

# TCNA Newsletter

Winter 2008

Tuscany-Canterbury Neighborhood Association

Baltimore, Maryland

## In this Issue

- Spring General Meeting
- President's Message
- 3906 Canterbury Road
- Linkwood Park
- Castalia
- First Fridays
- Landmarking Process
- Maps on Purpose
- Scottish Rite Temple
- Membership Form

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## Spring General Meeting to be held May 20, 2008

*Details to follow in  
next TCNA Newsletter*



## President's Message

Our neighborhood is very diverse in its housing types. It includes high- and low-rise apartments, condos, row houses, and single-family homes. Few neighborhoods in Baltimore City have such varied housing stock or density. This architectural diversity is positive, but it can create issues that divide us. Our strength has been that we all support one another when a particular need in one part of our neighborhood becomes a serious issue.

Calvert School's current request for approval to demolish Castalia, to raise the cap on enrollment at the school, and to tear down the former fraternity house at 3906 Canterbury and build an addition on that site to the school's current facility challenges our unity. Some Tuscany-Canterbury residents are deeply concerned about the Castalia issue; others believe that the main issue is an increase in Tuscany Road traffic resulting from expanded enrollment; still others want Calvert's purchase of 3906 Canterbury and the proposed addition to the school to be more clearly explained. Our Association must respond to all of these concerns as a single package. As a result, it's important that each resident try to understand the different viewpoints on each of these matters so that so that we can present a unified position on all of them in our dealings with Calvert.

The year just begun may bring improvements. Traffic problems and what to do about the median strip on 39th Street between Canterbury Road and University Parkway will be addressed. Look for landscaping of the median strip to begin and for parking near the Hopkins Deli to change. The TCNA Board of Directors welcomes your suggestions. Our councilwoman, Mary Pat Clarke, has the city government's departments working to help us.

I am also seeking assistance regarding improvements to Stony Run. One idea is to have a foot and bike bridge over the stream to link our stretch of Stony Run to the Wyman Park section.

Remember that your involvement in neighborhood activities as a member of the Association is not only enjoyable but can help promote understanding and neighborhood cohesion.

*A. J. O'Brien*

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## Calvert School and Tuscany-Canterbury Residents Discussing 3906 Canterbury

The 3906 Committee, representing four neighborhood organizations, Tuscany-Lombardy Co-op, Gardens of Guilford, Ridgemedede/Ridgewood Condominiums and Tuscany-Canterbury Neighborhood Association, was created to monitor developments at the former Phi Kappa Psi fraternity house at 3906 Canterbury Road.

Following the City's denial last April of the Phi Kappa Psi fraternity's request to re-occupy the house, Calvert School made another offer to buy the property and it was accepted by the owners. Calvert's offer carried three contingencies affected by the school's restrictive covenants with the neighborhood organizations. Calvert wants to make substantial changes to the exterior of Castalia, the residential property at 200 Tuscany Road currently owned by Calvert; raise the enrollment cap in the Lower School by 23 students and purchase the former Phi Kappa Psi house.



Andy Martire, headmaster of Calvert, outlined these modifications at the TCNA general membership meeting last October. After that meeting, the 3906 Committee began assembling residents' concerns and reactions to Calvert's proposal. Members of the Committee discussed their preliminary findings with Headmaster Martire and Joe McGraw, Calvert's business manager, at informal meetings on October 31 and November 5 and 13.

The 3906 Committee met formally on November 10 and 17 and December 1 to review progress and reach decisions on actions to be taken. Similarly, Calvert's and TCNA's legal representatives have exchanged letters clarifying their clients' respective positions.

On December 17, members of the 3906 Committee met with Calvert representatives to share information and their respective concerns. Although many items were discussed and positions clarified, no definitive proposal could be developed. Accordingly, the neighborhood meeting that had been tentatively set for December 20 at the Scottish Rite Temple was canceled.

