

# The Guilford News

GUILFORDASSOCIATION.ORG

FALL 2011

## The Roland Park-Guilford District

PART 3 IN THE GUILFORD HISTORY SERIES  
AS WE COUNT DOWN TO THE CENTENNIAL  
CELEBRATION IN 2013

When the Guilford Park Company merged with the Roland Park Company in 1911, Roland Park had been under development for 20 years. The venture to develop the 800 acres that originally constituted Roland Park was made possible by a syndicate of the Lands Trust Company of London, the source of most of the initial capital, Jarvis and Conklin, their agents in a Kansas City mortgage trust company, and a group of Baltimore land owners and investors. Following the market crash of 1893 Jarvis and Conklin filed receivership and shortly after local Baltimore investors bought out the interest of the Lands Trust Company.

Through the restructure of the Roland Park Company and the change in ownership and directors, Edward H. Bouton, the secretary of the original syndicate and overseer and planner of the development, remained the visionary force. He became the general manager, developed Roland Park plat by plat, laid out the streets, installed the water, sewer and electric lines, devised the controls on development and sold property lots.

He engaged Frederick Law Olmsted, Jr., son of the preeminent landscape architect, to design the plat west of Roland Avenue, and was the force behind the extensive planning and innovative ideas that had gained for Roland Park the reputation as a premier example of site design, land use and architectural controls that were modeled in the growing garden suburb movement in America. As observed in the Roland Park History, the planners “were less than innovative in the social dimensions of development, advocating the deliberate exclusion of economic and racial diversity.”

Born in Kansas City, Bouton had a varied career before his focus on Baltimore land development. He was in the grocery business after high school and studied law at night. He moved to Colorado to raise sheep and cattle. He returned to Kansas City to marry and there became involved in land development.

How Bouton was selected to steer the development of Roland Park is unclear. His vision for the area evolved as he better understood the Baltimore market, the great attractiveness of the land north of the City and as he interacted with the designers the company had engaged. “Our land is the most fashionable, as well as, naturally the most beautiful part of the suburbs of Baltimore,” he wrote.

Clearly Bouton saw the potential of the Guilford estate and the directors of the Guilford Park Company no doubt were impressed with the success of Roland Park. Bouton wrote to Olmsted, asking for a map to be prepared showing the consolidation of the lands of Roland Park and Guilford before it was decided to merge the developments.

See **ROLAND PARK-GUILFORD DISTRICT**, page 4

Probably sited near present-day Chancery Square this house from the original Guilford estate served as the Company’s Guilford sales office.



**A**s we end the hot, dry summer that we've experienced, Guilford has seemed more relaxed even than in typical summers. Now that fall is upon us and families are back from wherever you attempted to escape the heat, activities increase. The various committees of the Association offer wonderful opportunities for you to volunteer, be of service to the community and interact with your fellow neighbors.

Also, as you view the end of the wonderful summer annuals, please remember that Sherwood Gardens depends almost entirely on the generous financial and volunteer support from the community. Financial assistance from the City has ended. If you have not yet made your tax-exempt contribution to Stratford Green please consider doing so.

The Guilford Security Patrol (GSP) provides security coverage only to the extent that membership can support it. Membership has not permitted the continuance of past coverage. Unless membership increases further reductions will be required. It is unfair that a percentage of residents are supporting this service for the entire community but until annual maintenance charges permit support this must remain a membership generated service. Please evaluate your participation.

Below are some updates of the last quarter. Committee activities are reported in several of the newsletter articles.

**Association Office.** The Association in June opened our office at the Second Presbyterian Church and Michelle Trousdale, our office manager, is available in the office Monday, Tuesday, Wednesday and Friday from 11:30AM to 3:00PM. The address for the Association is 4200 Saint Paul Street, Suite 100, Baltimore, MD 21218. The telephone is 410-889-1717; email: [officemanager@guilfordassociation.org](mailto:officemanager@guilfordassociation.org).

This is a major, long overdue action by the Association. The work required to establish this base to better serve the community has been a major effort. Property records are now retained in our Access data base and financial accounts have been transferred and recorded using a business accounting software that better meets our needs. For the first time the Association's books and records and those of Stratford Green will be retained in one location.

**Guilford Reservoir.** In an attempt to illustrate the height and location of the water containment tanks and earth cover, the City floated balloons over the area for community viewing. The wind prevented the balloons from remaining vertical during most of the day and this was an ineffective means of visualizing the result of the tank placement. The Association has requested a topographic model illustrating alternative placement of the tanks and the City has agreed to have a computerized simulation prepared.

A series of community meetings is being held with representatives of Guilford, Loyola University and Kernewood to review the reservoir planning and design details. Guilford is represented by three Association board members, representatives of the Architectural Committee and a representative from each

of the three Guilford blocks that surround the site. The first meeting was held on August 18th at which open spaces and public utilization, safety and security priorities, grading options as well as other community concerns were discussed. Future meetings are to discuss fencing, the jogging/walking path, landscaping details, maintenance and other issues.

Because the reservoir is part of the Guilford National Register Historic District there will be a hearing before the Baltimore Commission on Historic and Architectural Preservation (CHAP) to review the plans.

**Email Communication.** In order to more efficiently distribute mass email communication to Guilford residents, the Association is now using Constant Contact. This will permit us to increase messages that affect the entire community, including security notices. If you have not provided your email address to the Association and wish to receive email notices and the newsletter either enter your contact information directly on the Guilford web page or email the information to the office manager.

