



TUSCANY-CANTERBURY

NEIGHBORHOOD ASSOCIATION

P.O. Box 26223 Baltimore, Maryland 21210

Winter 2011

Reaching beyond the Borders of Tuscany-Canterbury

Although TCNA's Board of Directors is concerned chiefly with matters within our neighborhood, its members work regularly with city departments and coordinate with nearby organizations outside Tuscany-Canterbury. Here are some highlights of these activities during the past few months.

NEW JHU LACROSSE FACILITY

Johns Hopkins officials presented their plans for construction of a new 14,000-square-foot lacrosse facility, to be built at the east end of the university playing field that parallels West University Parkway. Construction is scheduled to begin this summer and to be completed in the fall. Councilwoman Mary Pat Clarke and a member of the TCNA board met with Hopkins officials to discuss a variety of issues, such as loudspeaker volume, traffic that might increase upon completion of this building, and neighborhood inconveniences that might result during construction of the facility. JHU officials are sensitive to our concerns and have pledged periodic meetings with representatives of surrounding neighborhoods as this plan goes forward.

LIQUOR LICENSE VIOLATIONS

Board members were invited to attend a seminar sponsored by the Greater Homewood Community Corporation on how to deal with possible liquor license violations. At this seminar attorneys and city officials involved with neighborhood complaints about such violations made presentations and

responded to questions. With the contacts and information provided at the seminar, and with strong support from the Baltimore City Council president, we should be able to remain properly informed about Baltimore's liquor board actions. Additionally, we will know how to effectively pursue any suspected violations of liquor licenses.

ZONING WORKSHOPS

TCNA members participated in one of several scheduled zoning workshops offered by the City planning department. At this workshop, planning department officials presented the first draft of their revised Baltimore City Zoning Code. This code was last revised in 1971 and is being modified to reflect changes in Baltimore's economic base, to correct prior zoning problems, and to adopt new urban-planning concepts considered appropriate for Baltimore. We were

able to ask questions and to view proposed zoning-map changes. Clearly, the City intends to be open to comments on all subsequent drafts. The TCNA board will remain alert to this process.

NEW TRAFFIC SIGNALS

Through the persistent efforts of TCNA board members, the City traffic department has installed a left-turn signal at the intersection of North Charles and 39th Streets. These same efforts have also persuaded the City to install "Walk/Don't Walk" signals at that intersection.

PARTICIPATION IN ROLAND PARK MASTER PLAN

The board has notified the Roland Park Civic League of TCNA's interest in participating in the implementation of the recently completed Roland Park Master Plan. This comprehensive and groundbreaking plan will be rolled out over a protracted period. Our neighborhood will be in a position to properly represent our interests and concerns as elements of the plan are developed and implemented.

Your response to these various efforts in behalf of Tuscany-Canterbury will be welcomed by the board.

—David Bedingfield

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2010-2011**

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From the President

Happy New Year!

We last met as a community at the General Membership Meeting on November 3 at Calvert School. TCNA members Anne Perkins and Bill Eberhart presented an update on plans for creating the Stony Run Walking Trail. Their PowerPoint presentation, prepared by the architectural firm Hord Coplan Macht, showed the alignment of the trail running from Cold Spring Lane to where the stream joins the Jones Falls just beyond the Stieff Silver factory. When spring comes, TCNA board member A.J. O'Brien will again lead tours of the trail. E-mail him if you'd like to join him on a tour.

As the anniversary of last winter's record snowstorms approaches, A.J.

O'Brien has been making arrangements for snowplow services in the alleys, should we need them in 2011. In addition, Bill Eberhart is working with the City in an effort to ensure that Tuscany-Canterbury's streets will be properly plowed. And if we do have more snow, please remember that homeowners are obligated to shovel sidewalks along their property lines. This obligation also holds true for apartment buildings.

We appreciate the improvements that the City transportation department has made to the intersection of 39th and Charles Streets, and we hope the current DPW work on the water line along 39th Street will bring an end to periodic flooding in front of the Broadview.

The fiscal problems facing the City will affect our neighborhood in many ways.

For example, the semiannual dumpster service we enjoy may not be available this spring. I keep phoning, and so far no dates are being made available. Also, it has been announced that the hazardous waste drop-offs at Poly-Western and on Sisson Street will be discontinued. Many of us have written to Mayor Rawlings-Blake in opposition to this decision, and copies of our e-mails have been sent to Delegate Maggie MacIntosh, who chairs the Environmental Matters Committee of the Maryland House of Delegates.

