

The Guilford News

GUILFORDASSOCIATION.ORG

WINTER 2021

The Green at Chancery Square

GUILFORD'S FIRST GREEN SPACE WAS RESTORED THIS SUMMER.

TOM HOBBS

The Olmsted Brothers planned Guilford to be generously endowed with green space. These plans were highly influenced by English town planning and Edward Palmer Jr., the Roland Park Company's key architect, who was much influenced by English residential architecture as well. The Olmsted plan for Guilford was to have large lots, deep setbacks, English style greens, squares and parks for common use by residents.

The Olmsted Brothers, the Roland Park Company and Palmer collaborated to create Guilford's initial area of development as an English country village. The Roland Park Company selected Chancery Square as the site for Guilford's official opening and first homes. The setting of the Square consists of three large twin Tudor Revival Style homes designed by Palmer. They have facades of brick, half-timber with stucco and steeply pitched slate roofs and prominent chimneys.

Within this elegant setting is a long rectangular green planted with trees at the intersection of St. Martin's, Fenchurch and Chancery Roads. According to Roland Park Company records the

See **CHANCERY SQUARE**, page 8



The restored green at Chancery Square features new plantings and a widened Belgian block curb to accommodate truck traffic.

On November 10th the Guilford Association held its Annual Meeting. It was an Annual Meeting unlike any previous meetings as the continued conditions created by the Covid-19 pandemic and the concern about the health of Guilford's residents prevented an in person gathering. Instead, we held the first virtual webinar. While the electronic reporting limits the exchange it was a necessary adaptation and every effort was made by the members of the Board of Managers to report the extensive activities and agenda of the Association.

Much was achieved during the past year in carrying out the obligations and responsibilities created by the Deed and Agreement and through our commitment to sustain and enrich our unique community. Below is a summary of the items covered at the Annual Meeting. If there are questions or comments we welcome your emails or phone calls to the Association office or to the members of the Board of Managers and every effort will be made to promptly respond.

Board Elections. Each year at the Annual Meeting a quarter of the Board of Managers is elected for a period of 4 years and vacancies created by any resigning board members may be filled for the unexpired term. Nominations for Board positions were invited from Guilford residents and the slate was put forth by the Nominating Committee and approved by electronic election. The newly elected Board members are introduced separately in the newsletter. In addition to the new members, Jeremy Hoffman and Sarah Crowe, two existing board members, were elected to a new 4 year term. I'm pleased that there was interest by many residents in serving on the Board. I welcome the new members and thank Bill Rienhoff, Carl Coscia, Dawn Moore and Lee Miller, who are leaving the Board for their contribution and commitment to the Guilford community.

Financial Report. The fiscal position of the Association is sound and an appropriate reserve has been created for unplanned major expenditures. The Guilford Association is responsible for carrying out the provisions of the Deed and Agreement and it is the owner of all parks and common property which must be managed and maintained. While Sherwood Gardens is owned by Stratford Green, the Association manages it as well.

We always prepare a break-even budget. The mandatory fees were not raised last year. However, in recognition of operating costs and the intent to further supplement security expenses, the mandatory fee will be increased by \$.20 per hundred square feet of property resulting in an assessment of \$3.40 per 100 square feet. The 2021 budget was adopted unanimously by the Board of Managers. It is summarized at right.

Community Safety – Chris Lyon

Crime in Guilford is down for the second successive year. There have so far been 27 incidents of Part 1 crime occurring within Guilford in 2021, a decrease from 43 incidents for the same period in 2020. The large majority of crimes in Guilford have been property related incidents. The breakdown: larceny from auto – 10; larceny – 5; burglary – 5; auto theft – 3; robbery/residence – 1; common or aggravated assault – 3.

2021 Guilford Association Budget Summary

INCOME

Total Revenue <i>(Maintenance Fees & Association Dues)</i>	352,440
Other Income <i>(Advertising, other payments)</i>	20,940
York Courts	4,850
Guilford Security Patrol	155,000

Total Income	\$ 533,230
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EXPENSES

Parks & Land Maintenance	68,868
Other Maintenance, Services <i>(St. Paul Median, snow removal, newsletter)</i>	70,212
York Courts	4,850
Guilford Security Patrol	155,000
Community Security	50,000
Professional Services <i>(legal, accounting, insurance)</i>	47,750
Stratford Green Donation <i>(Sherwood Gardens)</i>	60,000
Administrative <i>(rent, salary, supplies, telephone, IT)</i>	76,550

Total Expenses	\$ 533,230
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When comparing incidents of crime in Guilford this year with incidents of crime in the nearby neighborhoods of Roland Park and Homeland, crime in Guilford is lower at 22% of the crimes collectively committed in these neighborhoods. Roland Park and Homeland constitute 50% and 28% respectively.

Neighborhood participation in the Guilford Security Patrol (GSP) increased this year and if participation remains at the current level or increases the Association will plan to allocate funds budgeted for security to increase hours of GSP coverage. We are grateful for the services of the Baltimore Police Department and Wolf Professional Security. Security cameras were tested at two Guilford locations. Refinements will continue to the type of movement that triggers the cameras as well as location adjustments.

Major Jeffrey Shorter (jeffrey.shorter@baltimorepolice.org) has replaced Major Richard Gibson as the commander of the Baltimore Police Department Northern District.

Traffic and Streets – Richard Yost

The committee has continued to address a number of issues that have been carried over from prior years because actions are required by the City Departments of Transportation (DOT) and Public Works (DPW).

Restoration of traffic island at Greenway, Northway and Millbrook. The planted island was part of the original Olmsted plan. It should provide a means of traffic calming on Greenway and improve the appearance of an overly paved intersection. The Association will plant and maintain the island and while the request for restoration has been made for 10 years, the City continues to indicate lack of funds.

Sidewalk replacements. The Association continues to maintain a list of locations where sidewalks require repair and replacement. The locations are provided to DOT for replacement. There was little work this year. Contracted replacement should begin in the spring.

Traffic calming. A number of locations have been suggested by residents for traffic calming. They will be evaluated by the committee.

No parking on park side of streets surrounding Sherwood Gardens. Because the blocks of Stratford Road, Underwood Road and E. Highfield Road are of insufficient width to allow parking on both sides and the passage of two-way traffic the Association has requested that no parking be allowed on the Sherwood Gardens side of the streets in the blocks along the gardens. The City police support this restriction. Action by DOT is required.

LED street lights. As previously reported the Association has requested that the blue/white LED bulbs inappropriate for our residential streets be replaced with LED bulbs of lower intensity and more acceptable color. Over the past two years that has largely been accomplished south of 39th Street. Guilford locations north of 39th Street are to be addressed by DOT and BG&E.