**Second Presbyterian Church.** You may have observed the construction activity that has been underway at the Second Presbyterian Church complex for the past year. The church has undergone a major renovation and restoration. The sanctuary and assembly hall and related buildings are landmark structures, designed by Edward Palmer, the architect of many Guilford homes. The entire complex is an important element of the Guilford community.

On October 2nd, Second Presbyterian will be celebrating the completion of the work and the Guilford community is invited to view the restoration and renovations on that day or at any time it may be convenient for you to visit the building.

In addition to the worship and education that occurs in the church, there is a free concert series that brings outstanding musicians to the community. Those performances will be enhanced even more by the restored sanctuary in which they are performed.

**Loyola University.** The construction of the expansion of Donnelly Hall is nearing completion at Charles Street and Cold Spring Lane. As Loyola committed, new streetscape has been constructed at the corners on both sides of Charles Street and landscaping will shortly follow. This improvement is providing both an appropriate entrance to Loyola's campus and an improved approach to Guilford from the north. We thank Loyola for including the redesign of both corners as part of the Donnelly expansion.

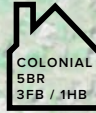
Tom Hobbs

# Guilford Property Sales

FEBRUARY 1, 2010 – AUGUST 15, 2011



**4334 N. CHARLES ST**  
List Price: \$675,000  
Closing Price: \$620,000



**4410 GREENWAY**  
List Price: \$1,250,000  
Closing Price: \$1,200,000



**4313 SAINT PAUL ST**  
List Price: \$915,000  
Closing Price: \$882,500

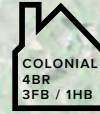
**4204 GREENWAY**  
List Price: \$1,185,000  
Closing Price: \$940,000



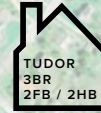
**265 STRATFORD RD**  
List Price: \$649,000  
Closing Price: \$600,000



**4417 NORWOOD RD**  
List Price: \$399,000  
Closing Price: \$399,000



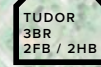
**4402 EASTWAY**  
List Price: \$525,000  
Closing Price: \$375,000



**4308 WENDOVER RD**  
List Price: \$434,000  
Closing Price: \$375,000



**207 HIGHFIELD RD**  
List Price: \$2,700,000  
Closing Price: \$2,100,000



**307 HIGHFIELD RD**  
List Price: \$399,900  
Closing Price: \$355,000



**4005 GREENWAY**  
List Price: \$1,490,000  
Closing Price: \$1,150,000



**203 LAMBETH RD**  
List Price: \$798,000  
Closing Price: \$740,000



**3805 GREENWAY**  
List Price: \$1,595,000  
Closing Price: \$1,250,000

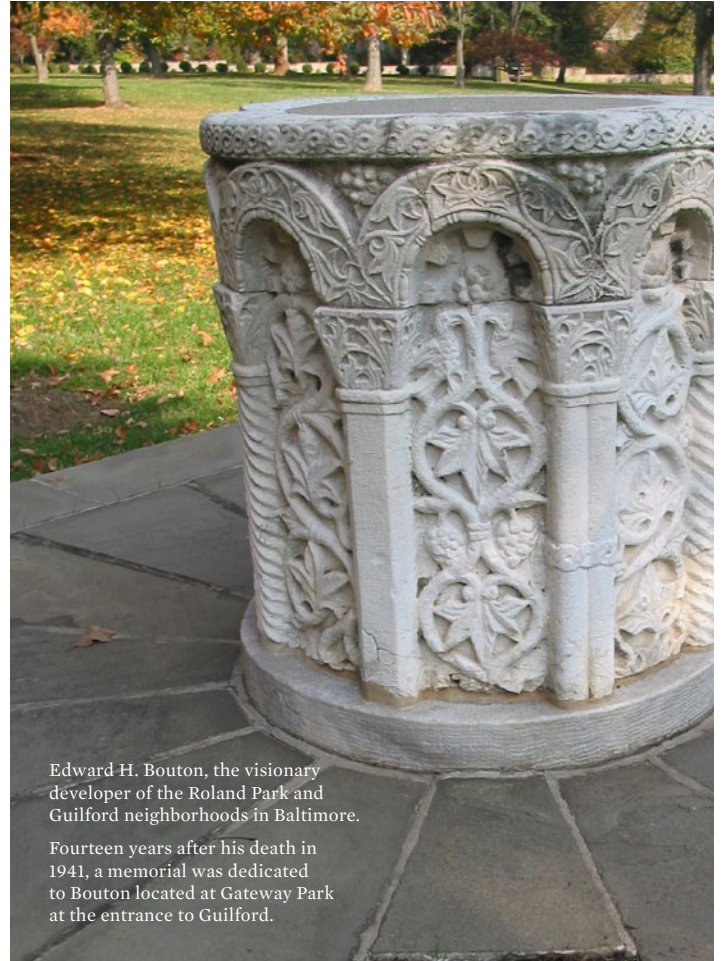
## Active Properties

AS OF AUGUST 15, 2011

	List price
403 39TH ST	\$129,900
3518 GREENMOUNT AVE	\$159,900
412 BRETTON PL	\$299,000
316 SOUTHWAY	\$349,000
3803 JUNIPER RD	\$399,999
3915 JUNIPER RD	\$469,000
207 SOUTHWAY	\$475,000
11 COLD SPRING LN	\$525,000
201 KEMBLE RD	\$549,000
213 SOUTHWAY	\$599,000
206 CHANCERY RD	\$630,000
101 CHARLCOTE RD	\$749,000
4004 GREENWAY	\$789,900
4401 BEDFORD PL	\$839,000
7 WHITFIELD RD	\$895,000
12 ST. MARTINS RD	\$965,000
4202 GREENWAY	\$1,250,000
4303 UNDERWOOD RD	\$1,450,000

