

The Guilford News

GUILFORDASSOCIATION.ORG

SUMMER 2021

Bringing the Guilford Reservoir into the 21st Century

TO MEET FEDERAL GUIDELINES THE RESERVOIR HAS BEEN CONVERTED TO TWO UNDERGROUND WATER TANKS.

KELLI COMBERIATE

The Guilford Reservoir surrounded by Old Cold Spring Lane, Reservoir Lane, and Millbrook Road was completed in 1893. By 1895, it was providing 400,000 gallons of water per day to the public. When last in operation, it provided water to 1.8 million residents of the Baltimore metro area. Unfortunately, there's a risk of environmental contaminants at open lake-like reservoirs, and the Environmental Protection Agency (EPA) and the Federal Clean Drinking Water Act has required that cities change reservoir storage.

Originally in 2009, the Baltimore City Department of Public Works (DPW) proposed draining the reservoir and containing the water in exposed industrial-like storage tanks. That was alarming and unacceptable to the Guilford Association and Guilford residents, as it would have had a devastating visual and environmental effect on the historic community. Tom Hobbs on behalf of the Association arranged several community information meetings, contacted city and state officials, assembled information on what other cities were doing to meet EPA requirements and

*See **RESERVOIR**, page 6*



After several years of construction the Guilford reservoir project is nearly complete. Residents will soon be able to enjoy the park-like area that has replaced the open reservoir.



GREG PEASE PHOTOGRAPHY

A robin and a pair of gray catbirds visit a bird bath on Chancery Road.

I'm sure that we have all looked forward to summer, particularly after the past year of confinement and anxiety. Finally, there is beginning to be a sense of a new normalcy and we are able to venture to a favorite restaurant or cautiously travel to a favorite vacation location with family or friends.

I want to briefly bring you current on a number of issues that affect our community and have the focus of the Board of Managers.

Guilford Elementary School. As we've previously reported, the school is being closed and the site has been surplused to be sold by the City. The Expression of Interest period for parties to respond to the City's solicitation was extended to July 28th. At that point the Department of Housing and Community Development will review potential applicants and the uses proposed and summarize that information. The City is very aware that the site is subject to the terms of the Guilford Deed and Agreement. Kelly Maher is monitoring the process for the Association and we will advise Guilford residents, most importantly those who reside near the site, with more information as soon as it is available.

Greenmount Avenue/York Road. The trenching of the center of Greenmount Avenue for the installation of new utilities is near completion. The multiyear construction has disrupted the Guilford residents along Greenmount by noise, vibration, utility cut-off, parking and delivery displacement. The next phase of the project will be improved streetscape, including lighting enhancement, sidewalk repair and replacement, tree planting and repaving of the road surface curb to curb. This finishing work is proceeding from the south and can be seen underway in the Waverly commercial area. What has not been resolved is the means of calming traffic and providing reasonable parking for residents of the residential area from 43rd Street to Southway. The Association is working with City Council representative Ramos to address those issues.

House Sales. Property sales in Guilford have been numerous the first half of 2021. Homes have generally sold quickly and at increased prices from those of the recent past — a phenomena happening in many locations in the country. Since January 1st, 39 Guilford homes have been listed, a number almost as great as are listed in a typical year. Excluding Charlcote House (listed for \$4,995,000), the average listing price for the period since January is \$978,088. Since January 1st, 36 Guilford properties have sold for an average sale price of \$670,655. The Active Property listing in the newsletter portrays specific locations and activity since March 24th, the date of information in the previous newsletter. Each of the listed properties requires an onsite review by the Architectural Committee and the issuance of a letter by the Association concerning covenant compliance, both architectural and payment of mandatory fees.

Architectural Reviews. In addition to the work generated by property sales and the resolution of covenant issues where they exist, there have been a large number of applications submitted for exterior alterations, all requiring review by the Architectural Committee. Thus far this year there have been 70 application reviews, many requiring significance guidance and additional information. The improvement to properties evidenced by the applications also indicates a strong commitment to and value of the Guilford community. The consideration of proposals and the

formal reviews are performed by the considerable efforts of volunteer members of the Architectural Committee.

Board vacancies. There currently are two vacancies on the Association Board of Managers. We will shortly invite nominees to the Board for election at the November Annual Meeting. As in the past a short bio and statement of interest and meeting with the Nominating Committee will be required. Board members must be actively engaged in the activities of a Board committee. If you have interest in being more involved in the Association consider a Board position or if you know someone who will be a good candidate please consider a nomination.

