARY 29, 2020

Active Properties

AS OF FEBRUARY 15, 2020

List price

4200 GREENWAY	\$2,088,000
4100 GREENWAY	\$1,550,000
4000 GREENWAY	\$1,185,000
211 LAMBETH RD	\$1,125,000
10 WHITFIELD RD*	\$1,065,000
5 WHITFIELD RD	\$1,048,000
3810 GREENWAY	\$999,900
202 SAINT MARTINS RD	\$799,000
3707 GREENWAY	\$795,000
203 E 39TH ST*	\$759,900
225 WENDOVER RD	\$749,900
4206 CHARLCOTE RD	\$699,000
3808 FENCHURCH	\$699,000
226 E 39TH ST	\$695,000
305 NORTHWAY	\$419,900
3813 JUNIPER RD	\$369,900
3508 NEWLAND RD	\$369,000
307 WENDOVER RD*	\$299,888
1 YORK CT	\$274,000

*Under Contract

212 E 39TH ST

List Price: \$549,900
Closing Price: \$475,000



3810 JUNIPER RD

List Price: \$498,000
Closing Price: \$485,000



414 BRETTON PL

List Price: \$290,000
Closing Price: \$275,000



319 SUFFOLK RD

List Price: \$375,000
Closing Price: \$341,000





The original A.S. Abell 52 room Italianate mansion was located near present-day 4001 Greenway.

GUILFORD HOUSE, *From page 1*

Palmer Jr. Architect,” later to become Palmer Lamdin, he continued as chair of the Roland Park Company’s Committee on Approval of Plans. The truly remarkable architectural firm which Palmer started, through its many iterations, designed over 200 residences and hundreds of institutional, religious and corporate buildings in the Maryland region and beyond including many of the significant residences in Guilford, as well as Roland Park, Homeland and Gibson Island.

A very significant commission that Palmer received at the time he was transitioning from his in-house role at the Roland Park Company was for the design of a home on the prominent former site of the Abell mansion. He had designed the much admired Tudor Revival homes surrounding Chancery Square and the homes on Bretton Place. Palmer’s client for the Greenway site was Corbin Braxton Dallam who was associated with the oil company William C. Robinson and Son and the Commercial Credit Company. Dallam acquired the large parcel to accommodate an important home and to create planned gardens.¹

Palmer created a grand brick English Tudor Revival or Jacobean house, designed and built over two years and completed in 1916, to serve as the family home for the Dallams but also to set the tone for architectural style and construction standards of excellence that were to characterize Guilford. The house was immediately admired and is still considered by many to be the finest brick Tudor residence in Baltimore.

The massing and gabled extensions reflect the Tudor style with multi-tiered and grouped windows seen in many Palmer designed homes. The four massive and elaborate chimneys of twisted brick detail also are typically of the style as is the steeply

pitched slate roof. The rear of the house opens to the patio and terraces and to what were once extensive gardens that included Dallam’s notable rose collection and an apple orchard. At some point the rear portion of the original property was subdivided and sold for later development but 4001 still consists of 1.39 acres.

The interior is laid out with a left-right entrance hall, modeled after those found in classic manor houses of England. The high ceilings, oak rafters and wainscoting are imbued with a warm patina. There are elegant moldings, antique sconces and 7 fireplaces. The nearly 10,000 square foot house has seven bedrooms, six full and two half baths and a four car garage.

Recently the house was on the market for an extended period and Guilford residents began to wonder when a house of the size in Baltimore City despite its embassy like magnificence was going to find a new owner. The house was featured in the final season of the House of Cards. But there now is a soon to be resident new owner.

Jacob ‘Jake’ Hsu and his wife Nancy Ho purchased the “Guilford House” last summer. Interestingly, it happened to be the first house Jake visited when he first considered moving to Baltimore from California four years ago. “I fell in love with the history, the architecture, and craftsmanship of the home. I considered many other homes and neighborhoods in Baltimore, but kept coming back to this house,” says Jake.

“The amount of work that was needed to get this home modernized was what prevented me from purchasing the home earlier. In the end, we bit the bullet because this home is one-of-a-kind and priceless thanks to its history, particularly in Baltimore and our community.”