Guilford property sales data is from MRIS (Metropolitan Regional Information Systems, Inc.) and was provided courtesy of John A. Menton III, Coldwell Banker Residential Brokerage, 10807 Falls Road #300, Lutherville, MD 21093. Phone: (410) 971-7160. Email: JMenton@cbmove.com

## Bouton's vision for Guilford takes shape.



Edward H. Bouton, the visionary developer of the Roland Park and Guilford neighborhoods in Baltimore.

Fourteen years after his death in 1941, a memorial was dedicated to Bouton located at Gateway Park at the entrance to Guilford.

### ROLAND PARK-GUILFORD DISTRICT, *From page 1*

The Guilford Park Company had started planning for development of the Abell estate by hiring T. T. Tongue, a real estate expert, but Tongue died before much progress was made. They then hired Frederick Law Olmsted, Jr. to prepare the master plan and landscape plans. Obviously Bouton had established a relationship with Olmsted and likely was fully familiar with the Guilford proposals. When the consolidation of the Guilford and Roland Park Companies took place in 1911 the plans were available and development could shortly begin. Site work started in the spring of 1912. The directors of the new entity were a formidable force of Baltimore influence: Henry F. Baker, Charles C. Fawcett and Robert Garrett, all members of Robert Garrett & Sons; Douglas H. Gordon, president of the Baltimore Trust Company; William H. Grafflin, business man and investor; George Miller, president of the Mar-Del Mobile Company; and Edward H. Bouton, the visionary planner. Bouton was at the helm as president.

Bouton determined to market Guilford as an extension of Roland Park and ads generally referred to this desirable swath of north Baltimore as the Roland Park-Guilford District.

While Guilford was to be developed with housing of various sizes Bouton and the company envisioned a community of the highest architectural style and quality. The restrictions developed in

Roland Park were expanded by strengthening the design review process, giving the company the right to reject plans “for aesthetic and other reasons” and to take into account whether the proposed house was in “harmony” with its surroundings.

Bouton and Edward L. Palmer, the Roland Park Company’s architect and later designer of many of Guilford’s most noteworthy homes, traveled to Europe in 1911 looking for ideas and studying the domestic architecture. Together they designed a community that was to become the most desirable suburb in Baltimore, “filled with impressive Georgian revival, Spanish colonial, Tudor and Jacobean revival mansions,” as well as romantic cottages “making it the place to live in the city.”

# Work begins on Guilford Centennial Publication

JAY LIPPINCOTT

Proposed visual mock-up of the special centennial publication that will showcase and celebrate Guilford's rich history and development through illustrations, photographs and essays.



Work has begun on development of a special centennial publication following preliminary approval by the Association's Board of Managers. Tentatively entitled "A Celebration of Guilford," the book will be a treasured keepsake for anyone interested in Guilford's development and for those who admire the beauty of this special part of Baltimore.

It is envisioned as a heavily designed and illustrated full color "coffee table" style book that celebrates Guilford, past and present. It will be structured in 5 key sections, each of which covers an important aspect of our community's identity, including:

- > Early History
- > Master Plan/landscape design
- > Architecture
- > Gardens
- > People

Each section will have an essay by an appropriate authority that covers a general review of the topic including its historical and current relevance. Each essay will be followed by a collection of Illustrations and Captions that presents interesting information about the neighborhood and highlights the beauty of Guilford.

Many resources have already been identified that will help make this exciting publication happen. But we need your help too! If you would like to be a part of the team that identifies what illustrations, photographs, essays, and other material that will be included in the book; if you have any publishing skills you would like to contribute; or if you have or are aware of collections of materials (photographs, drawings, maps, paintings, letters, stories, etc.) that pertain to any of the book's planned sections, please let us know. We plan to feature specific houses and/or streets in Guilford, so if you have material that you would like to contribute we would welcome it. To contact us, please send an email message to [jay@guilfordassociation.org](mailto:jay@guilfordassociation.org).

## 2013–2014 Events

We are recruiting lots of volunteers for our upcoming centennial. Please contact Ann Tyler at [tylershinn@aol.com](mailto:tylershinn@aol.com) if you'd like to help with any of the following events.

<b>2013</b>	April	Home and Garden Pilgrimage
	May	Parade on Greenway
	June	Fun Run
	September	Heritage Walking Tour
<b>2014</b>	Date TBD	Estate/Yard Sale
	Date TBD	Camping in the Park