Streets, Sidewalks and Street Lights. As you were recently informed, we are assembling a list a needed sidewalk repairs. As in the past by providing the information to the city DOT we hope to influence correction priorities. We continued to work to have DOT restore the planted island at the intersection of Greenway, Northway and Millbrook and repave the area of the street damaged as a result of reservoir construction.

We continue to attempt to have the City modify the harsh blue/white LED street lights that were installed on a number of Guilford streets. A softer, more appropriate LED bulb has been tried in a test area and we are working to have the bulbs replaced in other locations wherever LED bulbs are being installed.

This Newsletter. In this newsletter there is a review of the near completion of the multi-year construction of the encapsulation of the Guilford reservoir and the soon to be available park area that has resulted. Also there is a discussion of plans to restore some areas of Sherwood Gardens where planting has suffered. The replacement irrigation system is largely in place and next spring there will be full restoration of the tulip display. We expect to have a community picnic in the Gardens at the end of the summer. Thanks to Millicent Tyler for arranging the June concerts, a gathering that again highlights the great community resource the gardens provide in our midst.

This issue also features a discussion of two major additions to the Hopkins Homewood campus and plans by Eddie's of Roland Park for a store makeover. As well, there's information about the filming that took place in Guilford this summer. We hope you enjoy the read.

Tom Hobbs

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Magazine

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Best Breakfast
Spots

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4413 N. CHARLES STList Price: \$450,000
Closing Price: \$415,000**8 CHARLCOTE PL**List Price: \$1,125,000
Closing Price: \$1,130,000**3 OVERHILL RD**List Price: \$599,000
Closing Price: \$620,000**4307 N. CHARLES ST**List Price: \$1,475,000
Closing Price: \$1,412,500

Guilford Property Sales

MARCH 24 – JULY 23, 2021

209 E. HIGHFIELD RDList Price: \$929,000
Closing Price: \$945,000**203 E. HIGHFIELD RD**List Price: \$829,000
Closing Price: \$822,000**4105 UNDERWOOD RD**List Price: \$885,000
Closing Price: \$870,000**211 LAMBETH RD**List Price: \$995,000
Closing Price: \$960,000**4001 N. CHARLES ST**List Price: \$898,000
Closing Price: \$830,000**4005 SAINT PAUL ST**List Price: \$1,599,000
Closing Price: \$1,500,000**3909 JUNIPER RD**List Price: \$585,000
Closing Price: \$607,105**209 KEMBLE RD**List Price: \$499,000
Closing Price: \$507,350**27 YORK CT**List Price: \$150,000
Closing Price: \$150,000**26 YORK CT**List Price: \$194,000
Closing Price: \$194,000

Active Properties

AS OF JULY 23, 2021

List price

15 CHARLCOTE PL	\$4,995,000
1 WHITFIELD RD*	\$2,950,000
3805 GREENWAY	\$1,925,000
4 CHARLCOTE PL	\$1,850,000
214 NORTHWAY*	\$975,000
3809 GREENWAY	\$969,900
206 CHANCERY RD	\$798,000
220 CHANCERY RD*	\$725,000
211 CHANCERY RD	\$699,000
3806 JUNIPER RD	\$650,000
224 E. 39TH ST	\$635,000
222 E. 39TH ST*	\$634,000
3807 JUNIPER RD*	\$619,000
4420 UNDERWOOD RD*	\$499,900
4305 WENDOVER RD	\$399,000
4416 EASTWAY*	\$300,000

*Under Contract

205 SAINT MARTINS RDList Price: \$825,000
Closing Price: \$815,000**3700 GREENWAY**List Price: \$879,000
Closing Price: \$890,000**210 CHANCERY RD**List Price: \$715,000
Closing Price: \$715,000**207 CHANCERY RD**List Price: \$688,000
Closing Price: \$725,000**3609 GREENWAY**List Price: \$829,000
Closing Price: \$830,000**309 SUFFOLK RD**List Price: \$540,000
Closing Price: \$605,000**410 SOUTHWAY**List Price: \$430,000
Closing Price: \$433,000**417 SOUTHWAY**List Price: \$330,000
Closing Price: \$355,500**217 CHANCERY RD**List Price: \$885,000
Closing Price: \$900,000**334 SUFFOLK RD**List Price: \$499,000
Closing Price: \$530,000**3521 NEWLAND RD**List Price: \$445,000
Closing Price: \$444,000**3503 NEWLAND RD**List Price: \$425,000
Closing Price: \$440,000

RESERVOIR, *From page 1*

asserted that a Section 106 review was required to assess the impact on the National Register Historic District, considering alternatives to minimize the adverse impacts of the proposed encapsulation of the water.

