



The walkway and ramp for one of the pedestrian bridges across Stony Run Stream will start just north of University Parkway bridge.

Stony Run Path Bridge Work to Begin Along Linkwood Road

The contract for the construction of two Stony Run Walking Path bridges was on finalized Oct. 5. Neighbors will be seeing some site preparation work on the stream side of Linkwood Road very soon. The contract must be completed, weather permitting, in 11 months. The two bridges are being fabricated off site and will be “dropped in” once the site preparation work is completed. A construction schedule will be finalized soon and will be circulated so that residents along Linkwood Road will know what to expect. Please email Anne Perkins at annep315@verizon.net if you have any questions.

TCNA Fall Meeting Speaker to Highlight Tax Credits for Historic Preservation

by Alice Cherbonnier

The TCNA Fall Membership Meeting will be held on Wednesday, Nov. 11 from 7:30 to 9:30 p.m. in Calvert School's Middle School Assembly Room. The speaker will be Patricia Adams, Project Manager for Jubilee Baltimore, a nonprofit organization involved in affordable and market-rate Baltimore City real estate development projects, with special expertise in historic renovation.

Ms. Adams' presentation to the community promises not only to be interesting, but potentially rewarding. Baltimore City and Maryland offer some of the nation's most generous historic preservation credits.

Property owners in Tuscany-Canterbury, a National Historic District, can qualify for City, State and Federal Historic Tax Credits. “You do not have to do a renovation according to preservation standards,” said Ms. Adams, “but if you do, you can take tax credits on qualifying expenses.” Such credits are available only after work is completed, but prior approval of this work is mandatory.

Each tax credit program has many requirements, according to Ms. Adams. Official determination of whether a project qualifies for tax credits is an exacting process that can take considerable time. “The MHT [Maryland Historic Trust], which administers the homeowner

and small commercial credits, is having major delays in their review process,” said Ms. Adams, reporting a time frame of six to nine months for a decision. “No work can begin until applications are reviewed and approved.”

Baltimore City review, on the other hand, takes about two months, while decisions on Federal credits, which are available only for income-producing projects, are taking about three months.

Individuals can seek qualification for their projects on their own, or may seek professional help. Jubilee Baltimore,

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Owners of houses and condominiums in Tuscany-Canterbury can take advantage of tax credits for home improvement projects that preserve the historical character of their properties.

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Tax Credits *continued from page 1*

for example, is available to assist with the qualification process, including explaining the various programs and helping with the paperwork. "We charge ten percent of the expected credit," explained Ms. Adams, "with a \$1,000 minimum." Initial consultations are free.

The State of Maryland refunds 20 percent of eligible expenditures for

qualifying projects. Programs are available for income-producing properties as well as for primary residences.

If a project qualifies under Baltimore City guidelines, applicants' property tax liability for the following 10 years will reflect the property's pre-renovation assessment.

FOR MORE INFORMATION

To learn about Jubilee Baltimore's tax credit consulting services, contact Patricia Adams at **410.327.7373 x109** or patricia@jubileebaltimore.org.

For additional information about Jubilee Baltimore, visit www.jubileebaltimore.org/services/credits.

For details about Maryland's Homeowner Tax Credit program, visit http://mht.maryland.gov/taxcredits_homeowner.shtml.

Baltimore City's historic preservation tax credit program is administered by the Commission for Historical and Architectural Preservation (CHAP). For information, visit <http://archive.baltimorecity.gov/Government/BoardsandCommissions/HistoricalArchitecturalPreservation/AboutCHAP.aspx>.

Case Study: Tax Credits at Work

Tuscany-Canterbury resident Kenna Forsyth took advantage of tax credits offered through the Maryland Historical Trust when she undertook a renovation of her home in 2004 that included upgrading two baths, refinishing floors, and installing a new furnace. The overall cost for this work was about \$30,000, which Ms. Forsyth said netted her a 20 percent tax credit, or about \$6,000.