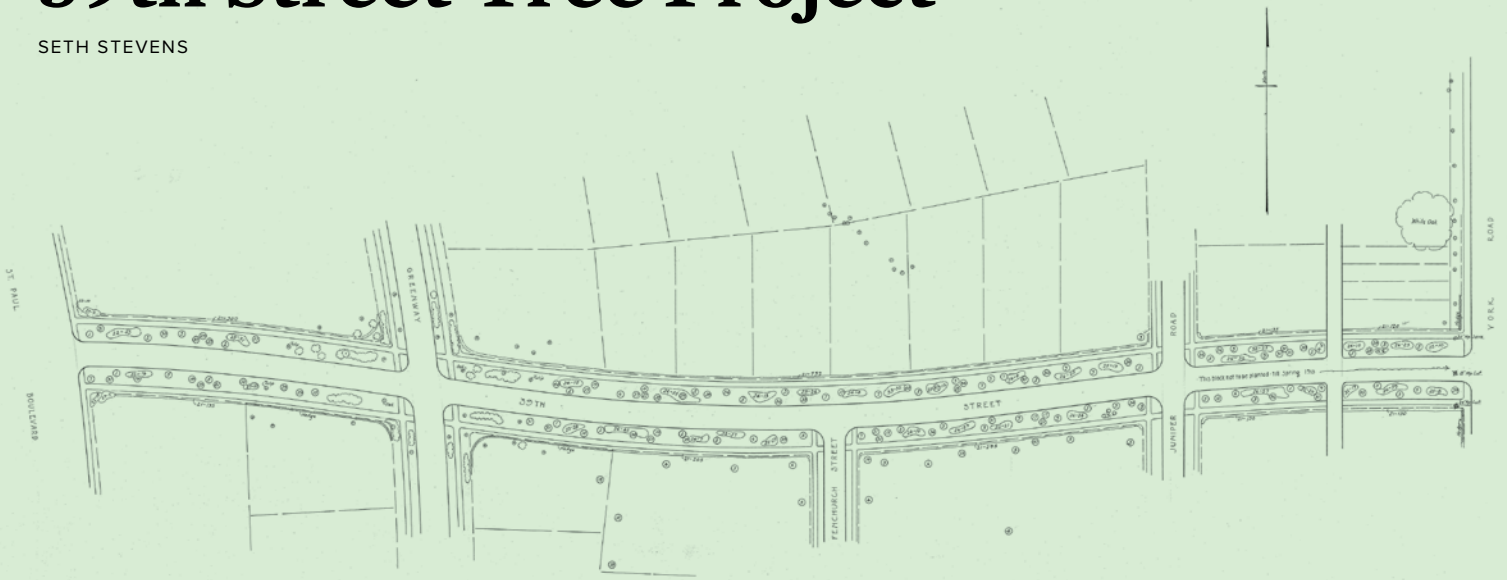
## Centennial Logo Revealed



An unrealized design by Guilford architect Edward L. Palmer inspired Jeremy Hoffman, a neighborhood resident and graphic designer, to create our centennial logo. Titled "Cast Iron Panel Insert on Street Lamp for Guilford" the original blueprints were uncovered in the JHU Sheridan Library archives. The new image will distinguish our events and programs for the celebration.

# 39th Street Tree Project

SETH STEVENS



**PLANTING LIST**

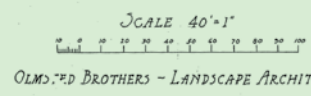
1. *Quercus rubra*, 4 plants  
Red Oak
2. *Quercus alba*, 7 plants  
White Oak
3. *Acer rubrum*, 16 plants  
Red Maple
4. *Acer japonicum*, 8 plants  
Jugger Maple
5. *Resulcia hippocastanum*, 10 plants  
Horse Chestnut
6. *Resulcia multi-lobata*, 2 plants  
Red Flowering Horse Chestnut
7. *Liriodendron tulipifera*, 4 plants  
Tulip Tree
8. *Tilia europaea*, 4 plants  
European Linden
9. *Cornus florida*, 4 plants  
Flowering Dogwood
10. *Crataegus crus-galli*, 2 plants  
Cockspur Thorn
11. *Crataegus mollis*, 1 plant  
Flowering Thorn
12. *Crataegus oxyacantha*, 3 plants  
Nashville
13. *Picea engelmannii*, 3 plants  
Engelmann's Spruce
14. *Cornus masensis*, 4 plants  
Carolina Cherry
15. *Liquidambar styraciflua*, 1 plant  
Sweetgum
16. *Liquidambar styraciflua*, 1 plant  
Sweetgum
17. *Liquidambar styraciflua*, 1 plant  
Sweetgum
18. *Liquidambar styraciflua*, 1 plant  
Sweetgum
19. *Liquidambar styraciflua*, 1 plant  
Sweetgum
20. *Liquidambar styraciflua*, 1 plant  
Sweetgum
21. *Liquidambar styraciflua*, 1 plant  
Sweetgum
22. *Liquidambar styraciflua*, 1 plant  
Sweetgum

23. 2 Beds, 5' plants, 2' apart  
*Hypericum aureum*, 19 plants  
St. John's Wort
24. *Ilex virginica*, 19 plants  
Virginia Holly
25. *Spiraea thunbergii*, 19 plants  
Thunberg's Spiraea
26. 8 Beds, 7' plants, 4' apart  
*Viburnum dentatum*, 65 plants  
Arrowwood
27. *Cornus paniculata*, 35 plants  
Gray Dogwood
28. 4 Beds, 4' plants, 4' apart  
*Spiraea van houttei*, 22 plants  
Van Houttei's Spiraea
29. *Berberis thunbergii*, 21 plants  
Japanese Barberry
30. *Rosa lucida*, 35 plants, 2' apart  
Dwarf Wild Rose
31. *Cydonia japonica*, 15 plants, 3' apart  
Japanese Quince
32. *Viburnum bicoloratum*, 4 plants, 5' apart  
Japanese Bush Crabapple
33. *Viburnum plicatum*, 14 plants, 5' apart  
Japanese Snowball
34. *Lonicera tatarica*, 4 plants, 5' apart  
Tartarian honeysuckle
35. *Viburnum coccineum*, 14 plants, 5' apart  
Rite-red
36. 6 Beds, 14' plants, 2' apart  
*Hypericum aureum*, 84 plants  
St. John's Wort
37. *Viburnum acerifolium*, 14 plants  
Hedge-leafed Viburnum
38. 1 Bed, 36 plants, 2' apart  
*Hypericum aureum*, 18 plants  
St. John's Wort
39. *Ilex virginica*, 16 plants  
Virginia Willow