Over multiple years, the Guilford Association and a working group composed of representatives of the Association Board of Managers (Board) and residents living near the reservoir negotiated with City officials and their consultants to come up with a plan that would address the concerns of both sides. In addition to detailed plans a Memorandum of Understanding was negotiated and entered into between the Guilford Association, the City and Loyola. “My testimony to the City was, ‘this is my backyard,’” says Cathy Boyne, a Guilford resident and Board member who became the Board’s liaison between the City and Guilford. As someone who lives on Northway, the street directly south of Reservoir Lane, Boyne had a lot of stake in the game.

Fortunately, the Guilford Association and the City came to an agreement. The result was the decision to bury the tanks underground, reduce the tank capacity, and cover them with an attractive, landscaped, park-like area. New pumps, a pump station, mains, drains, and site enhancements were all part of the estimated \$75 million project.

The project is being completed in four phases by Allan Myers, Inc. Phase I consisted of constructing the bypass of the 48" water main. Phase II dealt with the work on the reservoir itself. This included draining it, and installing the two, 6.8 million gallon concrete water tanks. Phase III was the construction of the pump station and activation of the tanks. Phase IV consists of the site restoration and landscaping.

After more than 10 years of negotiations, extensive construction, and numerous setbacks, the Guilford Reservoir project is set to be complete at the end of this year. For residents living around the reservoir, there were definitely headaches that they encountered. Boyne said there were houses on both Underwood and Northway that have been flooded, or been damaged from the pile driving and demolition. Houses were cracked, bricks fell off residents’ chimneys, and even air conditioning vents would pop off due to the vibrations.

While construction is frustrating no matter the length of a project, this project has been pushed back numerous times. It’s been roughly five and a half years that Guilford and Loyola University (a neighbor and partner to Guilford) have had to endure the aggravation of this massive undertaking.

Due to the construction, streets such as Millbrook and Reservoir Lane are still torn up. Curbs need to be added, and roads need to be repaved. There are also issues with pipes that are leaking underground that need to be addressed. Once the infrastructure issues are fixed, and finishing touches added, the reservoir park will be open to the public.

“There is a light at the end of the tunnel,” says Boyne. She’s hopeful that after Labor Day, Guilford residents will be able to enjoy the northern entrance to the neighborhood again.

In terms of what the landscaped area will look like, the design details were considered and approved by the Association’s Architectural Committee and there will be familiar touches on

display. Stone from the reservoir was retained and used as retaining walls. The original metal fence was reinstalled, and is located as far as possible from the perimeter. Attractive walkways and access stairs have been added as well.

Residents should be happy that as many trees as possible were planted. The slope surrounding the reservoir was made more gentle, and the paths and stairs were created with exposed aggregate concrete to match the rest of Guilford. A northern “gateway” to Guilford was also created with the site’s historic cut stone fountain acting as a (dry) decorative feature.

While the reservoir is not a traditional park, it is a lovely landscaped area to walk ones’ dog, or go for a run. The northern boundary of Guilford is welcoming to those that enter the community, and the water supply is now protected.

Another part of the project was the rehabilitation of the Guilford Pumping Station. The City proposed construction of a new building on the pumping station site for emergency generation and replacement of the liquid chlorine treatment. Guilford’s Architectural Committee expressed objections to the size, scale and positioning of the building, as well as service access and fencing. The Commission for Historical and Architectural Preservation (CHAP) supported these concerns and the original historic and architecturally significant building was preserved and a new compatible building added next to the original building.

The Guilford Reservoir project has been a huge undertaking, and required discussions with Loyola University (which was also impacted by the construction), CHAP, the MD Historical Trust, City officials, the Guilford Association, and nearby residents. While it’s been over a decade-long process, hopefully the community will be pleased with the end result. Baltimore City residents will have access to clean, drinking water, while Guilford residents in particular, will have access to an attractive, park-like setting, keeping the historic community intact.



1



2



3



4



5



6

1. A fountain built from the site's historic cut stone sits at the top of the entry stairs at Old Cold Spring Lane. 2. Entry stairs are also located along Reservoir Lane. 3. The metal fence that once surrounded the reservoir was restored and now encloses the area where the buried water tanks are located. 4. The original pumping station (*left*) was

preserved and a new building (*right*) was constructed to mimic the design of the original architecturally significant structure. 5. Walkways wrap around the site of the former open reservoir. 6. The angled slope around the reservoir site was reduced and a significant amount of trees have been planted.