Verizon 5G small cell installation. The Association strongly resisted Verizon's proposed installation of 5G cells on tall poles on Guilford's residential streets. Through the impact analysis required in the Guilford National Register Historic District and the assistance of City Council member Ramos a plan was negotiated that limits

5G installation to locations on the arterial streets that pass-through Guilford and have tall lights in place (Charles, St. Paul, Cold Spring Lane, Greenmount Ave./York Rd.). The installation and road construction resulting can be seen at the St. Paul, Millbrook, Charlote intersection.

Parks – Margaret Alton

The oversight, maintenance and management of parks includes our community owned parks and multiple islands, Stratford Green owned Sherwood Gardens, City-owned St. Paul Street median and N. Charles Street bump-outs. In addition to careful maintenance, the trees are monitored and efforts made to fight disease. Despite our actions we are losing many older trees – ash, oak, sycamore. There is a major effort to replace the trees that we lose in the parks as well as those lost elsewhere in the community, but the magnificence of the older trees will take more than our lifetime to duplicate.

Sherwood Gardens. A major renovation is underway. It is described in detail elsewhere in the newsletter.

Sunken Park. There will be Fall planting to stabilize the hillside.

Gateway Park. At the southern tip of Guilford, it is a frequently visited community asset. It requires frequent tree pruning.

Little Park. There is tree replacement and planting on the Greenway slope.

Chancery Square. The green in the Square has undergone a major restoration. The story is covered elsewhere in the newsletter.

Saint Paul Street Median. The Saint Paul St. median and N. Charles St. bump outs are always monitored to replace dead trees and plantings. This year's replacements will be planted this spring.

Architecture – Tom Hobbs

The Deed and Agreement requires the review and approval by the Association's Architectural Committee of any exterior alterations to Guilford properties. The review assures compliance with the Architectural Guidelines, maintaining the community quality and aesthetic and helping to maintain property values.

The 8 member committee carries out a most recurrent and specified responsibility under the Deed and Agreement. By the end of this year the Committee will have reviewed 100 formal applications in 2021 and many requests for consultation. In addition, all properties are reviewed for covenant compliance if they are listed for sale as covenant violations must be disclosed with a plan for correction. There also is ongoing monitoring of covenant compliance through periodic review of property exteriors. Where necessary covenant violation notices may be issued.

Hundreds of thousands of dollars are being invested in improvements and restorations of Guilford homes. This year we will have over 60 property sales in Guilford – a record in recent years. The average sale price, excluding Greenmount properties, is about \$800,000. Including Greenmount properties, where there is a dramatic increase in interest and price, the average is \$781,000.

In the Summer 2020 *Guilford News* we reviewed the history of the development of Guilford residential properties on the west side of Greenmount Avenue between Southway and Underwood Road.



FROM THE PRESIDENT

There is encouraging renewed interest in these homes and general improvement in the residential environment and property values. In large part this is the result of a decade long effort by the Architectural Committee. Examples of the property restoration and continued investment is discussed further in the newsletter.

York Rd/Greenmount Ave – Brandon McCullough, Kelly Maher

There are many issues affecting the stability of the corridor that have direct impact on the Guilford community. Brandon has been monitoring disruptive construction along Greenmount Avenue and Kelly has been engaged with the York Road Partnership and following the intended disposition of Guilford Elementary School.

Greenmount Avenue Infrastructure Upgrades. For over 2 years Greenmount Avenue residents have experienced disruptive trenching and construction activity caused by major utility replacement and upgrades. There have been repeated delays, noise, vibration and damaged water lines, including those serving York Court homes. The water lines have been replaced and heavy construction is now complete. The next work will result in curb to curb repaving, damaged sidewalk replacement and improved streetscape and tree planting. With the assistance of City Council representative Ramos efforts are being made to remove rush hour parking restrictions in an effort to provide better parking for residents and calm traffic flow.

Guilford Elementary & Middle School Site. The school property has been surplus by the City and there was an initial period during which parties interested in the site could respond with an expression of interest. It was determined by the City's Department of Housing and Community Development that none of the initial respondents meet the required criteria. Further the site is subject to the requirements of the Guilford Deed and Agreement. A new period for expressions of interest will be required and there will be further discussion with the Guilford concerning the use restrictions.

Proposed Vaughn Greene Crematorium. The Guilford Association together with other adjacent communities in the York Road corridor have actively opposed the proposed crematorium, largely by collective action through the York Road Partnership (YRP). To the surprise and concern of the surrounding communities the Baltimore Board of Municipal and Zoning Appeals (BMZA) approved the crematorium with the requirement that a MOU be negotiated with the collective communities. Adjacent communities are outlining proposed terms of a MOU and considering appeal of the BMZA decision.

Guilford Reservoir – Cathy Boyne

As reported extensively in the Summer Guilford News this \$75 million project that has involved 5+ years of construction is nearing completion. The landscaped park has been opened and surrounding streets repaved. The community impact during construction was significant caused by noise, vibration, dust, mud and storm water runoff. Under the terms of the MOU Guilford and Loyola through monitoring and frequent meetings with the City and contractors attempted to address and have minimized the adverse results of

construction. There are ongoing meetings with DPW to resolve drainage issues and lane and road repairs.

In Summary. These reports provide an overview of the extensive role your Association plays in maintaining the superior quality of Guilford and in representing the interests of its residents. We hope that in the coming year we can find ways to again have community events that allow us to come together. Again, Millicent Tyler is to be thanked for arranging music in Sherwood Gardens. Movie Night in Sunken Park offered some family fun. Kelly Maher is working on more possibilities for 2022, including a resumption of Family Day, pending Covid-19 conditions.

Please enjoy this issue of the newsletter in which Guilford's new residents and new members of the Board of Managers are introduced and several community projects are described in more detail. Thank you for your continued support and for helping to make Guilford the unique and outstanding place that it is.

Tom Hobbs

IF YOU THINK THIS IS A STEREO,
YOU'VE GOT ANOTHER **THINK** COMING!