40. *Cunymus alatus*, 7 plants  
Winged Burning Bush
41. *Pyracantha coccinea*, 3 plants  
Flowering Crab
42. *Magnolia glabra*, 1 plant  
White Bay
43. *Cydonia japonica*, 4 plants  
Golden Quince
44. *Magnolia conspicua*, 1 plant  
Yulan
45. *Acer glaberrimum*, 1 plant  
Silver Maple
46. *Ostrya virginica*, 2 plants  
Jugger Tree

Note: First figures in beds indicate plants or mixture of plants to be used in each space. Second figures show number of plants or mixture of plants estimated as required to fill each space.

THE ROLAND PARK CO.  
GUILFORD  
PLANTING PLAN OF 39TH STREET, ST. PAUL  
BOULEVARD TO YORK ROAD



OLMSTED BROTHERS - LANDSCAPE ARCHITECTS  
BROOKLINE, MASS. - NOVEMBER 27, 1912.  
REVISED DEC. 9, 1912.

FILE 3391  
PLAN 254

This fall will kick off a joint effort among the City, the Association and Guilford neighbors to begin replanting trees in accordance with the original Olmsted plans beginning with East 39th Street and then proceed to address additional streets in the future.

Large trees are an important part the environment and provide many additional benefits; combat the greenhouse effect, moderate the ground temperature, provide migratory habitat for birds and supply an excellent source of oxygen. Trees also increase property values, slow traffic on streets and reduce the amount of water needed for lawns and gardening. Many of the area's trees are nearing or have reached the end of their life span; it is important as a neighborhood to act now.

We expect the City of Baltimore to provide trees to be planted on the City's strip, however, due to economic conditions and budget constraints homeowners and neighbors need to help with planting the trees and agree to maintain them by watering. For the first two years that a tree is planted watering is crucial to survival and overall health of the tree. Please join in and volunteer to have a

trees planted on the grass strip between the sidewalk and street in front of your home. Commit to watering the tree(s) as needed from April to November and if possible volunteer to dig holes and help with the planting when the city delivers them.

Seth Stevens is leading the effort, if you are interested in participating please email him at [SethStevens1@comcast.net](mailto:SethStevens1@comcast.net) and provide in the following information:

- > advise your agreement to water any trees planted adjacent to your property
- > advise if you or anyone in your family will help with the planting of the new trees this Fall

If you can't dig, but would like to join the volunteer effort, you can help by identifying areas in need of trees for next year and coming out on planting day with water to drink to support those who will be digging.

# Gardeners of Guilford

PAM HINDSLEY

The Gardeners of Guilford are off to a blooming start. From our kick-off meeting of 42 interested neighbors in February, we defined our interests through a master survey in March and started a new garden club for Guilford to support our gardens and parks and to share information through a series of lectures, workshops and tours.

In April, Bruce Barnett led a “Behind the Scenes” tour of Sherwood Gardens. In May with the generosity of Seth Stevens, the Gardeners adopted a plot in Sherwood Gardens. In June, Master Gardener, Jennifer Forrence, held a workshop to teach rose pruning and Barbara Morgan hosted a plant exchange. July was our high-point with a private tour of the fabulous perennial gardens of Joan and Howard Friedel on Northway. Summer activities have included weekly Wine & Weed evenings at the Adopt-A-Plot, creation by Jennifer Kingsley of our Gardeners of Guilford listserv and election

of officers — Pam Hindsley, President, Jennifer Kingsley, Vice President and Catherine Searson, Treasurer.

Upcoming fall calendar events will feature speaker, Kirsten Johnson of the Maryland Native Plants Society for a lecture on promoting the use of native plants, a priority survey interest on September 13, 2011 at 7:00pm at Second Presbyterian Church. On October 8, 2011 at 11:00am, Elke Franke will lead a workshop in seed collection in Sherwood Gardens.

All Gardeners are welcome for a potluck picnic to celebrate the fall tulip bulb planting on October 15th at 1:00pm. November will bring a field trip to Cylburn Arboretum to work with master rosarian, David Walsh with a December holiday workshop in the planning.



The Gardeners of Guilford were treated to a private tour of Joan and Howard Friedel's garden in July while in summer bloom. This was just one of many events that brought the group together to focus on the neighborhood parks and gardening events.

1. A beautiful example of annual plantings set in color blocks, a feature of the Friedel's garden that is replanted in new colors and patterns each year.

2. Garden arches are a distinct and classic architectural shape that invites people into special areas and provides vertical interest to any garden.

3. Gardeners in attendance: Pam Hindsley, Ann Giroux, Amy Barnett, Bruce Barnett, Anne Barone, Jennifer Forrence, Elke Franke, Robin Hobbs, Malia Joy, Jennifer Kingsley, Trisha Leach, Barbara Morgan, Joy Munster, Catherine Searson, Marsha Shutty, Seth Stevens and Jim Williams.