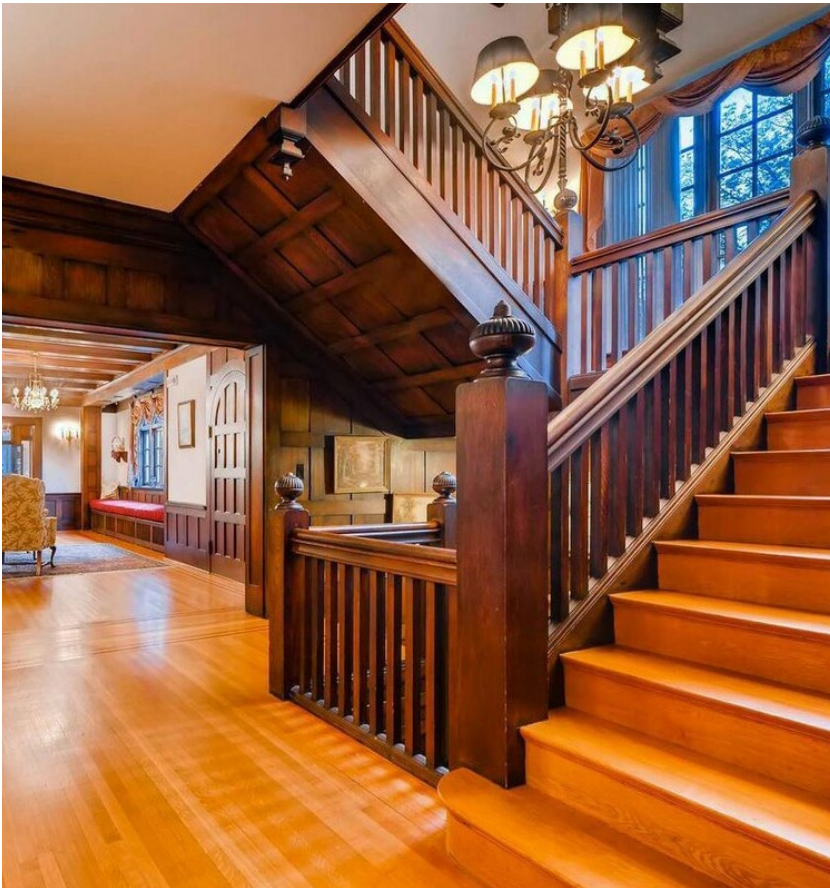
While Jake plans to keep the tradition and history of the exterior which is protected by the Guilford covenants, his “vision is to create a thoroughly modern/contemporary home on the interior.” He hired Anthony Evans as his designer, and Delbert Adams and Tim Nickoles as his general contractors. His team plans to completely renovate the inside by installing a new kitchen, bathrooms, and custom cabinetry. They’ll paint, upgrade the lighting and security, as well as modernize the general infrastructure of the home. Williams Family Painting and Hammond Electric will ensure the paint and electric work are up to par.

Even though the interior of 4001 Greenway is receiving quite the modern makeover, Jake and his family aren’t changing every detail of the house. The gorgeous oak paneling, elegant moldings, and grand staircase will remain intact. Some painting was done to accentuate these historic features, but overall they have been restored to their former glory.

As for the exterior, they only plan to work on some general maintenance issues. The beautiful landscaping didn’t need much, other than clearing out overgrown brush and cutting down a few trees in the backyard. Jake and his wife “like the idea of people thinking this is a one kind of home from the outside, and then walking into something completely unexpected and contemporary on the interior.”

“We hope this home can once again live up to its history,” says Jake.

1. Ann G. Giroux, Images of America, Guilford, pg. 43.



The interior of 4001 Greenway is receiving a modern makeover but the oak paneling, elegant moldings, and grand staircase as seen in these photos will be restored and remain intact.

The rear of the house opens to the patio and terraces and to what were once extensive gardens that included a notable rose collection and an apple orchard.

New Trees for Sherwood Gardens

MARGARET ALTON

Eleven new trees will be planted in Sherwood Gardens this spring as we start to implement the next phase of the long term Master Plan. Thanks to a successful 2019 fund raising campaign, (thank you all!) we will be installing: hackberry, Ruth Ellen Flowering Dogwood, Stellar Pink Flowering Dogwood, Shademaster honeylocust, American holly, American sycamore, white oak, swamp white oak, scarlet oak, Nuttall oak, and Princeton American elm.