When she first looked into the MHT tax credit program, Ms. Forsyth recalled, "It looked onerous enough that I hired someone" to help with the application process. The fee paid for itself and more, she said, because her consultant suggested including things in the application that "it would never have occurred to me would be covered." The entire process took about six months, though some of the renovations were begun while the application was under review.

Because the availability of tax credits could change at any time, neighbors wanting to consider that option might want to act quickly in order to be included in a program. There is also a possibility that tax credits will only be available one time per household, so including as much work as possible in an application could yield the biggest benefit.

Public Safety, Broadband Internet Access are Featured Topics at TCNA Annual Meeting

A fierce thunderstorm unleashed a downpour on Tuscany-Canterbury less than an hour before the TCNA Annual Meeting in June, but determined residents made their way to the Calvert School Assembly Hall to discuss public safety, learn about a lobbying campaign to make broadband Internet service available to Baltimore residents, elect the Board of Directors, and pick up new parking decals.

DON'T FEED THE BEARS

Captain Richard Gibson, Deputy Commander of the Baltimore City Police Department's Northern District, was introduced by John Rabb, one of TCNA's two representatives to the district's Community Relations Council. Capt. Gibson talked about how he became interested in police work and briefly described his experiences with the Baltimore City Police Dept., then asked the audience for questions.

Many of the questions were about recent larcenies in the area and prevention measures. Capt. Gibson noted that, although the police have the primary responsibility for protecting property, there are some steps that individuals can take. First, he said, "don't feed the bears" by leaving valuables in parked cars.

Second, turn outdoor lights on at night. He gave an example of another neighborhood where larcenies were reduced when most of the residents began leaving their porch lights on at night. Lights in backyards also discourage prowlers, and can be motion-activated.

Third, maintain a list of serial numbers, so that police can match them to pawn shop records and recover stolen property.

Mr. Rabb explained that he and Tina Trapani attend meetings of the Northern Police District Community Relations Council. The meetings are open to the public. Residents who would like a question addressed at a meeting may send

it to him or Ms. Trapani (see p. 8 for email addresses).

JOIN THE CROWD

Guest speaker Phil Spevak talked about the need for faster Internet service in Baltimore City and the Baltimore Broadband Coalition's efforts to get fiber optic infrastructure for residential neighborhoods.

Dr. Spevak encouraged attendees to demonstrate they are interested in faster broadband service by joining a CrowdFiber campaign (see story, p. 5).

TCNA BUSINESS

The business meeting was moderated by Tom Forno, TCNA President, and included the annual election, committee reports, and other news and announcements. Before the meeting, TCNA Board member Rob Snow distributed Area 21 parking permits to residents who had purchased them online.

The election of the TCNA Board of Directors for 2015-16 was conducted by Elsie Grant, a member of the Nominating Committee. She introduced the nominees and made a motion to elect the slate of 12 candidates to the TCNA Board of Directors. Several members seconded the motion, and it was approved by a show of hands. Directors serve for one year, starting July 1. The directors' names and contact information appear on p. 2.

Committee reports included brief updates from the Newsletter Committee and the Internet and Website Committee. Anne Perkins gave a progress report on the Stony Run Walking Path project.

Kenna Forsyth, Chair of the Gardening Committee, noted that the rainy spring resulted in a lot of weeds, and invited the audience to engage in "drive-by weeding." Anyone who is driving or walking by one of the three community gardens can stop to pull a handful of

weeds and leave them there for garden committee volunteers to pick up, she said.

Jackie MacMillan, Chair of the Traffic and Parking Committee, said there was not much progress to report on the effort to improve the 39th Street median, because the Broadview's consultants had been unable to meet with the City's Dept. of Transportation. Some preliminary design ideas are available on the TCNA website, and she urged residents to look at them. She also expressed concern that there has been no police enforcement of traffic laws since the red light and speed cameras were turned off almost two years ago, and she urged residents to mention this at public meetings with police.