A.J. O'Brien is heading a small committee that will review and rewrite the architectural guidelines that were originally published in Eileen Higham's history of Tuscany-Canterbury. Homeowners who want to replace windows, doors, roofs, etc., should read the existing guidelines and/or confer with A.J. The goal is to maintain the architectural integrity of our charming and unique community.

Lastly, the very active Membership Committee is organizing an effort to increase membership in TCNA.

If you know of new residents in our neighborhood, please invite them to join TCNA and refer them to the membership form on the association's website (www.tuscanycanterbury.org).

I wish you all a snow-free February and March.

—Susan W. Talbott

The Spirit of the “Ma & Pa” in Tuscany-Canterbury

In this densely inhabited neighborhood, with its high-rise apartments, majestic rowhouses, and hundred-year-old trees, it’s hard to imagine that once a railroad meandered across nearby streets and along Stony Run. The Maryland and Pennsylvania Railroad, affectionately known as the “Ma and Pa,” had a short, mostly financially difficult, history beginning in 1881 and ending around 1958.

The train, built on narrow-gauge tracks, wandered through some of the most beautiful terrain in Maryland, and this contributed to its demise. It traveled the 45 miles from York, Pennsylvania, to Baltimore on 77.2 miles of track, which was built up and over steep grades, 111 trestles and bridges, and hundreds of sharp curves. One turn, at the Mason-Dixon Line,

was 90 degrees. Because it didn’t pass through any significant commercial areas, most of the freight consisted of milk and other agricultural products. Other freight included coal, slate, and (its most profitable load) the U.S. mail. The railway began passenger service from Baltimore to Towson (then known as Towsontown) in 1882 and eventually carried freight and passengers from Baltimore to York and back. The last public timetable, published in 1954, shows that the entire trip took approximately four hours.

The Ma & Pa Railroad entered the Tuscany-Canterbury area heading north from North Avenue and Howard Street and began ascending a long grade up Stony Run on the west side of

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Engine #41 of the Maryland and Pennsylvania Railroad. It is running as the Baltimore switcher at the University Parkway underpass (at Linkwood Road), taking cars up to the Homeland siding. Courtesy of the Baltimore County Public Library



The Maryland and Pennsylvania Railroad Homeland station, built in 1888 on West Lake Avenue in Roland Park, has been converted to a stylish residence. Courtesy of the Baltimore County Public Library

THE SPIRIT OF THE “MA & PA” IN TUSCANY-CANTERBURY Continued

the creek, then ran through the Roland Park area to Homeland and Towson.

Several local residents still remember the train. A.J. O'Brien, on Cloverhill, can point out exactly where the tracks used to be and which bridges the train went under or over. Mac Passano, who lives on Linkwood, can describe how he, as a boy, used to grab the caboose when the train stopped at Cold Spring Lane and, although he was occasionally shooed off by trainmen, catch a ride to Gilman School on Roland Avenue. Mac also recalls his mother's giving his father's worn shirts to hobos, who also rode the rails, much to the father's distress (he loved his old shirts).

Anne Perkins, who lives on Tuscany, remembers taking the Ma & Pa from Wyndhurst to visit her grandfather's farm in Glen Arm. Back then it was still safe for grade-school children to ride a train alone. She also recalled an episode in which her sister-in-law drove a car straight into the side of the train where the tracks went onto the Bryn Mawr School property. (Though the train crossed many roads and streets, it seems there were no lights or crossing gates.) No one was injured in that collision, Anne remembers, but the automobile was totaled.

By looking closely, one can still see the Ma & Pa tracks crossing North Charles Street near Eddie's. There are plans to develop a walking trail on the old rail bed along Stony Run from Cold Spring Lane to the Jones Falls. The spirit of the old Ma & Pa Railroad will live on.

For those interested learning more about the railroad, please read *The Ma and Pa*, by George W. Hilton.

—Marianna Busching

News & Notes

by A.J. O'Brien

First Friday gatherings continue on the first Friday of each month at the Colonnade from 5:00 to 6:30 p.m.

Enjoy chatting with neighbors and invite new neighborhood residents to attend the get-together—and to join TCNA. Upcoming First Friday dates are **March 4, April 1, May 6, and June 3**. See you there.

The calendar year begins the new TCNA membership year. Membership forms were distributed in early December. You'll also find a form on the back page of this issue of the newsletter. You can find a membership form online as well, at www.tuscanycanterbury.org. Please pay your dues promptly, as our snow removal fund needs to be replenished. Payment of your annual dues entitles you to receive important e-mail alerts.