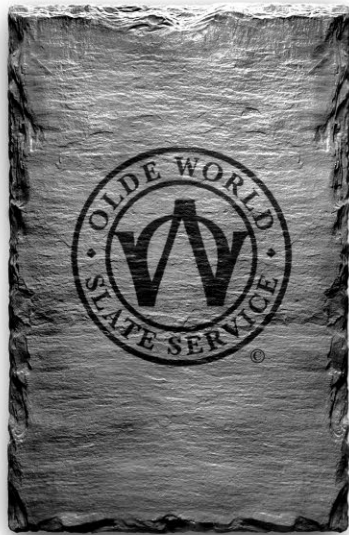


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Closing Price: \$285,000



4405 NORWOOD RD
List Price: \$599,000
Closing Price: \$595,000



4305 WENDOVER RD
List Price: \$399,000
Closing Price: \$399,000



214 NORTHWAY
List Price: \$975,000
Closing Price: \$920,000



1 WHITFIELD RD
List Price: \$2,950,000
Closing Price: \$2,500,000



26 WHITFIELD RD
List Price: \$1,275,000
Closing Price: \$1,275,000

Guilford Property Sales

JULY 24 – DECEMBER 3, 2021



31 YORK CT
List Price: \$269,750
Closing Price: \$282,509



3906 SAINT PAUL ST
List Price: \$890,000
Closing Price: \$840,000



101 WENDOVER RD
List Price: \$1,288,000
Closing Price: \$1,300,000



3809 GREENWAY
List Price: \$969,900
Closing Price: \$940,000



3805 GREENWAY
List Price: \$1,925,000
Closing Price: \$1,850,000



3806 JUNIPER RD
List Price: \$624,900
Closing Price: \$610,000



3802 GREENWAY
List Price: \$848,000
Closing Price: \$850,000



3712 GREENMOUNT
List Price: \$359,000
Closing Price: \$347,500



220 CHANCERY RD
List Price: \$725,000
Closing Price: \$720,000



206 CHANCERY RD
List Price: \$798,000
Closing Price: \$798,000

Active Properties

AS OF DECEMBER 3, 2021

List price

15 CHARLCOTE PL	\$4,250,000
4 CHARLCOTE PL	\$1,790,000
4414 UNDERWOOD RD*	\$920,000
8 E. BISHOPS RD*	\$850,000
4101 N. CHARLES ST*	\$839,000
203 CHANCERY RD*	\$799,000
302 NORTHWAY*	\$790,000
4207 SAINT PAUL ST*	\$649,900
207 KEMBLE RD*	\$633,900
3807 JUNIPER RD*	\$619,000
211 CHANCERY RD*	\$600,000
224 E. 39TH ST*	\$599,000

* Under Contract



The cherry trees and crepe myrtles in the center of the green were retained while the random plantings at either end were removed.

Belgium blocks were installed around the perimeter of the green to widen the curb. Boulders had been previously placed around the edge but proved to be an ineffective solution.

CHANCERY SQUARE, *From page 1*

model homes were impressive enough to show Baltimore's elite what was possible and modest enough so that less-affluent buyers saw potential in Guilford as well.

Thus, Chancery Square has particular significance to Guilford and needs to be preserved and enhanced. The streets on either side of the Square are narrow and barely accommodate parked cars on the outside edge while allowing traffic to pass. Over the years trucks, particularly trash and delivery trucks, badly defaced the grass edges by driving over the curb. The Association tried to prevent the damage by placing boulders along the edges. This only partially worked and wasn't the best aesthetic.

In 2020 Jamie Brown, Beechbrook Landscape Architecture, was engaged to study the problem and prepare recommendations. Neighboring residents were invited to offer suggestions for improvement and restoration and then to review the resulting proposed options. The selected plan placed Belgium block along the curb edge, removed random plantings that distracted from the symmetry of the green, retained the cherry trees and introduced new planting at the green's north and south ends. Pinehurst Landscape Company installed the blocks, prepared the green and selected and planted the new plant material.

What resulted is not only a restored green respectful of the original vision and accommodating to the demands of original roadways carrying vehicles unanticipated in 1913 but also a beautiful new space inviting families to gather.



GREG PEASE PHOTOGRAPHY



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Design Credit: Beechbrook Landscape Architecture

LANDSCAPE DESIGN | MASTER PLANNING | TREE INSTALLATION | GARDEN CONSTRUCTION | ARTISAN STONEMWORK | FIREPLACES | GARDEN STRUCTURES | WATER FEATURES

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Continued Improvement and Interest in Greenmount Avenue Properties

TOM HOBBS



The Greenmount Avenue properties sit back from the road and are separated from it with brick walls and picket fencing.

In the Summer 2020 *Guilford News* an article presented the history of the 100 residential properties on Greenmount Avenue that are part of the Guilford community. These comfortable, spacious homes were constructed as part of the initial development of Guilford. After the completion of the properties on Chancery Square, the building of Bretton Place and York Courts followed. Edward Palmer designed Bretton Place, a location adjacent to Chancery Square, as “an organic whole” with each group “as a well balanced entity, not simply a series of identical homes strung together.” They continued the reference to English residential architecture expressed in Chancery Square.



Typical first floor interior of a home along Greenmount Avenue. The attached homes between 39th Street and Southway were part of the early development of the Guilford community.

Just north of 39th Street, facing Greenmount Avenue (then York Road), the next group of homes constructed were the three York Courts. They were developed by Downing and Murphy of designs approved by Palmer. The Olmsteds designed the English style greens around which the three York Courts were built.

Early Guilford construction also included additional attached housing along Greenmount Avenue. Built along Greenmount Avenue between 39th Street and Southway some of the groups were designed by Palmer and Webster but all with Palmer’s oversight. They were constructed using fine materials and reflected design detail frequently used by Palmer. They sat back from the road separated from it by brick walls penetrated by picket fencing. They attracted residents of the growing middle and professional class.

Particularly after WWII a number of factors affected the Greenmount Avenue real estate. The City of Baltimore failed to comply with the restrictions of the Guilford Deed and Agreement concerning single family occupancy and under the terms of the zoning ordinance then in effect and influenced by the housing shortage granted variances permitting some of the houses to be occupied as multi-family dwellings. In addition, Greenmount became a more heavily traveled traffic artery with greater commercial development. Security concerns increased. Also, as residents moved a number of homes were purchased by investors and rented. There was disinvestment and the management agent engaged by the Guilford Association in the ’50s and ’60s misinterpreted the Deed and Agreement as it applied to Greenmount Avenue properties and architectural covenants were not consistently enforced. Some properties were foreclosed

after the 2008 real estate decline and sold at deflated prices by the lenders in possession.

During the past decade the Architectural Committee has worked with property owners to correct the unapproved changes that were made to many properties. The effort has been to phase in corrections through the allowance of a useful life period for many of the non-approved alterations. All new changes are to be reviewed and approved by the Architectural Committee as required by the Deed and Agreement and correction is required at the time of property transfer or to correct code issues.

As further assistance to property owners Anthony Gill prepared detailed Pattern Books for both York Court and Greenmount Avenue homes. The books duplicate the original architectural drawings but make material allowances that may reduce the cost of violation correction and ongoing maintenance. The Pattern Books are posted on the Guilford website. A few property owners have resisted correcting covenant violations or continued to make unapproved alterations and in several cases the Association has litigated the issue. In all cases the Circuit Court decisions have supported the Association or a resolution and settlement has been negotiated that require covenant compliance.



Adjacent to Greenmount Avenue, this Southway property underwent significant interior and exterior restoration.