Following a conference call on December 22, the 3906 Committee instructed its attorney to write a letter to Calvert School reiterating the neighborhood's interests and concerns. These included retention of the restriction against modifications to Castalia; a willingness to discuss raising the enrollment cap after Calvert has implemented an effective and sustainable traffic management plan on Tuscany Road; parameters for the design and use of any structures erected on the 3906 site; conditions for demolition and construction on that site; and a time extension on the Agreements of Restrictive Covenants. After review by members, this letter was faxed to Calvert's legal adviser on January 3. He responded later that same day, saying, "This is most constructive and most appreciated. We will be in touch."

A week after Calvert was sent the neighborhood associations' letter, the Committee contacted the School to request an update on the school's response. Early the next day the School reported "the Board's Executive Com

## Calvert/T-C Efforts (continued)

mittee has met, and we are engaging an array of professionals to work with us to prepare an expanded, comprehensive package of materials and plans requested in your letter of Jan. 3. Our hope is to submit to you in February a package that is fully responsive to what the neighbors have requested." He began his response by asserting that an article published on the *Baltimore Messenger's* website stating that Calvert had abandoned its efforts to purchase the Phi Kappa Psi house was inaccurate.

The 3906 Committee remains in communication with Calvert regarding its proposal. In anticipation of it, the 3906 Committee will soon schedule a neighborhood meeting to consider and act on Calvert's proposal.

*Ralph Kurtz*

## Tuscany-Canterbury Can Make Linkwood Park a True "Link"

As a longtime park enthusiast, I have been delighted to discover the parks in our new neighborhood, Tuscany-Canterbury. Soon after moving here, my husband and I began learning the wonderful trails north and south of Linkwood Park and been impressed by the volunteers help in these parks.

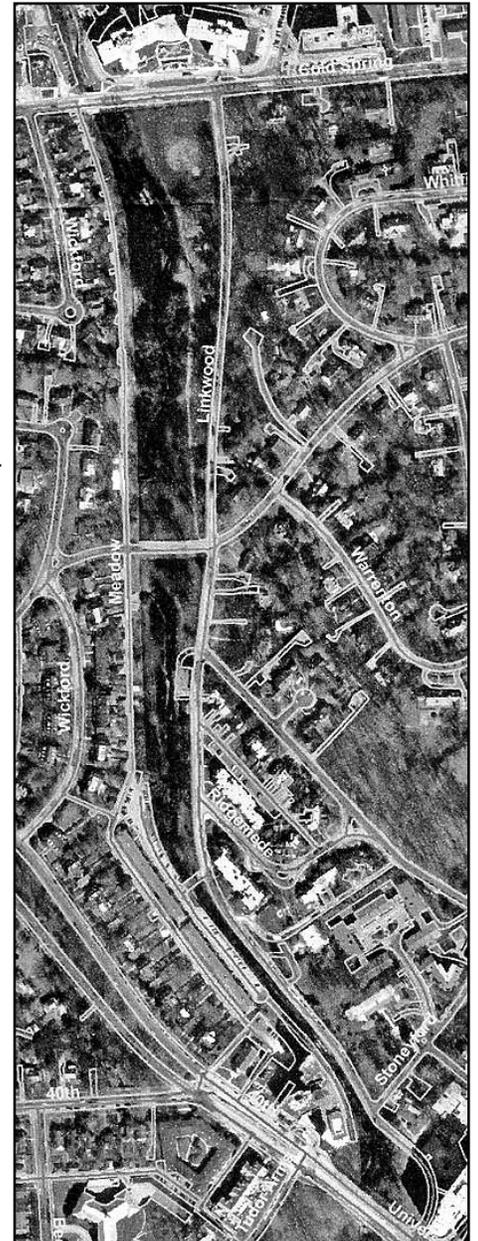
I used to own a farm, and love working with land and trees. After meeting with a representative of Recreation and Parks to make sure I had approval, I was happy to begin putting time and effort into areas of Linkwood Park that need it. I've since met with other park enthusiasts who are working to make a difference. If you would enjoy getting together this spring and summer to add your help, please let me know.