TCNA 2015 Financial Report

July 1, 2014–June 30, 2015

	Actual	Budget
Revenues		
Dues/Book Revenue	\$ 6,390	\$ 6,700
Expenses		
Administration	\$ 457	\$ 200
Committees, etc.	\$ 125	\$ 250
Newsletters, etc.	\$ 895	\$ 910
Socials	\$ 137	\$ 200
Gardens	\$ 541	\$ 1,000
Winter Needs	\$ 0	\$ 1,000
MemberClicks, etc.	\$ 2,591	\$ 2,525
PayPal	\$ 144	\$ 300
Affiliate Dues	\$ 50	\$ 100
Contributions	\$ 0	\$ 200
Board Reserve	\$ 1,000	\$ 0
Total	\$ 5,940	\$ 6,685
Revenues less Expenses	\$ 450	\$ 15
Funds for Board Reserve	\$ 4,000	
PayPal Account	\$ 432	
Funds for Operating Expenses	\$ 6,861	
Total Cash 6/30/2015	\$ 11,293	

In and Around the Neighborhood

by Rosalyn Mansouri

The **TCNA First Friday Happy Hour** is 5:30 to 7:00 p.m. at the Alizee Bistro in the Colonnade at 4 W. University Parkway. Meet other residents of Tuscany-Canterbury while enjoying reduced-price drinks and free appetizers at First Fridays on Nov. 6, Dec. 4, Jan. 8, Feb. 5 and March 4.

At the **Baltimore Museum of Art** through Nov. 29, you can view **American Crazy Quilts**, seven elaborate quilts from the late 1880s. They are labors of love masterfully pieced together with a variety of fabrics, embroidery, paint, and ornaments.

Also on view at the BMA are two small exhibits of photographs recently received as gifts from Baltimore collectors. **Late 20th-Century Photographs from Russia & Belarus**, through March 20, includes images taken in the 1980s and early 1990s. **Photographs from the O'Neil Collection**, through March 27, includes 18 photographs that range from portraits to landscapes.

Imagining Home opened in October, with 30 objects from across the BMA's collections and interactive features. Two New Arrivals exhibits will open in December: **Matisse Prints & Drawings** on Dec. 9, with 20 works on paper, and **Art Quilts** on Dec. 15.

For more information about exhibits and programs at the **Baltimore Museum of Art**, go to www.artbma.org. Admission is free.

Two museums at Johns Hopkins will celebrate the holiday season during the second week of December.

Homewood by Candlelight will recreate a festive 19th-century atmosphere at the **Homewood Museum** on Monday, Dec. 7, from 5:00 to 7:00 p.m., with candlelight throughout the museum, evergreen decorations, live music, and refreshments in the wine cellar.

The **Evergreen Museum & Library** will host its holiday celebration on Thursday, Dec. 10 from 6:00 to 8:00 p.m. The event will include a silent auction of art by Baltimore artists and designers, and the opening of **Exploring the Museum**, an exhibit of recently rediscovered artifacts from the permanent collection.

For ticket information and more details, go to <http://museums.jhu.edu/calendar.php>.

Community Concerts at Second are offered on Sundays at 3:30 p.m. at the Second Presbyterian Church, 4200 St. Paul Street. Admission is free.

Sunday, Nov. 15: **The Duo Baldo** will perform. The duo is a musical comedy team and has appeared in many Italian theaters.

Sunday, Jan. 17: Saxophonist **Gary Louie** will perform a program titled **Paris Connections** with works by Decruck, Rorem, de Falla, Glazunov, and Milhaud.

Sunday, Feb. 14: **Prima Trio**, a powerhouse in the chamber music world, includes **Anastasia Dedik**, pianist; **Boris Allakhverdyan**, clarinetist; and **Gulrukh Gurevich**, violinist.

Sunday, March 6: **The Vega Quartet** will perform works by Beethoven, Janacek, and Mendelssohn.

For more information on any of the performances, go to www.communityconcertsatsecond.org or call 443.759.3309.