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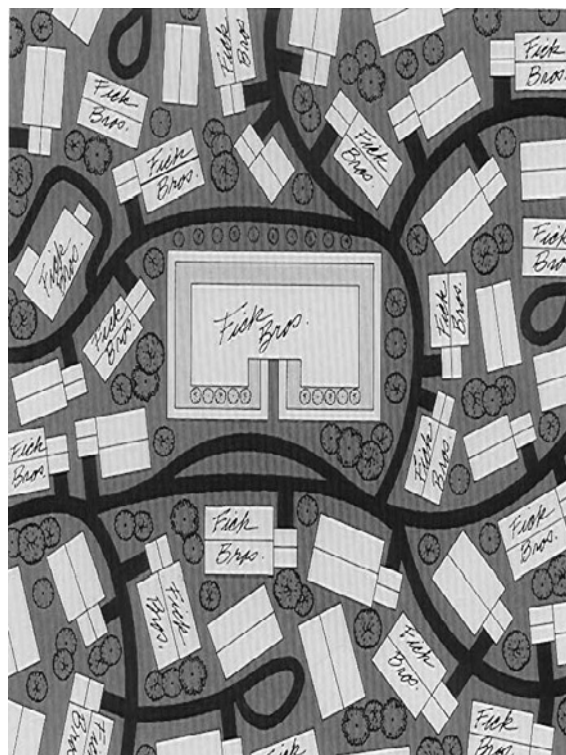
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100 Years and Four Generations Later - Still the Best Value in Town

Neighborhood Favorite Gets an Upgrade

JARED EARLEY

Customers who, for decades, have cherished Eddie's traditional services and recipes will soon have state-of-the-art amenities to complement the company's 77-year charm, as Eddie's of Roland Park is about to embark upon a landmark, multiphase renovation project, bringing upgraded features and a polished new look to its Roland Avenue store.

"This is incredibly exciting for us," says Eddie's vice president Michael Schaffer, the third generation co-owner who is helping steer the remodel to success. "It has literally been years in the planning, and my family is grateful to the longtime shoppers and devoted fans who have been cheering on this process with great anticipation."

Schaffer explained that the store would remain open throughout the remodel, with construction lasting up to 15 months, including a pause during the busy holiday shopping season. And, while much of the initial planning has occurred behind-the-scenes, the first phase of the project will be anything but. In addition to the basement and back-of-house improvements due to start this summer, construction will also commence on the store's façade, including an expansive, steel, cantilevered canopy erected front and center above the store's main entrance.

"The canopy will provide protection from the weather when entering the store, a shaded place for seating and a location for vendor events," explains Ann Powell, a nearby Roland Park resident, frequent Eddie's shopper and principal at Ziger|Snead, which is the project's architectural firm.

"This store was destined to be a place for gathering," adds Nancy Cohen, president/ co-owner and daughter of the late Victor Cohen, who founded the store. "My father always felt that the key to a successful business was treating your customers like family, making them feel at home. This will be like adding a covered porch to our house — a space to share meals and events with the community."

Originally named "Victor's Market" and situated further south on Roland Avenue, the independent, family-operated business has undergone many changes and expansions since its 1944 founding, but service and quality have remained a constant. "We are honored to be working with Eddie's to bring needed updates and improvements to the shopping experience to ensure a sustainable future for the store," says Ziger|Snead partner Doug Bothner.

The future is looking bright — and, indeed, sustainable — with the addition of windows inviting natural light into the retail space, as well as LED illumination, improved circulation, and new, energy-efficient refrigeration and freezer cases throughout the store.

The shopping experience will also feel more open, thanks to an exposed wood ceiling, wider aisles, improved flow and wayfinding, along with nearly 1,000 additional square feet of retail space with all-new shelving, fixtures and categorization.

"I don't know who is going to enjoy this more, the staff or the shoppers," jokes store manager Dave Jachelski. "Even the space for offices, storage and employee breaks is fantastic."

Full-service departments such as deli, bakery, cheese, coffee and gourmet-to-go will receive a complete upgrade — outfitted with new equipment and modernized signage. In produce, shoppers will enjoy a significantly expanded salad bar, while the store's wine and spirits department will relocate to the front of the store, and — similar to its North Charles Street location — Eddie's signature catering service will move near the checkout, making it more convenient for customers to order.