Come spring, residents are encouraged to refresh their lawns and the exteriors of their homes. Talk with your next-door neighbors about joining together to clean up winter debris and to get contact information for recommended home contractors.

The police and fire departments remind us to display address numbers on both the front and rear of our houses. In an emergency you would not want your house to be hard to locate. The fire department also advises installing carbon monoxide detectors as well as smoke detectors in all homes. Carbon monoxide has already caused a number of deaths in Baltimore this year.

The Stony Run Walking Trail Committee will sponsor a walk along the old Ma & Pa Railroad right-of-way in early spring. The date and time will be announced in a TCNA e-mail.

Six-Month Property Sales in Tuscany-Canterbury

Address	Days on Market	Closing Price
3801 Canterbury Rd., #507	351	\$210,000
4000 N. Charles St., #712	303	185,000
3704 N. Charles St., #PHD	193	775,000
3704 N. Charles St., #306	149	281,060
221 Ridgemedede Rd., #505	184	140,000
101 Overhill Rd.	91	593,500
4000 N. Charles St., #902	116	235,000
221 Stony Run Ln., #G-1	13	330,000
3801 Canterbury Rd., #509	21	225,000
4214 N. Charles St.	76	410,000
4000 N. Charles St., #1608	62	100,000
4100 N. Charles St., #815	54	180,000
3801 Canterbury Rd., #610	94	335,000

Address	Days on Market	Closing Price
4212 Tuscany Ct.	64	256,000
212 Stony Run Ln., #1B	5	405,000
3704 N. Charles St., #803	58	500,000
3704 N. Charles St., #1106	53	335,000
4100 N. Charles St., #108	12	233,000
4100 N. Charles St., #307	8	180,000
205 Ridgemedede Rd.	5	445,500

Note: These data represent real estate activity from July 1, 2010, through December 31, 2010, in our area. At the time of publication, this information is deemed reliable, but it is not guaranteed.

Source: Metropolitan Regional Informational Systems, Inc., provided by Meg Olson, Realtor with Coldwell Banker, Roland Park, Cross Keys, Meg.Olson@cbmove.com.

Snowplowing Priorities

Have you wondered why certain streets get plowed before others during snowstorms? Baltimore City has designated its streets as primary or secondary, and the primary streets get plowed first. (The rationale for this designation includes whether the street is a north/south or east/west thoroughfare and whether the street provides access to a school.) The primary streets in our neighborhood are Charles Street, University Parkway, Tuscany Road, Linkwood Road, and 39th Street. All our other streets are secondary.

Tuscany Road during the 2010 blizzard



Julia Evins

TCNA Committees Provide Opportunities to Serve Our Community

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Howard Casey, Gardens of Guilford

Ferd Latrobe, Canterbury Rd.

Arna Margolis, Tuscany-Lombardy Community Corp.

Joe McGraw, Calvert School

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Marie-Camille Havard, Meg Hyman, Barbara Lamb, Mary

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Jack Goellner, Barbara Lamb, A.J. O'Brien, Margaret Olson,

Susan Talbott

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Bill Eberhart • Chair • bill@eberhart.com

Bernie Guyer, Jack Haake, Ralph Kurtz, Ned Lewison,

Arna Margolis, A.J. O'Brien, Anne Perkins, Lili Rehak,

Tina Trapane, Melanie Vaughn, Stan Whiting

PLEASE JOIN THE TUSCANY-CANTERBURY NEIGHBORHOOD ASSOCIATION FOR 2011

Membership Form for January 1-December 31, 2011

All residents, businesses, and institutions within the 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 General Membership Meeting held each spring: one vote per individual or business/institutional member, two votes per family membership. Additionally, TCNA Members are entitled to receive e-mail updates/alerts from the TCNA Board.

Please print clearly

Name(s): _____

Address: _____

Telephone: _____ E-mail: _____

I would like to receive updates from TCNA by e-mail: ☐ Yes ☐ No thanks

2011 Annual Dues:

☐ \$15 Individual ☐ \$20 Family ☐ \$50 Business/Institution

Make checks payable to "TCNA" and mail to: P.O. Box 26223, Baltimore, MD 21210

I'd like to volunteer or want more information on:

- ☐ Newsletter Committee
- ☐ Gardening and Beautification Committee
- ☐ Traffic and Parking Committee
- ☐ Internet and Web Page Committee
- ☐ Membership Committee
- ☐ Other