The Guilford Association's Architectural Committee has prepared pattern books, like this one for York Courts, to assist homeowners with maintenance and restoration.

A significant number of houses now have exterior restoration and others have undergone interior renovations that meet current life styles and desirable finishes. Brick walls along the public walkway are being rebuilt. Recent prices for renovated homes have increased dramatically. There is growing interest in the Guilford homes along Greenmount Avenue. There is particular recognition that the spacious, quality homes can provide a desirable, well priced home in an improving residential setting. They should continue to provide an affordable option for long time and future residents. The disruptive construction of Greenmount during the past 2+ years has been something of a setback but the increasing interest in the homes is encouraging and the number of homes being improved is approaching a number where it can be said that the market for the houses has reached a positive change that hopefully will be sustained.

Two recent renovations and quick sales dramatically illustrate the growing market demand for well renovated properties that respect and restore the original exterior architecture and maintain and improve the quality of the interiors.

In the 3700 block of Greenmount a typical end of row home was completely renovated. On the exterior renovations were made consistent with the requirements of the Pattern Book – wood windows that match the original windows were installed, the front porch was reconstructed to recreate the original, the rear balcony porch was restored, other wood trim details were restored. The brick wall in the front was reconstructed. Many interior details were restored, a new kitchen and renovated baths were installed and systems were replaced.

The 2872 sq. ft. property had last been purchased in 2015 for \$291,000. It was foreclosed and sold by the lender to an investor at a greatly reduced price. Within a 60 day listing period the renovated house sold for \$347,500.

In the 400 block of Southway adjacent to Greenmount Avenue there are a group of charming townhouses again designed by Palmer that feature columned arcades. The subject semi-detached house of 2088 sq. ft. was purchased in 2020 for \$214,800. The purchaser made significant improvements as part of renovations that restored the exterior and provided upgrades on the interior. The property was sold within 30 days in 2021 for \$433,000.

New Residents

For decades the Guilford Welcoming Committee has sponsored a brunch for new residents. Again this year that gathering is not possible so rather than just listing the addresses of properties that have been sold in the past year and the names of new residents, we suggested that our new neighbors might like to introduce their family and state what attracted them to Guilford. In 2021 we were pleased to welcome 60 new resident families.

406 Breton Pl — Zymax Realty, LLC

206 Chancery Rd — Ashley Shaver

207 Chancery Rd — Amitabh Basu and his wife, Deepthi Ashok, moved from Fells Point with their 10-month-old Maitreyi Basu. Before living in Baltimore for several years, they lived in California. Amitabh says, “The suburban feel of Guilford inside a busy city like Baltimore is very unique. We also love the historic architecture all around us. Taking a walk through the neighborhood is a pleasure each and every time.”

210 Chancery Rd — Nathan and Faith Zook along with their children, Hans, Felix, Peace, Havilah, Eden, Justice, and Konrad moved from the Bloomingdale neighborhood of Washington D.C. They were attracted to Guilford due to the strong value on historic preservation, the large size of the houses, and the combination of natural beauty with close proximity to the rest of the city.

217 Chancery Rd — Andy and Eliana Perrin along with their sons Daniel (16) and Jonah (21), and their dog, Bagel, moved to Guilford from Chapel Hill, NC. They lived there for 21 years. Andy says, “We came to Guilford because we wanted to be in the city, close to everything going on, convenient to work, and socially diverse, but have the beautiful environment and historic feel Guilford offers.”

220 Chancery Rd — Douglas Bowes, Colleen Glover, and Molly Glover

4 Chancery Sq — David Schretlen

8 Charlcote Pl — Arjun Vaid and his wife, Sarita Subba moved to Guilford from Canton with their 6-year-old son, Aryav, and their 8-year-old Beagle, Rufus. They love the quaint neighborhood and being close to Gilman, where their son goes to school.

203 E Highfield Rd — RHS Title Group LLC

209 E Highfield Rd — Dominique Kelly moved to Guilford with her 3-year-old daughter, Logan. She also has a 24-year-old daughter named Jordan who lives in New York. They technically moved from Bethesda but retreated to their summer home in Martha’s Vineyard when the pandemic hit. They decided to move back to Baltimore (where she grew up) to be closer to family. Dominique says, “I was

drawn to Guilford by the beautiful historic homes. I went to Friends School until elementary school so I was familiar with the area that always seemed like a park-like oasis in the middle of the city. When I stepped into our current home I knew it would be home and the perfect fit to raise my little one. It was confirmed when we moved in and she ran around saying “I love this house!” Quite impressive when it has to compete with the summer place and her love of the beach. Our puppy agrees and darts around the yard in circles creating wind for his fur to blow in. It is all a scene but we love it.”

222 E 39th St — Maya and Frank Opendak moved from Manhattan with their two dogs, Linus and Benny. They were attracted to Guilford due to the beautiful neighborhood and gorgeous Sherwood Gardens.

226 E 39th St — Glenn Love, Yasmin Viera, and their 11-year-old son, Jordan, moved to Guilford in March from Cross Keys in Roland Park. On why they chose Guilford, Yasmin says, “Definitely being able to have outdoor space. COVID showed us how important that was. Also, the neighborhood is absolutely beautiful and seemed very welcoming and we fell in love with the beautiful homes here!”

4416 Eastway — Ann Walsh and Mark Armbruster moved from Patterson Park with their dog, Buruu. It was the house that attracted them to Guilford. Ann says, “It is definitely a ‘fixer-upper’ but it has so many of its original architectural details; we are excited to revive it and have already started.”

3510 Greenmount — Abby Becker moved to Guilford from the Abell neighborhood of Baltimore with her cat, Louisa. She enjoys being near friends, the historic homes, and the beautiful trees.

3518 Greenmount — Tom Carter

3712 Greenmount — Not disclosed

3730 Greenmount — William Bowman

3902 Greenmount — Emily Adele Rosen and Kristopher Fulton

3609 Greenway — Nicole Bealand and Pedro Irazoqui moved to the neighborhood with their children: Diego (grade 11), Antonio (grade 9), and Mateo (grade 6), who are all attending Friends School. They also have a 4-year-old cockapoo named Daisy. Their family relocated from Indiana due to Pedro receiving a position at Johns Hopkins. Nicole says, “We fell in love with the Guilford neighborhood because of the old world feel, the houses are just so spectacular, Sherwood Gardens is beautiful, and the location is perfect; Pedro enjoys walking to work.”

3700 Greenway — Jose Rafael Hernandez

3802 Greenway — Michael Arroyo and Nasreen Quibria moved to Guilford from Newton, MA with their five-year-old son, Michael, and their cockapoo, Nola. Nasreen's parents live in Guilford, and in addition to being close to family, "they were attracted to the beautiful neighborhood and stunning Sherwood Gardens."