Additional amenities will include a new vestibule with automated doors, a water fountain with a bottle filler and two front-of-house, gender-neutral public restrooms.

"This store is rich with history, and we hope to share some of that story through the interiors, while introducing many new elements to heighten the Eddie's shopping experience," Schaffer explains.

Powell characterized the interior design as a "market-style approach," with an eye for open space and freshness on display. To support that vision, the material palette includes light grey, Cradle to Cradle Certified® ceramic tiles, clean lines and neutral, stainless steel finishes, allowing the warm exposed-wood ceiling and product displays to bring color and life to the retail shopping experience.



Rendering of the remodeled Eddie's of Roland Park. Ziger|Snead Architects.

While the past year has posed numerous challenges to the grocery and retail industries, Eddie's has continued to thrive, earning an award from the National Grocers Association and hitting the national radar with a February cover story in *Progressive Grocer* magazine about the state of independently owned grocery stores.

"Eddie's of Roland Park worked hard throughout 2020 to retain its tradition of personalized, community-minded service, and succeeded brilliantly," the article noted.

"The year was not without its difficulties," admits Cohen. "But we have a wonderful staff that really pulled together. Between our employees' dedication, the loyalty of our community and vendors, and now this amazing project finally getting underway, there is a lot to be optimistic about and thankful for."

This article first appeared in the Roland Park News. Jared Earley is the marketing director for Eddie's of Roland Park.

Glass on Glass

A DEPARTURE FROM THE JHU HOMEWOOD BUILDING AESTHETIC

TOM HOBBS

There are soon to be two significant buildings added to the Johns Hopkins University Homewood campus. One will house the SNF Agora Institute. The other will be a new student center. Architecturally both will be constructed largely with glass exteriors, a departure from the University's traditional brick aesthetic.

The Agora Institute was established in 2017 with a \$150 million gift from the Stavros Niarchos Foundation. Its goal is to create a new kind of interdisciplinary academic and public form committed to strengthening global democracy through civic engagement and dialogue. The public forum will bring together experts from fields such as political science, psychology, neuroscience, philosophy, ethics, sociology, and history. Together, they will examine the dynamics of societal, cultural, and political polarization and develop ways to improve decision making and civic discourse. The institute takes its name from the ancient Athenian agora, known as a central space for conversation and debate.



Rendering of the Stavros Niarchos Foundation Agora Institute at Johns Hopkins University. Construction on the building is scheduled to begin this fall.

The institute's home will be located on Wyman Park Drive, next to the former Baltimore Marine Hospital and just west of the main Homewood campus. The site provides visibility, proximity to students and faculty, and accessibility for the community for events and other public forums. The building is intended to foster a community of scholars and practitioners engaged in interdisciplinary work at the intersection of research and practice. The Foundation will have a strong public-facing component and share the SNF Agora's commitment to engagement, openness, and transparency.

Johns Hopkins President Ronald Daniels has stated that "The institute will engage graduate and undergraduate students in its work and sponsor annual public events in Baltimore and Athens,

Greece. Among its programs will be an annual series examining a contested policy issue, such as climate change or trade-related job displacement."

The \$100 million headquarters building has been designed by world-renowned architecture firm Renzo Piano Building Workshop with architect of record Ayers Saint Gross. Piano, winner of the Pritzker Prize (considered the Nobel Prize of architecture), is the designer of such landmark projects as the Georges Pompidou Center in Paris, the Shard in London, the new Whitney Museum of American Art in New York, and the Stavros Niarchos Foundation Cultural Center in Athens. Piano's creations are celebrated for their bold design, dramatic use of light, and thoughtful interaction with their environs.

Architect Renzo Piano envisions the building portraying the story of the institute's work, symbolizing a portal to connect it to the community beyond its walls, with a main community space for conferences, speaker presentations, art exhibitions, and other events. The building will consist of two glass cubes joined by a circulation zone in between. The one cube is to be rotated 45 degrees from the other. One cube will contain faculty offices, labs, classrooms, meeting and seminar rooms, and open work spaces. In the more public community-oriented side, the staffers and visiting scholars will meet with people from inside and outside the institute to hash over the issues of the day. The community side includes the cafe, spaces for public gatherings and art exhibits, and more. Connecting the two is a circulation element called "the spider."

According to the landscape designers, the building will be immersed in a forest-like landscape featuring native trees and other plant species, creating a natural wooded environment that connects to existing forested areas of the campus along San Martin Drive.