# Streets and Traffic

JAY LIPPINCOTT

To help focus the City’s attention on making improvements to Guilford’s streets, sidewalks, and traffic flow, our representatives on Baltimore’s City Council, Mary Pat Clarke and Bill Henry, have been provided with a list of the Association’s current priorities for their respective districts. These priorities are as follows:

**Traffic Calming.** Overhill Rd from N. Charles St. to Linkwood Rd.; improved signals at the intersection of N. Charles St. and Coldspring Ln.; and construction of a landscaped traffic circle at the intersection of Greenway, Northway and Millbrook Rd.

**Street Repaving.** 4300 block of Rugby Rd.; 4400 block of Underwood Rd.; Charlote Rd. from N. Charles St./Stratford Rd. to St. Paul St.; Unit block of Millbrook Rd.; and N. Charles St from just north of Overhill Rd. to just south of Warrenton Rd.

**Sidewalk Repair/Replacement.** Both sides of Gateway Park: along the east side of Saint Paul St and the west side of Greenway from University Parkway to Saint Martin’s Rd.; 4400 block of Underwood Rd.; and other sections where trees between the sidewalk and the street have caused damage located at:

- |   |   |
|---|---|
| 203 Chancery  | 225 Northway ( <i>behind house on Stratford</i> )                     |
| 2-4 Chancery Sq.  | 4309 Norwood  |
| 3801 Fenchurch  | 4305 Rugby  |
| 3805-3807 Fenchurch   | 4313 Rugby  |
| 4105 Greenway ( <i>on Greenway and E. Highfield sides of property</i> )         | 205 Southway  |
| 201 E. Highfield  | 211-213 Southway  |
| Between 204 E. Highfield and 210 E. Highfield                                   | Various sections on west side of 3900 and 4000 blocks of St. Paul St. |
| 301 E. Highfield ( <i>on E. Highfield and Underwood Rd. sides of property</i> ) | East of 212 Stratford   |
| 306 E. Highfield  | 309-311 Suffolk   |
| 207 Lambeth   | 27 Warrenton  |
| 403 Marlow  | 31 Warrenton  |
| 404 Marlow ( <i>On Wendover side of property</i> )                              | 223 Wendover  |
|   | 224 Wendover  |
|   | 4207 Underwood  |

If you are aware of other areas in Guilford where sidewalks need repair or replacement, please notify the City by calling 311 and also inform the Association by sending an email to [jay@guilfordassociation.org](mailto:jay@guilfordassociation.org). Getting our sidewalks in better shape is an Association priority for 2011.

Remember that responsibility for the upkeep of sidewalks generally rests with the homeowners. The City’s Footway Ordinance “requires that the owners of properties in the City of Baltimore be responsible for the cost of the repair/replacement of footways adjacent to their property in the public right-of-way.” Homeowners can make repairs themselves or they can ask the City to do it by calling 311 and then pay for the work performed. The material used to repair or replace the sidewalk must be the exposed aggregate found throughout Guilford called “Bishop’s Mix.”

The only significant exception to the above rule is when damage is caused by a City-owned tree located in the space between the sidewalk and the street. In this instance the cost of repairs will be assumed by the City. (The Sidewalk Repair/Replacement list of priorities only includes repairs that the Association believes are the responsibility of the City.)



Example of a badly damaged sidewalk in Guilford identified by residents and the Association for repair. Residents can contact 311 to communicate and inform the city of additional sidewalk issues that need attention.

# Community Resource List

TOM HOBBS

In a previous newsletter we proposed having the Association create a resident generated resource list of contractors and craftspeople who have demonstrated success in working on Guilford homes. The recommendations for inclusion will come from residents and the Association will simply serve as a means of information exchange providing this service to the Guilford community. Residents have strongly supported this idea and we are ready to receive your recommendations for the list.

Please submit your suggestions for inclusion to Michelle Trousdale at [officemanager@guilfordassociation.org](mailto:officemanager@guilfordassociation.org), including the following information:

- > Your name, email and phone  
*(this information will not be released but must be included to assure that the recommendation is coming from a Guilford resident).*
- > Name of company and/or person
- > Company contact information (telephone numbers, email address, etc.)
- > Your comments

Inclusion on the list will neither imply a recommendation or endorsement by the Guilford Association. Let’s start collecting information in the following categories:

- |                                     |                                   |
|-------------------------------------|-----------------------------------|
| Air Conditioning                    | Handyman                          |
| Appliance Repair                    | Heating                           |
| Architects                          | Home security systems             |
| Basement waterproofing              | Ironsmiths/metal fabricators      |
| Cabinet makers                      | Kitchen cabinetry and countertops |
| Carpenters                          | Landscaping/gardening             |
| Chimney sweep and repair            | Masonry – brick, stone            |
| Computer repair                     | Painting                          |
| Contractors (general)               | Plastering                        |
| Decorative paint finishes           | Plumbers                          |
| Electricians                        | Roofing/gutters                   |
| Exterminators                       | Tree care                         |
| Firewood                            | Shutter replacement/ repair       |
| Floor – restoration and refinishing |                                   |

# Court Upholds Covenants

TOM HOBBS

In July the Association received two orders from the Circuit Court for Baltimore City entering judgment in favor of the Guilford Association and against two York Court property owners. The suits were filed by the Association against the two property owners that had replaced slate roofs with asphalt shingles. Neither submitted the required application to the Association for exterior change prior to making the change and both actions violated the Guilford Architectural Guidelines.