Maintenance of our city parks has been woefully inadequate for many years. A loose group of people, working individually and collectively under the auspices of The Park Advocate, are seeking to change that. The Park Advocate was begun by Chris Delaporte, who was director of the Department of Recreation and Parks in the 1980s. He met with my husband and me in Linkwood Park several years ago to discuss needed improvements. One aim is to connect Linkwood Park with the segments of Stony Run Park north of Wyndhurst Road and south of University Parkway. Of concern also is the lack of care for the trees, shrubs, and wildflowers in the park, and the invasion of non-native plants. We hope to inventory plant life in the three sections of Stony Run, mark the invasives that should be removed, and make recommendations for management of the parkland. To begin, a small, accessible area in Linkwood Park will be targeted to demonstrate what could be accomplished along Stony Run.

Recreation and Parks has given assurance that if members of our community will take the lead, the department will provide volunteer groups to help with removing invasive plants, hauling out dead wood, covering graffiti, and other tasks. With your help, I am willing to organize the overall undertaking. We need as many hands as we can muster, so if you are willing to help, please email me at [Kirsten.day@verizon.net](mailto:Kirsten.day@verizon.net) or call me at (410) 435-4066.

Mayor Dixon's office has responded positively to the concept of making maintenance a cornerstone of our city's park system. The proposal now is to make Linkwood Park an example of what could be accomplished in a citywide effort among neighborhoods that truly care about the well-being of their parklands. Please join me in creating this example in our own little gem, Linkwood Park, here in Tuscany-Canterbury.

*Kirsten Day*



## To Stop Demolition, Old Owner Would Buy Castalia Back

by Robbie Whelan

Business Writer, *The Daily Record*

*(The following article, published Tuesday, January 8, 2008, in The Daily Record, is reprinted with the kind permission of the publisher.)*

The Johns Hopkins psychiatrist who sold an historic estate known as Castalia to his next-door neighbor, the Calvert School, for nearly \$500,000 less than its appraised value, said Tuesday that he would rather buy the house back than see it demolished.



Dr. James Harris made his remarks at a meeting of the Baltimore Commission for Historical and Architectural Preservation, which was called to discuss adding Castalia to the city's list of historic landmarks.

The preservation effort was spearheaded by Baltimore Heritage, a nonprofit architectural preservation group, and members of the Tuscany-Canterbury Neighborhood Association.

Tax records show that Harris and his wife, Dr. Cathleen DeAngelis, sold the house to Calvert for \$1.3 million in 2005, when it was appraised at nearly \$1.8 million. In addition, they made a charitable donation of \$100,000 to the school.

"When we discussed selling the home to Merrill Hall, the previous headmaster, he made it clear that he wanted to live there," Harris said. "We thought the best guarantee [for preservation] was to sell it to the Calvert School."

Built in 1928, Castalia was originally the home of Virgil Hillyer, Calvert's first headmaster. It was designed by the prolific architect Laurence Hall Fowler, whose work includes the World War I memorial building that stands opposite Baltimore's City Hall.

"It's a time capsule," Harris said. "Weddings have been held there, novels written there, theses finished there."

In Greek mythology, Castalia was a nymph who evaded the pursuit of the god Apollo and was subsequently transformed into a fountain.

Baltimore's Castalia is perched on a gentle hillside on Tuscany Road, and a natural spring feeds two small ponds in its front yard.

Adam Blumenthal of the Baltimore Architecture Foundation described Castalia as a product of the early-20th-century "arts and crafts" style that blends organic building materials with modern design.

"You're sort of living in nature, here," he said, pointing at the home's granite exterior and wooden shingles.