Chamber Music by Candlelight is a free concert series featuring musicians from the **Baltimore Symphony Orchestra**. Sunday evening concerts will be offered at 7:30 p.m. on Nov. 22, Jan. 31 and Feb. 21, at the Second Presbyterian Church, 4200 St. Paul Street.

Shriver Hall Concert Series is celebrating its 50th Anniversary this season with several premieres of works created by composers with Baltimore connections.

Sunday, Nov. 15: **The Takacs Quartet** will perform string quartets by Haydn and Dvorak, and a new work by Timo Andres, *Strong Language*.

Sunday, Dec. 6: **Mischa Maisky** on the cello and **Lily Maisky** at the piano will return to the Shriver for an encore of their 2013 recital.

Sunday, Jan. 17: **Europa Galante**, lead by violinist **Fabio Biondi**, will focus on works related to Vivaldi's work with an orchestra in an Italian orphanage. The ensemble specializes in Baroque and early Classical music.

Sunday, Feb. 14: Shriver Hall regular **Gil Shaham** will be joined by **The Knights** for the premiere performance of a Chamber Concerto for Violin and Orchestra by Jonathan Leshnoff.

Sunday, March 6: Soprano **Nicole Cabell** and pianist **Susan Tang** will perform works by Ravel, Obradors, Poulenc and Ricky Ian Gordon, and a selection of spirituals.

The above concerts will be at Shriver Hall on the Johns Hopkins University campus at 5:30 p.m. For ticket information, call 410.516.7164 or go to www.shriverconcerts.org.

On Saturday, Jan. 30, the **Shriver Hall Discovery Series** presents violinist Michelle Shin, winner of the Peabody's 2015 Yale Gordon Concerto Competition. Baltimore Museum of Art, 3 p.m. Free admission (suggested donation \$10). Reservations recommended, call 410.516.7164.

Neighborhood Residents are Urged to Join CrowdFiber Campaign for Faster Broadband

by Elsie Grant

“**B**roadband in Baltimore is broken,” Phil Spevak told the audience at the TCNA Annual Meeting in June, as he showed a photo of an in-ground utility box with a frayed cable.

As a co-organizer of the Baltimore Broadband Coalition, Dr. Spevak is trying to fix the problem of slow, unreliable Internet connectivity. He is advocating for the installation of fiber optic broadband infrastructure in stages that will eventually reach the entire city.

Currently, the only broadband service available to most Baltimore City residents is through Comcast’s coaxial cable system that was originally designed for television. Speed varies and is affected by neighbors’ usage. DSL service provides slower access to the Internet with signals carried over copper telephone lines.

Fiber optic service is many times faster than DSL or traditional cable. Data travels as light impulses along thin strands of glass cable—the “fiber.” Typically, fiber providers offer both Internet and television service with pricing packages that also include telephone service using VoIP (Voice over Internet Protocol). Verizon’s broadband fiber service, FIOS, is available in many areas surrounding Baltimore City.

Without faster broadband, Baltimore is falling behind other cities. While a few very large companies and institutions such as Johns Hopkins have their own independent Internet connections, smaller companies are frustrated by the lack of fast, reliable broadband service, and in some cases have chosen to relocate outside the City.

Dr. Spevak said that Comcast’s cable television agreement with Baltimore City is non-exclusive and does not prevent other companies from installing fiber and offering faster broadband service.

The infrastructure for fiber is expensive. Telecommunications companies must be convinced there will be a market for



Left to right: Baltimore Broadband Coalition leaders Phil Spevak and Stan Wilson at the TCNA Annual Meeting with Tom Forno, TCNA President.

faster broadband. To demonstrate that enough interest exists, the Coalition is asking residents to join a crowd funding campaign by making a \$10 contribution.