The court orders set forth timing requirements for the replacement of the asphalt roofs, requiring that they be restored to a roofing material meeting the Architectural Guidelines and be approved by the Architectural Committee. The orders require that the roofs be replaced upon the first to occur: 5 years, the sale of the property, or required repair to the existing roof.

These are important decisions that further support the Deed and Agreement and the Association's obligation to maintain the architectural standards and applicable covenants of the neighborhood.

As discussed in the Guilford history article in this newsletter, when the Roland Park Company planned and developed Guilford a Deed and Agreement was created to establish and maintain the quality and character of the community. The covenants were recorded in the land records and became a legal addition to each deed. They stay with the property, as property is purchased and resold, and each owner of Guilford property is bound by the covenants as a condition of ownership.

The architectural covenants set the parameters for development and any exterior change and obligate property owners to submit proposed alterations for review and approval. The Guilford Association as successor to the Roland Park Company administers oversight, review and approval of exterior property alterations through the Board's Architectural Committee. The Guilford Deed and Agreement covenants are the same as those that the Roland Park Company later created for Homeland and the two communities interpret and implement the obligations similarly.

To assist residents when proposing exterior changes and in performing property maintenance, the Architectural Committee in 2006 developed Architectural Guidelines that set forth in more detail the standards and principles that govern the review decisions. Further, to explain the importance of slate and tile roofs and window details to the architectural integrity of Guilford separate guides were prepared. All are found on the Guilford web page. The committee meets regularly and provides guidance and generally quick reviews. To further assist residents locate contractors and receive comparative proposals for work the resource list is now being prepared.

In successfully applying for designation of Guilford as a National Register Historic District, the Association achieved for the community the appropriate recognition as a place of outstanding planning and notable residential architecture. That designation also has brought to Guilford residents significant financial benefits through state historic tax credits by which the cost of maintenance and preservation can be assisted. While the time for application review by the state can be lengthy, many residents have planned ahead and realized substantial tax benefits.

When exterior changes are made by property owners without consultation and approval, the Architectural Committee is obligated to exercise oversight and issue violation notices. Where violations exist, the Association can usually negotiate a reasonable period of time for correction and will allow sufficient time for tax credit approval if that assistance is sought. We recognize that there are existing violations. Because some residents have not understood the obligations created by the covenants or have sought to ignore them there are compliance issues. Further the Association's volunteer board has to provide oversight of almost 800 properties. Through improved management and organization there is more prompt review than in the past and the Architectural Committee is taking reasonable steps to bring problem situations into compliance over time assuring that the quality of Guilford is maintained. Because immediate notice may not be given does not preclude notice from being given in the future when the non-compliance is observed.

A further need for covenant oversight was created by the Maryland Homeowners Association Act that places responsibilities on homeowners to disclose the covenant obligations and any violations that may exist at the time of property sale or transfer. The Act places that responsibility on the seller and the seller's agent. We have become aware of many cases where the seller has failed to make these disclosures placing the buyer in an uninformed position. Therefore the Architectural Committee is inspecting or re-inspecting properties at the time they are listed for sale. Letters are issued by the Architectural Committee and may be requested by the buyer or agent. The letter will indicate covenant compliance or in the case where there may be a violation, the items of non-compliance are identified. The Association requires that the items be corrected at sale or that there be an agreement with the buyer for correction.

The Guilford Deed and Agreement and architectural covenants, Architectural Guidelines and application for alteration are found on the Guilford web page at the following link: <http://www.guilfordassociation.org/architecture/>

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# Stony Run makes Friends

ORGANIZATION HOPES TO CREATE COOPERATION BETWEEN THE CITY, NEIGHBORHOODS, UNIVERSITIES AND RESIDENTS TO PRESERVE STONY RUN AS AN AREA THAT EVERYONE CAN ENJOY.

SUSAN W. TALBOTT

Many Baltimore City residents recall the Maryland and Pennsylvania Rail Road that ran from Baltimore to York, PA along Stony Run. The Friends of Stony Run are looking for volunteers to support the walking path, trail and other support activities.



Some Baltimore City residents recall the small train, lovingly called the Ma and Pa Railroad (short for the Maryland and Pennsylvania Rail Road) that ran from Baltimore to York, PA along Stony Run. The first passenger service, from Baltimore to Towson, began in 1882. Later the train carried agricultural products, coal and the US Mail as far north as York, PA, a trip that took four hours! When the railroad ceased operation around 1958, the track was removed and the banks of the Stony Run returned to their former wild state.

Many city dwellers enjoy hiking along paths near the stream from Northern Parkway, through Roland Park, along the Linkwood Road edge of Guilford, south to the Steiff Silver plant, near where the stream disappears into a tunnel and joins the Jones Falls. However, many areas are in bad condition and will need restoration. Also, the absence of a foot bridge, just north of the West University Parkway Bridge, interrupts the path and prevents walkers from crossing the stream.

In the fall of 2009, a group of residents, who recognized the potential for a bucolic walking path along the Stony Run, began exploring the possibility of establishing an uninterrupted path along the former Ma & Pa rail bed.

The Stony Run Walking Path Committee set itself two key goals: to hire a landscape architect to draw the alignment of the path and to raise funds to pay for the drawing. The firm of Hord, Coplan & Macht was chosen and the Committee worked with Carol Macht and Matthew Fitzsimmons. In March, 2011 the resulting plan was presented to eight community associations along the path, Keswick, Guilford, Roland Park, Tuscany-Canterbury, Wyman Park, Hampden, Remington, and Stone Hill, plus representatives from

Johns Hopkins University and a number of City officials. The response was very enthusiastic.