But Harris said that in February 2007 he was called to a meeting at the Calvert School, at which current Headmaster Andy Martire pre

## Castalia (continued)

sented him a detailed plan to demolish Castalia and build an amphitheater in its place. The same plan was presented to the community in November, provoking outrage and leading to the circulation of a petition opposing the Calvert School's plan.

"We want to preserve that building; it's part of our heritage as a national historic district," said A. J. O'Brien, president of the Tuscany-Canterbury Neighborhood Association. "We felt that Calvert wasn't paying attention to their past, and we needed to refresh their memory."

Martire said that the community overreacted to the presentation of a demolition plan for Castalia that hadn't progressed beyond preliminary stages.

"We tried to make it clear that the plan wasn't decided," he said after the commission's meeting.

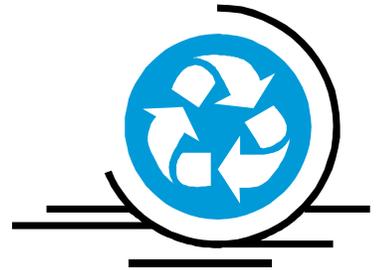
He called Harris's proposal to repurchase the house "a generous offer," but added that any decision on Castalia must be reviewed by Calvert's board of trustees.

"Sometimes people react to plans that are conceptual in nature and take them too realistically," said Al Barry, a development consultant who is working with the Calvert School.

The preservation commission voted to grant a continuance, putting off a decision until its March meeting.

City Councilwoman Mary Pat Clarke, whose 14th District includes the neighborhood, was present at the hearing, and said she supports the preservation effort.

"[Castalia] is irreplaceable," she said. "It's as much the neighborhood's, in a way, as it is the school's."



## Recycling Reminder

Baltimore's new single-stream recycling program requires that glass, plastic, and metal put out for collection **MUST NOT** be put into plastic bags, whether they are then placed into bins or directly onto the ground. They should be put loose into yellow containers provided by the city, or other containers clearly marked "Recycling," or cardboard boxes. Anything put out in black plastic bags will be treated as trash.



## "First Fridays" Heating Up

The sounds of lively chatter emerging from the Colonnade's Spice Company restaurant at the end of the workday the first Friday of each month signal the growing popularity of Tuscany-Canterbury's "First Friday" gatherings. In the elegant space and the soft lighting that makes everyone look good, neighborhood residents are finding a place to chat with old friends and meet new ones, have a drink, unwind, and nibble on the extravagant hors d'oeuvres the Spice Company graciously serves free of charge. On December 6 "Maps On Purpose," created by the Art on Purpose project for neighborhood children, was on display in the lobby, adding another dimension to the eating, drinking, and conversation the neighborhood enjoys on First Fridays.

Please mark the following Fridays on your calendar: March 7, April 4, May 2, and June 6, and join the happy crowd at the Spice Company from 5 to 7 p.m. Again, special thanks to the Spice Company, which hosts these events and provides a lovely atmosphere for First Fridays.

*Marianna Busching*



## Becoming Historic Landmark Is Four-Step Process

Baltimore's list of historic landmarks comprises more than 100 buildings, monuments, and places such as the Bromo-Seltzer Tower and the Washington Monument as well as less known but noteworthy ones like Pascault Row on West Lexington Street or the Orchard Street Church, an African-American institution. Baltimore's Commission for Historical and Architectural Preservation (CHAP) recently began considering adding the Scottish Rite Temple, at Charles and 39th Streets, and the Castalia residence to this list. Consequently, "landmarking" can have a large impact on the Tuscany-Canterbury neighborhood. This article explains the "landmarking" process and what this means for these and other buildings in the city.

There are a number of ways a structure can become eligible for the CHAP landmark list. One is if it is an edifice such as a home, office, or church associated with the life of an outstanding historical person. Another is if the structure is significant of the architectural period when it was built and is architecturally distinguished or the work of a master architect, engineer, or artist. Yet a third is if a structure "contributes information of historical, cultural, or social importance relating to the heritage of the community." Possessing any one of these characteristics, or a combination of them, qualifies a structure for the landmark list.