The building has been delayed by the pandemic but will be under construction this year as it is largely supported by donor funds. Site work has begun with building construction to start in the Fall. The building opening is scheduled for the Summer of 2023.

The Student Center on the Homewood campus is the second planned building to be built largely of exterior glass. When releasing the proposed design for the center last fall, Hopkins announced that the building will replace Mattin Center, a three-building arts complex that opened in 2001, and Whitehead Hall; it will serve as a new kind of gathering spot for the university, which does not have a traditional student union the way many campuses do.

Through an international design competition the Bjarke Ingels Group (BIG) with offices in New York, London, Copenhagen and Barcelona was selected to design the new student center. The building, covering a total of 150,000-square-foot area, will contain multiple spaces for relaxation and socialization, creative and performing arts spaces, student resources and support services, lounges, a digital media center, a performance space with seating for

The design of the Student Center is a departure from the traditional Georgian style architecture that fills most of JHU's Homewood Campus.



The new Student Center on the Homewood Campus will be located at the intersection of 33rd and Charles Street. Construction will begin next year.

200 people, and a dynamic dining hall that connects directly onto a new plaza along Charles Street.

Composed of a series of interlocking and cascading glass volumes, the building will be added to the campus as "an open, modern, accessible, welcoming facility" conceived as a social engagement hub for all members of the Hopkins community. The building will provide spaces for meetings and collaboration, performances and exhibitions, and support from student services staff.

The new student center, located just south of the Beach at the intersection of 33rd and Charles Street, will be an addition to this area of campus. As envisioned by BIG it will become a natural gateway, connecting Charles Village and the more than 3,500 Hopkins students who live in the neighborhood to the heart of the Homewood campus, according to the Johns Hopkins University.

The design will also transform the landscape around the building and create more outdoor spaces for student activities and events. As designed, the project is made of mass timber structures which provides more warm and thermally comfortable indoor spaces, the indoor spaces also will take a filtered light through its photovoltaic roof panels.

"Not academically focused, but entirely social by design, Open to all, reserved for none, and boasting the kind of flexible spaces that invite connection and collaboration," said Ron Daniels when announcing funding and the concept design.

The building will cut into the hill and put a main entrance at the Charles Street level. Passersby will be able to look in and see activity inside, while those inside will be able to look out toward the city. The new center will be one large structure that appears to cascade down the hill from the Eisenhower Library to Charles Street, with a series of flat roofs that break down the building's scale.

Last spring, the university announced that it was putting a hold on most capital projects through the end of fiscal 2021, as part of a belt-tightening process prompted by the pandemic. The exceptions, officials said, were projects that could move ahead because private donors or sponsors provided funds for that specific project. Like the Agora Center, the \$200 million to \$250 million Student Center also has targeted donor funds. Completion has been scheduled for 2024. Demolition of the Mattin Center will take place this summer with construction of the new building to begin in 2022. During construction N. Charles Street will be closed to southbound traffic between 33rd Street and 32nd Streets. Northbound traffic and pedestrian and bicycle traffic will remain.

Sources: Johns Hopkins Magazine and Hub staff report and releases of Bjarke Ingels Group and Renzo Piano Building Workshop

A New FX Pilot Films in Guilford

KELLI COMBERIATE

Long lines of trucks and trailers were a common sight along St. Paul Street earlier this summer as crews filmed a new pilot in Guilford.



In addition to the arrival of the cicadas this spring, Guilford also had another addition to its historic neighborhood: a film crew. The new FX pilot, *The Spook Who Sat By The Door* produced by 20th Television (Walt Disney Television) filmed in Guilford for three weeks. The potential series is based on Sam Greenlee's fictional spy novel of the same name. The story is set in 1969, and follows character Dan Freeman who is hired as the first Black operative in the CIA as part of their affirmative-action program.

Guilford is no stranger to being used as a backdrop for prominent films and television series. Debbie Dorsey, Director of the Baltimore Film Office says lots of shows are drawn to Guilford due to its beauty and historic homes. "This particular story is set in (Washington) D.C., and Baltimore is very easy to double as D.C." says Dorsey. This was also true for *House of Cards* which filmed in Guilford on more than one occasion a few years back.