3805 Greenway — Rachel Elisabeth Harrison

3809 Greenway — Branville G. Bard, Jr. and Alicia Taylor Bard

4202 Greenway — Zach Pfister and Brittany Sherrill Pfister

4401 Greenway — Richard W. and Sheri Lombardi-Hunt

3806 Juniper Rd — Greg and Kate Heid along with their children Wyatt (3) and Micah (8 months) and beagle, Rex, moved to the neighborhood from Charles Village where they lived for 10 years. They are excited to have a yard and a beautiful neighborhood to run through while continuing to have easy access to their local favorites like the Waverly Farmers Market, Greedy Reads and Motzi Bread.

3909 Juniper Rd — Alissa and Kevin Creamer along with Jetty, their 1-year-old English Setter moved to Guilford from Fells Point. Alissa says they were attracted to the neighborhood due to "the space and neighborly atmosphere! We loved living in Fells Point, but after many years in a tiny row home with no parking and no backyard we were desperate for a little more space, both indoors and out. We wanted to stay in the city and close to all of our favorite neighborhoods and restaurants, but have the ability to spread out a bit. Guilford is the perfect spot for us."

211 Lambeth — Erica Hodgman and Madhu Subramanian

4405 Linkwood — Not disclosed

3503 Newland — Maureen L. and Neil Randolph Dissinger

3519 Newland — Mandy Townsend

3521 Newland — Carolyn Rice Lord and Nancy Lord Lewin

4001 N Charles — Warren K. and Jaclyn A. Giddens

4103 N Charles — Christian F. Jordan

4307 N Charles — Brian and Lisa Jorgensen, along with their children, Barret, Reece, and Karsten, moved to the neighborhood from Mount Airy, MD. They were attracted to Guilford's convenience to work, school, and fun activities.

4413 N Charles — Denis Nikitin

214 Northway — John and Krista Sassaman moved to Guilford from Bethesda, MD with their daughter Mirren and two dogs, Sam and Kia. They were attracted to the neighborhood's beautiful historic homes.

4405 Norwood — Jennifer and Jonathan Boyd

3 Overhill — Robert K. Arena, Jr. and Donald E. Dolan

205 St. Martins — Mark D. Fussell and Linda Fussell

4005 St. Paul — Simone and Robert Jentsch

4207 St. Paul — RHS Title Group LLC

403 Southway — Sylvia and Sadé Bowen

410 Southway — Myoung Fisher

417 Southway — Ben Groff and Shannon Frede moved to Guilford from Bolton Hill. Ben says, "We love Guilford because of the historic architecture, beautiful trees, gardens and landscapes, the shared spaces like Sherwood Gardens, and sense of community!"

309 Suffolk — Trevor Brown and Souraya Torbey-Brown moved to Guilford from Canton with their 3-year-old daughter, Leyla. They moved to the neighborhood after passing it one day and couldn't believe that such a neighborhood existed in Baltimore. They fell in love immediately and decided to move.

4105 Underwood — Jeff and Lorraine Chenault moved to Guilford from the Mt. Washington neighborhood of "Dixon Hill" with their 10-year-old daughter Audrey and their six-year-old dog, Bodhi. Jeff says, "So many things attracted us to Guilford.... the architecture and unique homes, the green spaces, parks and landscaping, the proximity to all the things we love about "midtown" neighborhoods, and the fact that we love being a "city family" — and Guilford is a great way to enjoy both the urban and suburban benefits of city life."

4420 Underwood — Kevin Jones, along with his wife, Amanda Lynne and their K9 German Shepherd, Indy, moved to Guilford from Canton. They were attracted to the historic architecture of the neighborhood and liked the idea of having a yard while still being in the city.

101 Wendover — Elizabeth Diamond moved from 8 E. Bishops Rd where she has lived for almost 20 years.

4305 Wendover — Solomon Abiola

15 W Cold Spring — Max Aggrey

NEIGHBORHOOD

1 Whitfield — Karim and Sara Khairallah, along with their children, George and Billy, and dogs, Plum and Woodstock, moved to Guilford from London, England. Karim says, “We have a connection to Guilford from childhood and were drawn to the architectural and landscaping merits within Baltimore City. The community of neighbours was probably the most important draw for us, though.”

26 Whitfield — Mark and Carol Kenyon moved to Guilford from Wayzata, Minnesota, a suburb of Minneapolis. They have two adult daughters, Hilary and Christina, as well as two granddaughters, Pips (3) and Emmy (18-months). Mark says, “We decided to move to Guilford because the Baltimore/DC area is home to us. Carol is from the Annapolis area and we were married in Annapolis. I went to Georgetown as did both of my daughters and began my career on Wall Street in DC. Also a hidden truth is that I am a long time season ticket holder for Hoya basketball and Navy football. Now I get to use my tickets.”

30 Whitfield — RHS Title Group LLC

24 York Ct — MAKs Enterprise LLC

26 York Ct — Brian Dillon and Gabriella Schiro

27 York Ct — William Brewster Isaacs and Paisley Louise Isaacs

31 York Ct — Marissa and Yerim Sow moved to Guilford with their son, Babacar, daughters, Mbayang, and Ndeye Sophie (known as “Sophie” or “Sophia”), and their cat Ginger. They’re both New Yorkers who moved to the Upton/Marble Hill neighborhood of Baltimore in June 2020 before moving to Guilford this fall. Marissa says, “I dragged us to Guilford because while we always thought we were hyper-urban downtown brownstone people (from our Harlem days), entering my mid-30s caused me to begin to yearn for trees and grass and neighborliness. I grew up in Detroit, in a neighborhood very similar to Guilford, and it turns out that I want suburban life inside of Big City city limits. So far, the rest of us have decided that we agree. We love it here!”

36 York Ct — Patrick Halligan

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New Board Members



Kevin Creamer grew up in the D.C. area and attended college at the University of Notre Dame, majoring in both Environmental Science and Theology. He obtained his Master of Arts in Theological education at the University of Santa Clara in 2015 and has worked at Catholic Charities of Baltimore since that time. He currently manages the Client Services Program at Our Daily Bread

Employment Center, which offers job placement, case management, and community-based outreach to individuals in need. Kevin's home is located directly adjacent to the York Rd/Greenmount Ave Corridor, and he wants to be a service to his neighborhood and immediate community. He is also mindful of the restrictive racial covenants that are a part of Guilford's history, and the need for intentionality in working with the adjacent neighborhoods and residents that were originally explicitly barred from access to Guilford. As a new Guilford resident, he feels responsible for creating a more inclusive future for the community. Kevin lives on Juniper Road with his wife, Alissa.