Designation as a landmark follows four steps. First, the building must be nominated. Anyone can submit a nomination for any structure, including its owner, a member of the general public, or CHAP itself. The second step is a hearing at CHAP. The Commission reviews the nomination against its landmarking criteria. If the structure meets any of the criteria, CHAP will approve the nomination and forward it to the Planning Commission who will conduct a hearing. If the Planning Commission approves the nomination, it is then drafted into a bill which follows the legislative process of the Baltimore City Council and the Mayor. This involves hearings before the full City Council and at least one hearing before a Council committee. The length of the process can vary considerably although four to six months is the likely minimum time. Some nominations have taken longer.

Landmarking provides the highest level of preservation protection Baltimore City can provide for a building. Once on the list, any external changes require the approval of CHAP to ensure they are sympathetic to the historic character of the building. The Commission also reviews requests when an owner wishes to demolish a landmark building. CHAP reviews each proposal for alterations or demolition based on criteria set out in its authorizing legislation, including whether the proposed changes will be detrimental to the public welfare and whether denial will result in substantial hardship to the owner. CHAP has permitted demolition of a landmark building only a handful of times in its 40-year history.

Additional information and updates on the Scottish Rite Temple and Castalia landmarking nominations and other preservation issues are available from CHAP at (410) 396-7526 or Baltimore Heritage director Johns Hopkins at [hopkins@baltimoreheritage.org](mailto:hopkins@baltimoreheritage.org) or (410) 332-9992.

## TCNA's *Maps on Purpose* Exhibit to Have Viewings at Walters, School 33

TCNA's *Maps on Purpose* project had its debut at December's First Friday at the Spice Company. Those who missed this showing still have opportunities to look at our maps: April 1627 at the Walters Art Museum and May 131 at School 33. (See the accompanying box for information about the Walters event.)

Many thanks to Calvert School for its participation and for the use of its art room for our Thursday afternoon sessions. Thanks also to the middle school students from Calvert who lent their talents and sharp observations to the project: Chris Stith, Kevin Warshaw, Scott Finney, Joey Benassi, and Alice Palkovitz. Guidance and focus came from TCNA adults Ellen Wasserman, Sue Talbott, Paula Franklin, Dory Storms, Kenna Forsyth, and, especially, Stephanie Halpern, who contributed leadership and coordination. We all had great fun working together. The kids and adults took scores of digital pictures, many of them quite stunning. We hope to book local venues for our own neighborhood photography show.

Please join your TCNA neighbors in helping to make *Maps on Purpose* all it can be for Tuscany-Canterbury and for 23 other city neighborhoods by making a tax-deductible contribution to Art on Purpose, the sponsoring organization. It costs about \$7,000 for each neighborhood to be included in this exciting project. Make your check payable to Art on Purpose, 2002 Clipper Park Rd., 4th floor, Baltimore, MD 21211

Kenna Forsyth



### Walters Art Museum

#### Exhibit

**April 16 to April 27**

Maps of Druid Hill Park, Tuscany-Canterbury, and Patterson Park/Patterson Place illustrate the value of parks and greening initiatives for Baltimore communities.

**Friday, April 18, 5:30 to 8:00 p.m.**

Join Art on Purpose for an evening that includes a Department of Recreation and Parks presentation of *Treasures in Parks*, and Parks and People Foundation's *From Grassroots to One Park*, a presentation on community greening. This event is free and open to the public.