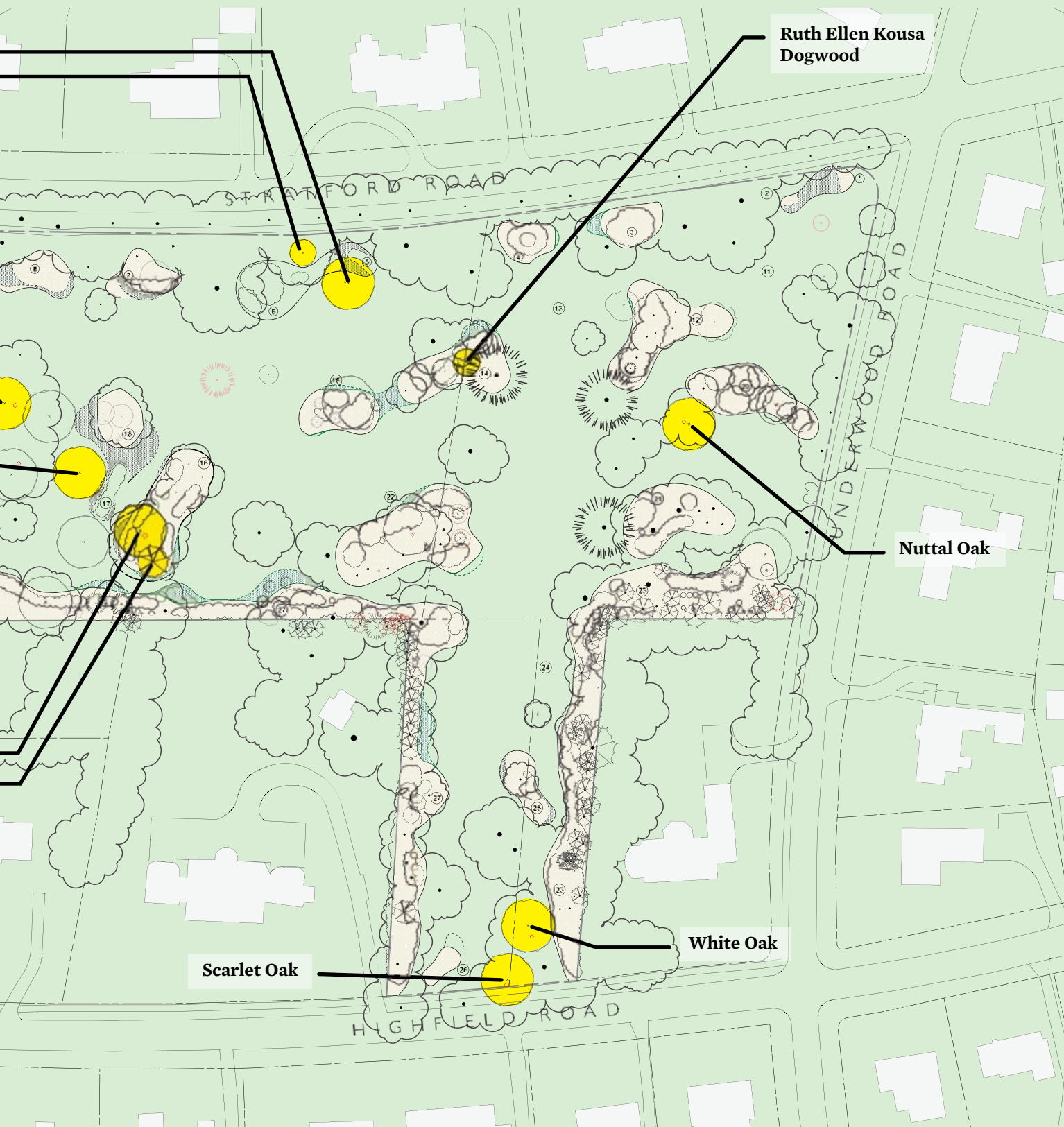
And trees are not all. As you walk through the Park you will notice that a number of beds were reshaped in the Fall of 2019 to great affect. Check out Beds #3, #4, #7, #25, #26, and #18 which has a new river rock channel to address excessive water runoff. You can always find a map of the gardens by downloading The Tulip Guide from the Sherwood Gardens website: sherwoodgardens.org.

The Master Plan was prepared by Beechbrook Landscape Architecture in 2013. Per the Guilford Association description of The Master Plan on its website: "The preparation involved research and analysis of the site history and the Olmsted and Sherwood plans and changes that have occurred over the years. The long-range Master Plan de-clutters the Garden thereby opening back up the historic vistas and creating the large open lawn rooms of former years that are formed by redefined and reconnected beds." The loss of many of our older and rarer trees shrubs, bushes, natural plant growth, invasive weeds and vines, pests as well as human wear and tear, which is welcome, feed the never ending cycle of removal, replenishment and Master Plan updating.