The Coalition has established campaign participation goals for individual neighborhoods, based on 20 percent of homeowners and five percent of renters. For our neighborhood, the goal is 153 backers. Compared to other Baltimore neighborhoods, Tuscany-Canterbury is in twelfth place towards meeting its participation goal, with 41 residents joining the campaign as of late October. Neighborhoods meeting or exceeding participation goals include Roland Park, Homeland and Guilford.

The Coalition is proposing that neighborhoods with the highest participation levels should be the first to get fiber in a pilot program that would also target an equal number of underserved neighborhoods to bring faster broadband Internet access to public schools, libraries and community organizations, and establish Wi-Fi zones in public spaces.

The Coalition prefers an “open” fiber system that multiple Internet providers

can use, Dr. Spevak said. Either the City, or a non-profit that reports to the City, would manage the development and use of an open system with fiber installed in city-owned underground conduits. Providers would complete the connections to individual residential customers and provide Internet service. An open system should

attract enough competitors to result in lower prices and better service for customers, he said.

This summer, the City released two reports on broadband that recommend immediate action to develop fiber infrastructure. Jason Hardebeck, a technology consultant and co-chair of the task force that authored one of the reports, was hired as the City’s first broadband coordinator in August.

More information about the Baltimore Broadband Coalition is available at <http://baltimorebroadband.org>.

To join the crowd funding campaign, go to www.crowdfiber.com/campaigns/baltimore-broadband-coalition. Or write a check for \$10 to “Baltimore Broadband Campaign” and send it with your name, address, email, and phone number to: RPCL Office, 5115B Roland Ave., Baltimore, MD 21210.

The Coalition is conducting an ongoing survey of residents’ opinions about broadband service in the City. To take the survey, go to www.surveymonkey.com/r/ZV2Q5Q2.

Announcements

Cypriana

A new restaurant is coming to Tuscany-Canterbury! The Cypriana will offer Mediterranean cuisine in the Broadview space that was vacated by La Famiglia in April. Owners Maria Kaimakis and Vassos Yiannoris expect to open their restaurant in the spring or early summer. Neighborhood residents who attended the Broadview's Grand Re-Opening party on October 22 enjoyed a delicious introduction to chef Yiannoris' culinary creations.

Fall Cleanup Dumpsters

Two Baltimore City dumpsters have been reserved for Tuscany-Canterbury residents to discard solid waste items. The dumpsters will be delivered on Saturday, Nov. 14 between 8:00 and 9:30 a.m. and retrieved at about 2:00 p.m. As in prior years, one dumpster will be placed at the intersection of Linkwood and Tuscany Roads and the second at the intersection of West Highfield and Canterbury Roads.

Residents may use these dumpsters for the disposal of yard and household waste that is not suitable for the regular trash or recycling pickups. Please remember that toxic compounds, construction materials, and large household appliances are NOT to be placed in the dumpsters.

Thursday Lunch Spot

The Scottish Rite Masonic Center, at the corner of N. Charles and W. 39th Streets, offers a weekly lunch open to the public. The \$5 lunch is noon to 1 p.m. on Thursdays. Tours of the historic building may be arranged for small groups either before or after lunch. The menu changes each week and is available at www.mdscottishrite.org/calendar. Lunch reservations are requested, and are essential for groups or tours. Call **410.243.3200**.