Shawn Dyrdaahl, the unit production manager of *The Spook Who Sat By The Door* says if the pilot gets picked up he hopes to continue to film in Baltimore. "It really turned out great. Everyone worked really hard. The city of Baltimore and Debbie (Dorsey) were really helpful," says Dyrdaahl. Dorsey says, "That's what we're hoping for, that's the goal," when asked her thoughts on the series continuing to film in the city. She explained that it's great for economic development, in that it creates jobs for local residents. Dorsey estimates that about 80% of the crew were local.

"We have a lot of great film schools here, so it gives the students an opportunity to work and be on set," says Dorsey. There were students from Morgan State, Maryland Institute College of Art (MICA), and Towson all working on the pilot. Dyrdaahl said that 140 local people were hired. They did have to bring in a few outside

department heads, such as the head of costumes, but the majority were from Maryland.

In terms of transforming Baltimore to look like the late 1960's, Dyrdaahl said it was easy. "It was one of the reasons we chose Baltimore. With its beautiful architecture, and our amazing art department staff and production designer, we were able to build the world easily. The costumes and local background helped create a very special place." When asked if they encountered any difficulties while filming, Dyrdaahl only cited the weather. Due to the time of year, rain and lightning were prevalent which delayed filming a bit.

Guilford residents should recognize their neighborhood in the pilot. Film trailers were spotted along St. Paul St., Wendover Rd at Greenway, and on E. Highfield Rd. Two homes were used, including 204 E. Highfield Rd which was also used in *House of Cards*. Claire Miller, one of the owners of the home says if the pilot gets picked up, they were told their home will be used again. Other notable Baltimore locations that were used for filming include the Scottish Rite Temple, parts of Mt. Vernon, and Charles Village. Dorsey said that residents may also recognize Redwood Street in downtown Baltimore when watching the pilot.

The pilot episode is executive produced by Academy Award nominee Lee Daniels and stars Y'lan Noel as Dan Freeman. Christina Jackson plays Dan's wife Joy Freeman, Lucas Till will star as CIA agent Graham Renfro, Nafessa Williams acts as high-class working girl Etta Henry, Tom Irwin plays political operative and CIA Director Jack Turner, and Nathan Darrow acts as CIA Assistant Director Alfred Ames. Dyrdaahl guesses that if the pilot gets picked up, it will air at the end of the year or beginning of 2022 on FX and Hulu.



Filming for the pilot took place across Baltimore including an elaborate scene at the Scottish Rite Temple on N. Charles Street.

ALL PHOTOS GREG PEASE PHOTOGRAPHY



The Spook Who Sat By The Door is set in 1969. The filming utilized dozens of vintage vehicles.



Dying Oak Trees

WHY ARE SO MANY OLD OAK TREES DYING?

We get asked this question quite frequently. . . Chad Vransy of Bartlett Tree Experts helped us answer it.

“There have been many mature oaks dying in the Guilford area. Much of it has to do with the age of the trees, but there are some other contributing factors as well. The oaks are now more susceptible to problems their immune system used to be able to put up with. The biggest issue that affects mature oaks is root rot. With Baltimore’s clay soil the water does not drain well. We’ve been having wetter springs and hotter summers. The fungus that causes root rot builds in populations in the spring when it is wet and then will move into the roots of trees in the summer when it gets hot because that is where the moisture is.

Repairs to curbs, sidewalks and roads also cause immense damage to oaks. Finally ambrosia beetles are attracted to the stressed trees. Once you see pitch tubes or the frass from ambrosia beetles on the bark of the base of the trunks of the tree you can be assured that their time left is measured in weeks and months not years.”




GREG PEAKE PHOTOGRAPHY




Disappearing Vines

In the fall of 2013 *The Guilford News* featured an article about problematic vines and trees. (English Ivy and other climbing vines can pose huge health and structural threats to even the largest trees when allowed to ascend.) Included was a photo of a large ivy covered specimen in the neighborhood.

Shortly after the article was published the owners severed the ivy at the ground. The house has since been sold, but over the course of the past 4 years the present owner has carefully removed all of the dead vines. We’re happy to report that the towering tree (pictured above) looks beautiful and healthy!



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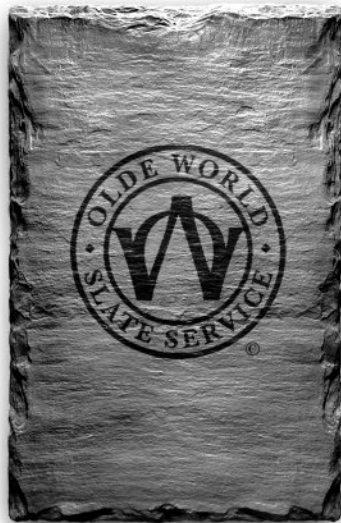
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Sherwood Gardens Update

JAMIE BROWN

Sherwood Gardens was host to several live music performances this summer including this one on July 4.