Alan Garten is a director and officer at Fedder and Garten, one of Baltimore's long-standing law firms. He practices in the areas of Business, Estate Planning, Real Estate and Civil Litigation. Alan is admitted to the Maryland Bar, United States District Court for Maryland, District of Columbia Bar and the United States Supreme Court. He received his undergraduate degree from

Washington University in St. Louis and his law degree from the University of Baltimore Law School. Over the years Alan has represented Condominium and Homeowners Associations. Alan and his wife, Lisa, have resided in Guilford for 21 years, where they reared their four children.



Erika Nolan has worked for The Agora Companies, a global media/publishing group, in a variety of executive positions for over 23 years. Agora is headquartered in Mount Vernon and historical preservation is very much a part of the company. She's enjoyed working in some of the most beautifully restored and maintained buildings in the city.

Erika has spent over 25 years in marketing and communications. In the last 15 years, she's focused on financial publishing and marketing, and most recently, leading the expansion of the company overseas. Since Baltimore City is facing a slew of headwinds, Erika wants to ensure Guilford continues to thrive and is recognized as a premier Baltimore city community. Her interest lies in marketing, PR, events and general community engagement.

Erika enjoys creative projects, collaboration and building consensus, but above all, she likes to get things done. Erika lives on Millbrook Rd with her husband, Pat, and their daughter.



Jonathan (Jon) Kucskar earned his J.D. at the University of Maryland Law School and his B.S. in Management & History from Boston College. He serves as Special Assistant to the President and Assistant Vice President for Enterprise Risk Management at the University of Maryland, Baltimore, where he has worked since 2018. Prior to his role there, he served as Senior Commission Advisor for

the Maryland Public Service Commission, as well as Deputy Legal Counsel at the Office of Gov. Martin O'Malley. He also worked as a Senior Attorney at the U.S. Government Accountability Office. In his personal life, Jon has been a Board Member for the Bolton Hill Community Association and has served as Board Chair of Downtown Baltimore Family Alliance. He has also acted as Chair of the Strategic Planning Committee for both The GreenMount School and Bolton Hill Nursery. In his spare time, he coaches youth soccer for the Charles Village Recreation League and the Mount Washington Soccer Club. Jon lives on St. Martins Rd with his wife, Emily, and their three daughters.



Danielle Curry is a Human Resources executive with extensive experience in Operations Management, Organizational Leadership, and Talent Development. She received her B.S. in Business Administration with a concentration in Management from Bennett College. She is an expert in the Human Resource field and has held positions in designing, managing, and facilitating

leadership development programs with Fortune 100 companies Target and Amazon. She has served in executive roles creating cultures of collaboration and implementing change to achieve workforce excellence. She is a native of Los Angeles, CA and has lived on the east coast since 2008. During her free time she enjoys trips to the beach, volunteering with local city charities, attending live music festivals, traveling, and quiet family weekends at home catching up on favorite TV shows with her husband. Danielle lives on St. Martins Rd with her husband, Michael and their dog, Gigi.

The Officers Behind the Guilford Security Patrol

KELLI COMBERIATE

Guilford is known for their historic homes, beautiful, tree-lined streets, and the Olmsted-designed Sherwood Gardens. One of the ways the neighborhood is protected and preserved is through the Wolf Officers of the Guilford Security Patrol (GSP). The GSP is funded through voluntary fees paid by Guilford residents who are dedicated to keeping everyone and things safe. The Officers themselves patrol the neighborhood daily, and are skilled at diffusing difficult situations, as well as stopping crimes before they occur.

The shifts for these officers are long, but they find ways to keep themselves occupied. Officer Travis Cubera says he does a lot of driving and listens to music to keep himself attentive. “I walk around and talk to the people in the community the majority of the time. We have a lot of calls that keep us active,” says Officer Don Wilson.

When encountering a person with heightened emotions such as anger or aggression, Officer Wilson explains that he first tries to determine what the person’s mindset is. “If they’re aggressive, it’s best to deescalate the situation. If the person is violent, you’ll have to detain them,” says Wilson.

Fortunately, both Officers have training and certifications to help them in difficult situations. Officer Cubera is first aid, pepper spray, and baton certified. He’s also taken defensive training. Officer Wilson is also first aid certified and knows CPR. When he’s not working for Wolf monitoring Guilford he is a private detective.

Despite occasionally dealing with challenging situations, both Officers enjoy their roles in the neighborhood. Officer Wilson relishes helping people, while Officer Cubera enjoys talking to a variety of folks, as well as the observations he makes on his shifts.

Some of these observations include encountering a variety of wildlife, despite Guilford being located in the city.

Officer Cubera sees a lot of rabbits and foxes, especially at night. Officer Wilson sees raccoons and deer, in addition to the rabbits and foxes which he has seen near Sherwood Gardens. He’s even seen a possum or two which makes for an interesting shift.

A normal shift for Officer Cubera would entail driving around the neighborhood, especially around the parks and the outer perimeter. “I observe, report, and make sure everyone is safe,” says Officer Wilson. He explains that he wants to ensure visitors are in a safe environment when they visit Guilford.

Both officers spoke highly of Guilford residents, and said they’re doing everything right. The only suggestion Officer Wilson had was to put “No Parking” signs near Sherwood Gardens, since that seems to be a problem he runs into.

Next time you’re on a walk around the neighborhood, and you spot one of our GSP Officers, stop and say “Hello.” Engage in conversation — get to know one another. Ask for the latest observation and if they have any messages for the community. Consider thanking them for their vigilance and care of Guilford. Without our GSP and Officers Wilson and Cubera Guilford would be less safe and welcoming for everyone.

Thanks to those who pay the GSP fee

We thank and wish to recognize by address those residents who in 2021 through their Guilford Security Patrol (GSP) membership have made possible the security services available to the entire Guilford community. The GSP service depends on the voluntary payment of

the GSP fee. Patrol hours are limited to what available funds can support. When reviewing the below list if there are neighbors who did not join the GSP in 2021 we urge you to seek their participation. The benefit of increased coverage cannot be overstated.