The Committee also began to work out the complicated details of the alignment from Overhill Road to the West University Parkway Bridge, an area that will require the replacement of the existing foot bridge and the addition of a new foot bridge that will enable walkers to cross the stream at the foot of Linkwood Road, just before the University Parkway bridge.

Now that the plans for the Stony Run Walking Path have been completed, a concerted effort to recruit volunteers is under way. Volunteers will assist with on going projects, including removal of invasive plants, stream clean-ups and fund raising.

To recruit and direct the work of volunteers, a new organization, FRIENDS OF STONY RUN, has been formed [www.stonyrun.org](http://www.stonyrun.org). Contributions are welcome and may be sent to Friends of Stony Run, c/o The Greater Homewood Community Corporation, 3503 N. Charles St. Baltimore, MD 21218. Please join Friends of Stony Run and take part in upcoming activities; contact Sandra Sparks at [srsparks@verizon.net](mailto:srsparks@verizon.net).

## Stony Run Calendar of Events

### Sept 10

Friends of Stony Run Organization Rollout 10-11:30AM  
3503 N. Charles St.

### Sept 17

International Coastal Cleanup; with Blue Water Baltimore, teams will clean up sections along the Stony Run

### Sept 24

JHU President's Day, cleanup of the San Martin Drive section of Stony Run

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## Congratulations to the Waverly Branch Library

ANN GIROUX

The Waverly Branch of the Enoch Pratt Free Library has had an award-winning year. Robert Pate, a recent graduate of Baltimore's School for the Performing Arts, and a heavy user of the Waverly Branch tutoring program, has been accepted to the Berklee School of Music in Boston. Congratulations to Robert Pate.

Lena Davis, a student at Johns Hopkins University, and President of the Waverly Tutorial Project Student Initiative won both the JHU Changemaker of the Year Award and the Enoch Pratt Free Library's Pratt Special Contribution Award.

The Waverly Tutorial Student Initiative itself also won the Enoch Pratt Free Library's Pratt Special Notice Award and was nominated the JHU CSC's Urban Education Award.

Melinda Smith, resident of Oakenshawe, and Waverly Friends President won the Pratt Special Contribution Award.

Finally, the Waverly Branch staff won the Pratt Staff of the Year Award. What a year!

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## 5th Annual Waverly BookFest

Waverly Branch of the Enoch Pratt Free Library  
400 E. 33rd Street (across from the Waverly Farmer's Market)

**Saturday, September 10**

10:00am – 3:00pm

Each year thousands of people attend Waverly BookFest to browse the thousands of titles in the book bins and the wonderful vintage and antique items at the silent auction tables.

Special Free Programs Include:

Children's Program	10:00am – 1:00pm
Adult Crafting Session	1:00pm – 2:00pm
Book Appraisals	2:00pm – 3:00pm

Proceeds support the after school tutoring program at the Waverly Branch for which there are no other sources of funding. This program does make a difference.

The Guilford Association is a Neighborhood Sponsor of Waverly BookFest again this year. Guilford residents Mr. and Mrs. Lee Miller, and Mr. and Mrs. David Giroux are Waverly BookFest Sponsors. O'Malley's Antiques of Mt. Washington is a Waverly BookFest Corporate Sponsor.

If you would like to become a Waverly BookFest Sponsor, assist with Waverly BookFest, or find out more about Waverly Friends and the after school tutoring program, please contact Ann Giroux 410-889-6484 or [aggiroux@girouxdevelopment.com](mailto:aggiroux@girouxdevelopment.com).

## Save the Date: Guilford Fall Events

ANN TYLER



Every year Guilford hosts Halloween in the Park where kids and adults dress up in their costumes and participate in this exciting, family friendly neighborhood event.

**October 22:**

**Annual Wine Tasting and Moveable Feast**

This year's event has been scheduled for Saturday, October 22, starting at 6pm. Our gracious hosts will be Jeff and Nicole Lubin on St. Paul Street, Cathy and Kevin Gaynor on Warrenton and Jeff Nelson and Mary Rifino on Whitfield. Returning again this year will be caterer, Beej Flamholz.

**October 29:**

**Halloween in the Park**

The annual Halloween event in the gardens is always a sight to see. Sherwood Garden's becomes haunted with mummies, ghosts, princesses, fairies, tigers and action heroes to mention just a few. As you may have experienced, it's not just the young ones who are costumed and ready to trick or treat! Last year, lots of yummy treats and fun was had by everyone. The tentative date for this year's event is Saturday, October 29th.

Additional details for both events will follow. If you are interested in volunteering for either of these events, please contact Ann Tyler at [tylershinn@aol.com](mailto:tylershinn@aol.com)

# The Guilford News

FALL 2011

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## CALENDAR OF EVENTS

October 22	Annual Wine Tasting & Moveable Feast
October 29	Halloween in the Park
November 16	Guilford Association Annual Meeting
December	Annual Holiday Party

## IRENE UNITES COMMUNITY

Many of the treasured old growth trees that distinguish Guilford—and many as old as the community—were uprooted by Hurricane Irene, blocking streets and driveways, bringing down power lines and damaging many homes. Fortunately, many neighbors pulled together and supported each other throughout the weather event helping with clean up, flooding and supporting those who lost power.



In a month of extreme natural disasters, the powerful winds of Hurricane Irene swept through Guilford in August causing extensive property damage.



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