This past spring marked the final transformation of bedlines in Sherwood Gardens per the Long Range Master Plan that was developed back in 2013 by Beechbrook Landscape Architecture. Over the past seven years bedlines have been shifted, with some small beds removed while other beds have been expanded, in order to return the Gardens closer to their historic look, as developed by Mr. Sherwood many years ago. As part of the long-range master plan process, Beechbrook reviewed old plans and aerial imagery from the 1950's to guide the long range design for the landscape beds. With the changes this Spring, the bedlines are now set per the Master Plan and closer in keeping to Mr. Sherwood's design and vision for the Gardens. Be on the look out this summer/fall for two new paths that will cut through two new bed areas where lawn used to exist prior to changes in bedlines.

While new trees have been added to the Gardens in recent years, sadly many old trees have continued to decline and die, leading to recent and on-going removals. Beechbrook is now focused on updating the Long Range Master Plan to outline locations for new flowering understory and canopy trees, so that the original character of the gardens can be restored. The woodland borders of the garden will also be filled in where needed with more evergreen shrubs, evergreen trees, and flowering understories so that the Gardens retain a sense of privacy from adjacent houses

that directly border the grounds. New flowering shrubs, along with some summer and fall flowering perennials, will also be added to some of the interior areas of existing beds where shrubs used to exist. Such shrubs and perennials will be focused around existing trees so that the critical root zones of trees are not continually disturbed going forward with the planting and digging up of tulips. New trees and shrubs will hopefully begin to be planted this fall and in the spring of 2022.

Tulips will continue to be the focus of these gardens. With all the modified bed changes over the recent years — including this past spring — tulips will be front and center even more, with beautiful spring flowering trees and shrubs as a backdrop.

Thanks to everyone for their continued care and respect of Sherwood Gardens, and enjoy the display in spring of 2022!

Jamie Brown is a landscape architect and founder of Beechbrook Landscape Architecture.

Bathroom Archaeology

JEREMY HOFFMAN

We started a major bathroom remodel this spring. We knew we'd uncover some things during the demolition — mostly compromised, galvanized plumbing and knob-and-tube wiring. We didn't expect to find "time capsules" from the house's construction in 1914. But tucked away in the ceiling, walls, and floor cavity we discovered a treasure trove of beer bottles and newspapers.

None of the items really have any financial value. The bottles are fairly prevelant on e-bay. The newspapers had mostly all disintegrated. With a little bit of "googling," however, the items provide a satisfying look into the past.

The bottles — in 1914 Fred Baurenschmidt's American Brewery was one of the largest breweries in Baltimore, manufacturing more than 300,000 barrels of beer annually. With the adoption of the 18th Amendment just five years later, the country went dry and the brewery would permanently close. Baurenschmidt died before prohibition was repealed, but during that time made significant contributions to Baltimore and specifically the Union Memorial Hospital, just 2 blocks south of Guilford. (My primary care physician is located in the Baurenschmidt Building at Union Memorial!)

Most of the newspapers we discovered had dry rotted and turned to dust over the past 107 years, but one single sheet, folded and wedged against the underside of the concrete sub-floor, was well preserved — an Italian newspaper from New York, filled with advertisements for musical instruments and phonographs. "What's a phonograph?" my 10-year old asked "Alexa."

By 1914 a half million phonographs were being manufactured every year. They had quickly become an essential component of most American homes. A century of advancements to music and technology have since followed while this scrappy of newsprint has been frozen in time in our bathroom floor.

Our remodeling project continues, and I occasionally try to picture a group of Italian carpenters drinking beer in our bathroom, earning money, perhaps saving up to buy a brand new phonograph.



Fred Baurenschmidt's American Brewery Pale Beer — three of the many beer bottles we found concealed in the walls and ceiling of our bathroom.

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Dated Wednesday, February 24, 1914, a page from the *Bollettino Della Sera* — Italian Evening Bulletin (New York, New York, 1898-1932) had been folded and hidden below our bathroom floor for more than a century.

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The Guilford News

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GREG PEASE PHOTOGRAPHY

The garden of Guilford resident Anne Barone won *Garden Gate* magazine's "Reader Garden" Award (for amateur gardeners) and was featured in the magazine in 2020.