To determine which tree species should be planted and where Beechbrook looked at the historic plan for the gardens and took into account what trees have been in certain areas historically. They also kept in mind the ecology of the gardens and any horticultural issues that may arise with certain species. Overall, they're working to restore the Olmsted design aesthetic that is so central to the ambience and unique attraction of Sherwood Gardens.

While Winter can sometimes seem to be a bit of a downer and oh so long, it is uplifting to remember that Spring is right around the corner. In just a few short months, new trees will be planted, Sherwood Gardens will be in full bloom, the Annual Tulip Dig will bring the community together, families will be enjoying picnics in the Park and kids will be running around having tons of fun. Please visit the Park for your enjoyment and to celebrate the delight of Sherwood Gardens.





Board Recognizes 2019 Donations to Stratford Green

The Stratford Green Trustees, the Guilford Association and all of us as Guilford residents are 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 2019. If there are any errors in names, amount donated or omissions, please contact the Guilford Office by email 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/ or the Guilford website at guilfordassociation.org/.

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GREG PEASE PHOTOGRAPHY

A Stage for Mister Shakespeare

CHRIS COTTERMAN



The newly renovated stage at St. Mary's Church on Roland Avenue is home to Baltimore's Shakespeare Factory.

Baltimore Shakespeare Factory (BSF), the region's only company dedicated exclusively to staging the works of William Shakespeare and his contemporaries, has unveiled a newly renovated stage after over a year of work. Housed in the historic St. Mary's Church at 3900 Roland Avenue, the stage gives BSF a fresh platform on which to continue its exploration of early-modern theater.

Newly rechristened as The Kestrel, the stage was inspired by the London performance spaces where Shakespeare's works were first performed.

"I meant it as a tribute to Shakespeare, as a delight to the actors and audiences who will enjoy it," says Tom Brown, the local woodwright and "Renaissance Mechanic" behind the new work. The stage is also intended to be "an ongoing asset to live theater culture in our community."

The building itself dates to approximately 1869, when the cornerstone was laid for a new stone church to house the Episcopal parish of St. Mary's. After the parish ceased operating in the 1960s, the building saw a number of different uses. BSF took up residence in 2012, and performed for many years on an early version of the stage built by Brown and Lewis Shaw. It was modeled after the stage of The Rose, one of the earliest playhouses (ca. 1587) built along the Thames in London's Southwark.

Shakespeare came to London soon after a time of transition in how and where plays were staged. For the first time, professional actors were performing on stages in dedicated spaces. The first permanent public theater — The Red Lion — was built in London's Whitechapel neighborhood in 1567, though it closed soon after. James Burbage found much greater success in 1576 with the construction of The Theatre in Shoreditch, marking a boom in the construction of public theaters that would continue until Shakespeare and his Lord Chamberlain's Men built The Globe in 1599.

While each theater had its own unique characteristics, they shared a common philosophy of design: a broad stage space with audience seating on three sides, and a rear wall through which entrances and exits were made. Stages were multileveled, allowing for a raised playing space, and there was no movable scenery.

With this philosophy in mind, Brown set out to create a stage that would be familiar to Shakespeare, incorporating as many specific references as possible to his life, times and works. To the original stage he added a Tudor-style roof, braced with rafters accented with period-style gold and purple flourishes. The left and right pieces of the roof are swung out on curved beams — rare in modern construction — which creates pie-shaped segments for the heavens.

In Elizabethan-era theater, the heavens were both practical (as a covering for the stage and actors) and evocative. Containing representations of the sun, moon and zodiac, they brought the natural world — and its rhythms — into the space. Brown decorated the heavens of The Kestrel with images from the 15th to 17th centuries.

To the back wall, Brown added Tudor-style half-timbering created from rough-cut walnut. The joints are simulations of the typical mortise-and-tenon joints of the period. A unique diamond-shaped timbering pattern is used in places, copied from The Garrick Inn in Shakespeare's hometown of Stratford-upon-Avon. Its façade is believed to be original to 1596, so Shakespeare would certainly have seen it in his life.

The wall also incorporates simulated brick infill, or "nogging." Nogging was used decoratively, but it also helped to hold a building's timbers in alignment. Two bay windows are set into the wall, loosely modeled on those of Shakespeare's birthplace. The central curtain is flanked by two wooden doors, which Brown modeled on those at Oxford's Bodleian Library.