5:30 to 6:00 Exhibit viewing and refreshments

6:00 to 6:30 Gallery conversation

6:30 to 7:15 *Treasures in Parks* and *From Grassroots to One Park*

7:15 to 8:00 Networking and exhibit viewing

## Masons Working With TCNA to Secure Temple Future



The uncertain future of the Scottish Rite Temple on Charles Street at 39th has been much on the minds of Tuscany-Canterbury residents in the months since they learned at TCNA's spring meeting that it had been put up for sale by the Masonic order that owns it. Last September, the Commission for Historical and Architectural Preservation (CHAP) officially nominated this monumental building for landmark status. The request to landmark the Temple had been made by Councilwoman Mary Pat Clarke at the urging of our community association, and CHAP's nomination will soon go to the Planning Commission and City Council for approval.

Soon after the CHAP hearing, Dr. Hans Wilhelmson, Grand Sovereign Inspector General, asked to meet with Councilwoman Clarke and a representative from TCNA's Board of Directors. Ms. Clarke and board member Susan Talbott subsequently met with Dr. Wilhelmson in early November. They learned that the Masons' overriding concern was not to sell the Temple, but, rather, to find ways to solve their financial problems, which would enable them to continue

## Masons Offering Lunch and Temple Tour

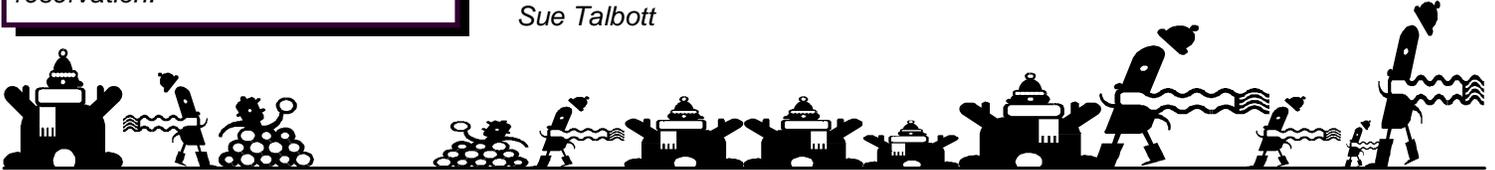
Many Tuscany-Canterbury residents have enjoyed lunch at the Scottish Rite Temple, followed by a tour of the building. If you would like to "do lunch" (prepared by the Masons and their wives), please call Sharon at (410) 2433200 for a reservation. Lunch is \$5. All are welcome, so please invite your friends and neighbors to join you. If you would like a tour, please let Sharon or JT know when you make your reservation.

using the building. Dr. Wilhelmson said the Masons would especially welcome assistance in finding ways to increase income from the rental of banquet space, the Temple's 1,000-seat theater, and the building's unfinished second floor.

For this purpose, Ms. Clarke and Ms. Talbott invited experts from CHAP, the National Park Service, and Baltimore Heritage, as well as architects and a commercial property consultant, to contribute ideas and advice. Information on obtaining federal, state, and local grant funds and loans for capital improvements to historic buildings was also presented to Dr. Wilhelmson and his colleagues. Discussed as well were possible uses for the building supplemental to the Masons' own use, together with a feasibility study.

At this time, the Masons are reviewing the information provided by the group of expert consultants (two of whom are Tuscany-Canterbury residents) that TCNA assembled to assist the Masons with plans to preserve and improve the Temple, get it on a sound financial footing, and avoid selling what is one of the chief architectural treasures of our neighborhood.

Sue Talbott



## Not a TCNA Member Yet? Please Join Now

All residents, businesses, and institutions within the TCNA neighborhood are eligible for membership in the Tuscany-Canterbury Neighborhood Association. To join, simply fill out the form below and mail it with your dues payment (see below). Membership includes voting rights at the TCNA annual spring meeting: one vote per individual or business member, two votes per family membership.

### TCNA Membership Application

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

**2008 Annual Dues:** Individual \$15, Family \$20, Corporate \$50  
Make checks payable to TCNA. Mail to TCNA c/o Shreve Simpson, 333 Tuscany Rd., Baltimore, MD 21210.

I would like to receive e-mail news and notices from TCNA.