4402 Bedford Place	1 E. Highfield Road	4409 Greenway	3503 Newland Road	201 Southway	4201 Underwood Road	8 York Court
4403 Bedford Place	2 E. Highfield Road	4410 Greenway	3504 Newland Road	204 Southway	4204 Underwood Road	11 York Court
4405 Bedford Place	3 E. Highfield Road	4411 Greenway	3505 Newland Road	205 Southway	4205 Underwood Road	15 York Court
4406 Bedford Place	5 E. Highfield Road	4415 Greenway	3506 Newland Road	207 Southway	4301 Underwood Road	16 York Court
4409 Bedford Place	101 E. Highfield Road		3507 Newland Road	209 Southway	4303 Underwood Road	17 York Court
4410 Bedford Place	201 E. Highfield Road	3800 Juniper Road	3508 Newland Road	211 Southway	4307 Underwood Road	21 York Court
4411 Bedford Place	203 E. Highfield Road	3801 Juniper Road	3509 Newland Road	302 Southway	4311 Underwood Road	25 York Court
4415 Bedford Place	204 E. Highfield Road	3804 Juniper Road	3513 Newland Road	308 Southway	4315 Underwood Road	26 York Court
	207 E. Highfield Road	3808 Juniper Road	3521 Newland Road	310 Southway	4403 Underwood Road	28 York Court
400 Bretton Place	209 E. Highfield Road	3810 Juniper Road	3535 Newland Road	312 Southway	4407 Underwood Road	35 York Court
402 Bretton Place	210 E. Highfield Road	3811 Juniper Road	3543 Newland Road	316 Southway	4409 Underwood Road	
407 Bretton Place	211 E. Highfield Road	3813 Juniper Road	3547 Newland Road	401 Southway	4411 Underwood Road	
408 Bretton Place	301 E. Highfield Road	3814 Juniper Road	3549 Newland Road	413 Southway	4416 Underwood Road	
410 Bretton Place	305 E. Highfield Road	3816 Juniper Road		417 Southway	4418 Underwood Road	
412 Bretton Place	307 E. Highfield Road	3817 Juniper Road	208 Northway		4420 Underwood Road	
		3819 Juniper Road	210 Northway	1 St. Martins Road	4422 Underwood Road	
203 Chancery Road	4402 Eastway	3901 Juniper Road	212 Northway	3 St. Martins Road		
205 Chancery Road	4406 Eastway	3902 Juniper Road	215 Northway	4 St. Martins Road	1 Warrenton Road	
206 Chancery Road	4410 Eastway	3903 Juniper Road	216 Northway	5 St. Martins Road	2 Warrenton Road	
209 Chancery Road	4414 Eastway	3905 Juniper Road	217 Northway	6 St. Martins Road	27 Warrenton Road	
210 Chancery Road	4418 Eastway	3907 Juniper Road	218 Northway	7 St. Martins Road	29 Warrenton Road	
212 Chancery Road		3911 Juniper Road	219 Northway	8 St. Martins Road	31 Warrenton Road	
214 Chancery Road	3802 Fenchurch Road	3912 Juniper Road	220 Northway	9 St. Martins Road	33 Warrenton Road	
217 Chancery Road	3803 Fenchurch Road	3913 Juniper Road	221 Northway	10 St. Martins Road	35 Warrenton Road	
218 Chancery Road	3805 Fenchurch Road	3915 Juniper Road	222 Northway	12 St. Martins Road	37 Warrenton Road	
220 Chancery Road	3806 Fenchurch Road	3917 Juniper Road	224 Northway	14 St. Martins Road	39 Warrenton Road	
223 Chancery Road	3810 Fenchurch Road	3919 1/2 Juniper Road	225 Northway	106 St. Martins Road	40 Warrenton Road	
225 Chancery Road	3812 Fenchurch Road	3923 Juniper Road	226 Northway	107 St. Martins Road	41 Warrenton Road	
227 Chancery Road	3813 Fenchurch Road		300 Northway	201 St. Martins Road	42 Warrenton Road	
231 Chancery Road		201 Kemble Road	301 Northway	202 St. Martins Road	45 Warrenton Road	
	3606 Greenmount Ave.	202 Kemble Road	302 Northway	203 St. Martins Road	100 Warrenton Road	
1 Chancery Square	3712 Greenmount Ave.	203 Kemble Road	303 Northway	207 St. Martins Road		
3 Chancery Square	3716 Greenmount Ave.	204 Kemble Road	309 Northway			
	3726 Greenmount Ave.	206 Kemble Road	311 Northway	3701 St. Paul Street	1 Wendover Road	
2 Charlclote Place		207 Kemble Road	400 Northway	3707 St. Paul Street	3 Wendover Road	
6 Charlclote Place	3609 Greenway	208 Kemble Road	402 Northway	3802 St. Paul Street	6 Wendover Road	
7 Charlclote Place	3702 Greenway	211 Kemble Road	406 Northway	3803 St. Paul Street	8 Wendover Road	
9 Charlclote Place	3703 Greenway		412 Northway	3804 St. Paul Street	9 Wendover Road	
10 Charlclote Place	3801 Greenway	202 Lambeth Road	414 Northway	3805 St. Paul Street	11 Wendover Road	
11 Charlclote Place	3802 Greenway	203 Lambeth Road	416 Northway	3806 St. Paul Street	14 Wendover Road	
14 Charlclote Place	3804 Greenway	204 Lambeth Road	418 Northway	3807 St. Paul Street	205 Wendover Road	
15 Charlclote Place	3805 Greenway	206 Lambeth Road		3808 St. Paul Street	207 Wendover Road	
16 Charlclote Place	3806 Greenway	210 Lambeth Road	4301 Norwood Road	4000 St. Paul Street	211 Wendover Road	
18 Charlclote Place	3807 Greenway	212 Lambeth Road	4306 Norwood Road	4003 St. Paul Street	212 Wendover Road	
22 Charlclote Place	3810 Greenway	229 Lambeth Road	4308 Norwood Road	4006 St. Paul Street	214 Wendover Road	
28 Charlclote Place	3901 Greenway	237 Lambeth Road	4309 Norwood Road	4100 St. Paul Street	216 Wendover Road	
30 Charlclote Place	3902 Greenway		4310 Norwood Road	4102 St. Paul Street	217 Wendover Road	
32 Charlclote Place	3903 Greenway	4419 Linkwood Road	4400 Norwood Road	4103 St. Paul Street	218 Wendover Road	
34 Charlclote Place	3904 Greenway		4402 Norwood Road	4104 St. Paul Street	219 Wendover Road	
36 Charlclote Place	3907 Greenway	402 Marlow Road	4407 Norwood Road	4200 St. Paul Street	220 Wendover Road	
	4000 Greenway	404 Marlow Road	4409 Norwood Road	4201 St. Paul Street	222 Wendover Road	
101 Charlclote Road	4001 Greenway		4410 Norwood Road	4203 St. Paul Street	223 Wendover Road	
104 Charlclote Road	4005 Greenway		4411 Norwood Road	4205 St. Paul Street	224 Wendover Road	
105 Charlclote Road	4007 Greenway	3 Millbrook Road	4412 Norwood Road	4209 St. Paul Street	225 Wendover Road	
106 Charlclote Road	4014 Greenway	4 Millbrook Road	4413 Norwood Road	4305 St. Paul Street	303 Wendover Road	
107 Charlclote Road	4100 Greenway	100 Millbrook Road	4415 Norwood Road	4309 St. Paul Street	304 Wendover Road	
4202 Charlclote Road	4102 Greenway	102 Millbrook Road	4417 Norwood Road	4312 St. Paul Street	306 Wendover Road	
4204 Charlclote Road	4105 Greenway		4418 Norwood Road	4313 St. Paul Street	311 Wendover Road	
4206 Charlclote Road	4110 Greenway	3514 N. Charles Street	4421 Norwood Road		313 Wendover Road	
	4112 Greenway	3516 N. Charles Street		5 Stratford Road	4302 Wendover Road	
203 E. 39th Street	4200 Greenway	3523 N. Charles Street	10 Overhill Road	7 Stratford Road	4303 Wendover Road	
205 E. 39th Street	4201 Greenway	3703 N. Charles Street	12 Overhill Road	101 Stratford Road		
208 E. 39th Street	4202 Greenway	3801 N. Charles Street	100 Overhill Road	204 Stratford Road	1 Whitfield Road	
216 E. 39th Street	4204 Greenway	3807 N. Charles Street	101 Overhill Road	208 Stratford Road	3 Whitfield Road	
224 E. 39th Street	4207 Greenway	4001 N. Charles Street	105 Overhill Road	212 Stratford Road	5 Whitfield Road	
	4212 Greenway	4003 N. Charles Street	109 Overhill Road	265 Stratford Road	7 Whitfield Road	
4 E. Bishops Road	4214 Greenway	4203 N. Charles Street	112 Overhill Road		9 Whitfield Road	
6 E. Bishops Road	4215 Greenway	4303 N. Charles Street	115 Overhill Road		10 Whitfield Road	
10 E. Bishops Road	4221 Greenway	4328 N. Charles Street		306 Suffolk Road	16 Whitfield Road	
12 E. Bishops Road	4300 Greenway	4336 N. Charles Street	4302 Rugby Road	309 Suffolk Road	20 Whitfield Road	
14 E. Bishops Road	4301 Greenway	4338 N. Charles Street	4304 Rugby Road	310 Suffolk Road	24 Whitfield Road	
16 E. Bishops Road	4304 Greenway	4405 N. Charles Street	4305 Rugby Road	311 Suffolk Road	30 Whitfield Road	
	4306 Greenway	4409 N. Charles Street	4306 Rugby Road	312 Suffolk Road	34 Whitfield Road	
	4308 Greenway	4411 N. Charles Street	4308 Rugby Road	313 Suffolk Road	36 Whitfield Road	
	4401 Greenway	4412 N. Charles Street	4309 Rugby Road	316 Suffolk Road		
	4402 Greenway		4310 Rugby Road	317 Suffolk Road		
	4405 Greenway		4311 Rugby Road	322 Suffolk Road		
	4406 Greenway		4313 Rugby Road	330 Suffolk Road		
	4408 Greenway			334 Suffolk Road		
				336 Suffolk Road		