Long known as The Great Hall at St. Mary's, BSF looked to the past for a new name. The London theaters of Shakespeare's day had pithy names, designed to be easily memorable and evocative; in a time before corporate sponsors, they were simple and elegant. The American Kestrel is a bird native to the region and the smallest of our falcons, though no less powerful or vital than its larger cousins. As a mascot for a theater, it likely wouldn't seem out of place to Shakespeare.

Grateful for the work and dedication of Tom Brown, BSF looks forward to welcoming audiences new and old to The Kestrel, hoping that it contributes to Baltimore's long tradition of grand performing spaces while giving audiences a unique look at some of the world's most famous plays.

BSF opened their 2020 season with Henry V, opening February 14th. For more information about the company and their programs, please visit baltimoreshakespearefactory.org

Reprinted from Roland Park News, Winter 2019

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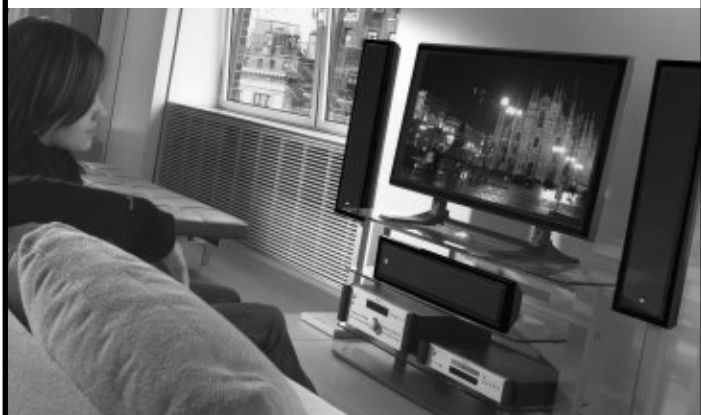
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Loyola University Center for Innovation and Collaborative Learning



Loyola's Beatty Hall is currently under construction. The academic building will double in size.

On the campus of Loyola University Maryland construction has started on the expansion of Beatty Hall. This is the most important large-scale academic renovation on Loyola's main campus since 2011.

Beatty Hall is located north of Cold Spring Lane and the expanded building will extend the complex further to the south closer to Cold Spring Lane. Beatty Hall will undergo an entire renovation, transforming the building on Loyola's quad into a contemporary hub for the Evergreen Campus. Architects have designed a 35,000 square-foot 4-story addition to double the size of Beatty to create the Miguel B. Fernandez Family Center for Innovation and Collaborative Learning.

The programmable space created by the addition will serve many purposes. Loyola is actively engaged in a movement focused on innovation, entrepreneurship, and design thinking. The center is being developed to advance its outcomes and reputation as a place for innovation. The building is designed to be unlike any other on campus. The footprint prioritizes active learning spaces that can be reconfigured for different teaching styles. Workspaces are intended to invite interdisciplinary collaboration.

Construction has started with the demolition of Xavier Hall (the one story brown and cream colored building between Jenkins Hall and Beatty Hall). Construction fencing has been installed along Cold Spring Lane and the sidewalk and areas of curb parking on the north side of Cold Spring Lane will be closed for periods during construction. The Whiting-Turner Contracting Company, is the contractor for the project. They have been advised by the University that there is to be no contractor related parking in

Guilford. Shuttles are being provided from the athletic center parking area.

In addition to the construction of the Fernandez Center, the chiller unit that serves several university buildings and is currently located adjacent to the Donnelly Science Center is to be replaced. This will require additional access and construction adjacent to Cold Spring Lane. Loyola is sensitive of the proximity of this work to adjacent Guilford residences and is taking steps to minimize impact on the area.

The North Baltimore Neighborhood Coalition (NBNC), in which Guilford is an active member, has renewed for an additional 10 years the agreement with Loyola University. That agreement formalizes the process for regular communication between the University and surrounding communities concerning development decisions. The Association's representative provided comments to the University concerning the Fernandez Center and concerns were addressed satisfactorily.

The Guilford ~~Reservoir~~ Storage Tanks

In order to comply with the 2006 federal water safety rule to protect drinking water from contamination, the city is spending over \$50 million to install two underground storage tanks within the original Guilford reservoir. In addition to the building of the tanks, the pump house also has been renovated and refurbished.

Under the Department of Public Works' plan for Guilford, two tanks have been constructed and are buried within the bed of the reservoir site. The tanks are being earth covered but a more elevated area in the center of the reservoir site that will be 17 feet higher than the original sidewalk path will be created. Largely as a result of the extensive negotiations by the Association, the site will be landscaped and maintained by the city and there will be a pedestrian plaza created at the corner of East Old Cold Spring Lane

and Reservoir Lane and a walking path constructed around the edge, similar to the path that previously encircled the reservoir.

Construction started over 4 years ago and is expected to be finished in December 2020, weather permitting. The installation of landscaping, fences, walking path and resurfacing of roads will be the last part of the project, after the tanks are fully covered with earth and final grading takes place.

The long construction period of this complex and contained project has impacted residents adjacent to the reservoir by limiting access, storm water runoff and in some cases structural damage. The Association and affected residents have been in continual discussion with the City in an attempt to address these issues.



In order to comply with Federal water regulations the Guilford reservoir has been drained and two underground storage tanks are being constructed in its place. Construction is projected to be completed by the end of this year.



Welcome New Neighbors

We welcome the following new residents who became part of the Guilford community in 2019. 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 or enter your information directly on the Guilford website at the following link: guilfordassociation.org/community/new_neighbor/

Ethan P. Cohen
414 Bretton Place

Jay Webb and Erika Hale
217 Chancery

Keith Zimmerman and Paula Carmody
225 Chancery

Tomas and Joanna Cabral
231 Chancery

Charles and Suzanne Hultman
9 Charlcote

John and Lorelle Badley
14 Charlcote

Douglas Bayne and Christopher Bozel
22 Charlcote

Kevin Ryan and Amanda Engels
212 E. 39th St

Richard and Erin Yost
3800 Fenchurch

Catherine and Michael Stokes
3811 Fenchurch

Abigail Brackins and Clarence Orsi
3710 Greenmount

Tony John Sanzone
3908 Greenmount

William Brody and Hyunah Yu
3703 Greenway

Jacob Hsu and Nancy Ho
4001 Greenway

Bruce Lichorowich and Linda Durnell
4112 Greenway

Kenneth and Mary Allen
4216 Greenway

Melanie and Chris Caldwell
4221 Greenway

Thandee and Zaw Maung
4301 Greenway

Michael Glancy, Jr and Elizabeth Glancy
4401 Greenway

Kishore Kuchibhotla and Celine Drieu
3810 Juniper

Owen and Debra Jean Rossi
3814 Juniper

Diane M. Terry
3907 Juniper

Gregory Williams and Carol Fleishman
3919 1/2 Juniper

Kathleen and Shawn Bryden
203 Kemble

Jamila and Laila Webb
403 Marlow

Arturo Casadevall and Nichole Broderick
5 Millbrook

David and Maria Worley
3915 N. Charles

Sari Melissa and Samuel Leo Weissband
3504 Newland

Kate Wasserman
3511 Newland

Patricia Major-Bliss and Peter Bliss
3527 Newland

Aaron Mertes and Maria Shesiuk
3541 Newland

Angelo Alonzo and Nancy Reynolds
218 Northway

Sa Eun Park
4403 Norwood

Jonathan and Judie Haas
103 Overhill

Michael John Boss and Christi Ciliberti
108 Overhill

William Bollinger King
4303 Rugby

Susan and Aaron Sorensen
4000 Saint Paul

David and Tonya Bana
4305 Saint Paul

David and Melora Kaplan
201 Southway

Erlinda Lachica
314 Southway

Paul Devincenti
403 Southway

Tyler Dalton
410 Southway

Terrence and Kate Jennings
423 Southway

Michael and Lynette Washington
1 Stratford

Yulia Frumer and Loren Ludwig
319 Suffolk

John and Anne Henderson
320 Suffolk

Daniel Deudney and John Welch
332 Suffolk

Commissioner Michael and Mrs. CC Harrison
4102 Underwood

Marlon Fortineaux
4105 Underwood

Michael Roberts
4418 Underwood

Jeff and Nancy Schoenborn
37 Warrenton

Reed Cassady and Ann Irvine
41 Warrenton

Joshua and Ericka Symonette
4304 Wendover

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The Guilford News

SPRING 2020



GREG PEASE PHOTOGRAPHY

With the mild winter and a warm spring the tulips and spring flowers in Sherwood Gardens could likely be in peak bloom in early April.