Dozens of trees, azaleas, and other flowering shrubs were planted in Sherwood Gardens this past year.

Sherwood Gardens Update

JAMIE BROWN

Since 2014, Sherwood Gardens has slowly been transformed to appear more as the Gardens looked during Mr. Sherwood's stewardship of them. This past spring, the Gardens underwent final bed-line modifications in order to more closely reflect how bed-lines were originally intended. Several beds were linked up to create larger, continuous beds that were evident from old aerial imagery of the Gardens as well as from old photos from the Maryland Center for History and Culture and from *National Geographic*. The bed-line modifications have resulted in more sinuous edges that were typical in the past. Each spring when bed-lines are re-edged, minor modifications within a couple feet of current bed-lines may be made to ensure pleasing curves remain.

The final stage to realize the Long Range Master Plan for the Gardens now begins. While many new trees have been planted since 2014, sadly a lot of old trees have also been lost. New trees were planted this fall, and in locations as much as possible that are in keeping with the historic look of the Gardens. More trees will be planted in the ensuing years to bring back more shade to certain areas of the garden while not affecting the spectacular tulip display. An emphasis will be placed not only on canopy shade trees, but also on more spring and summer flowering ornamental trees to help augment the tulip display. Many azaleas also have declined over the years for varying reasons, and as new shade trees are planted, more

and more azaleas and other flowering shrubs will be planted as drifts within certain bed areas. A focus will be placing shrubs and also perennials within the critical root zone of trees so that soil is not annually disturbed in such areas with the planting of tulips. Instead, tulips will continue to be the focus in the leading edges of beds, and at varying widths for interest. Drifts of flowering shrubs and perennials along with evergreens and ornamental trees will serve as the backdrop to the tulips. Summer annuals will continue to replace the tulips in early summer, as long as there are adequate funds.

Guilford is lucky to have such a wonderful gem as Sherwood Gardens, and thanks for your patience as the Gardens are transformed slowly back to their historic glory.

James Brown, PLA is principal of Beechbrook Landscape Architecture. He prepared the Long Range Master Plan for Sherwood Gardens and has continued to be the consultant during implementation.

Shutters and Windows

Shutters and windows are essential elements of Guilford homes that reflect their unique architectural style, quality of design detail and craftsmanship of construction. As stated in the Guilford Architectural Guidelines, shutters must be maintained on all street visible facades (front and sides) of Guilford homes. Retention of original windows is encouraged and replacement or modification must match the original.

Any removal or replacement of shutters or windows is an exterior change to the property and as with any other exterior alteration the Guilford Deed and Agreement requires the prior written review and approval of the Architectural Committee. Failure to follow the approval requirement of the Deed and Agreement and the standards of the Architectural Guidelines may result in the issuance of a covenant violation notice and require restoration.

The shutter and window requirements were discussed in detail in a newsletter article in the spring of 2014. The article can be referenced at the following link: guilfordassociation.org/wp-content/uploads/2014/12/guilford_news_spring_2014.pdf



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

Utility Access

When the Roland Park Company created the plat defining the property lots within Guilford utility easements were reserved over the rear 5 feet of each lot. The areas were defined to permit installation and service of the utility lines and in some cases for storm-water drains and other pipe lines.

When Guilford was developed the utilities were private and the Roland Park Company had right of access to the easement areas. In the 1920's storm and water lines were transferred to the City and utility lines were taken over by the private utility companies. BG&E, Verizon and other authorized users of the utility poles must access the lines by way of the originally defined easements.

Throughout Guilford there is a problem keeping the easement areas clear of tall growth so that utility lines can be serviced. Much planting that may have been put in place decades ago has grown into the easement areas.

If there is tree and plant growth in the easement areas that may interfere with service wires, BG&E does provide periodic trimming. Often it requires contacting BG&E to request the trimming. The BG&E website provides details at www.bge.com/SafetyCommunity/Safety/Pages/TreesPowerLines.aspx. There is a call number or an electronic request form on the site.

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The Guilford News

WINTER 2021



GREG PEASE PHOTOGRAPHY