2015 Property Sales in Tuscany-Canterbury

Address	List Price	Sold Price
3704 N. Charles St #302	\$467,000	\$463,500
3704 N. Charles St #503	\$349,000	\$330,000
3704 N. Charles St #1404	\$359,000	\$306,000
3704 N. Charles St #1504	\$449,000	\$405,000
3908 N. Charles St #702	\$499,000	\$500,000
4000 N. Charles St #312	\$199,000	\$182,000
4000 N. Charles St #404	\$118,000	\$118,000
4000 N. Charles St #512	\$199,000	\$170,000
4000 N. Charles St #1004	\$118,000	\$114,000
4000 N. Charles St #1206	\$145,000	\$138,500
4000 N. Charles St #1214	\$212,000	\$212,000
4000 N. Charles St #1410	\$189,000	\$170,000
4000 N. Charles St #1502	\$300,000	\$300,000
4100 N. Charles St #104	\$249,000	\$246,000
4100 N. Charles St #315	\$239,900	\$210,000
4100 N. Charles St #403	\$124,000	\$116,000
4100 N. Charles St #508	\$233,000	Contract
4100 N. Charles St #608	\$230,000	Contract
4100 N. Charles St #1006	\$215,000	\$200,000
4100 N. Charles St #1112	\$250,000	\$250,000
103 W. 39th St #G2	\$144,900	\$143,200
221 Ridgemedede Rd #304	\$149,900	\$146,500
3948 Cloverhill Road	\$525,000	\$500,000
3952 Cloverhill Road	\$474,000	\$450,000
4212 Tuscany Court	\$365,000	\$372,099

This data represents real estate activity from January to November 2015 in the Tuscany-Canterbury neighborhood. The information is deemed reliable, but not guaranteed.

Source: This information is gathered from the Metropolitan Regional Information Systems, Inc. and is provided courtesy of Karin R. Batterton, GRI, CRS, Realtor, Coldwell Banker Residential Brokerage. She may be reached at kbatterton@cbmove.com or **410.218.2566**.

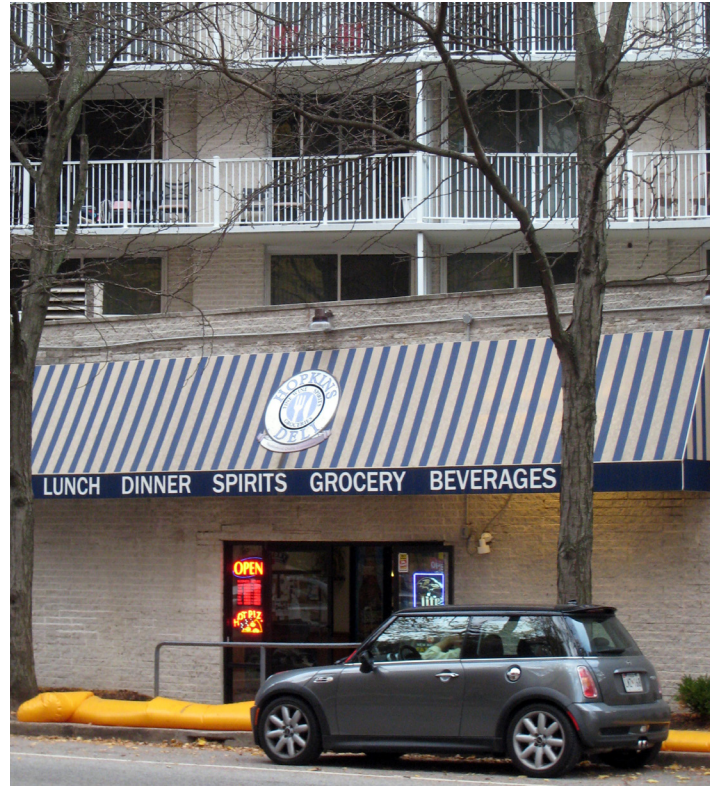
Hopkins Deli Offers Variety, Convenience

by Ann Bond

Since 2005, owner Lucky Singh has operated Hopkins Deli at 110 W. 39th Street, and over time, as a popular market and deli, it has become a great asset to Tuscany-Canterbury. With the most recent expansion, he has added over 300 new grocery items including gluten free, natural and organic offerings, artisan meats and cheeses, and international cooking ingredients. The produce section has 20 fruits and vegetables.

The deli offers daily hot meal specials, which are posted on the Hopkins Deli Facebook page. Some of the favorites are homemade bacon-wrapped meatloaf, sweet and sour chicken with fried rice, chicken enchiladas, and BBQ pulled pork, served with side dishes such as roasted garlic mashed potatoes and mixed vegetables. Also included are traditional deli style sandwiches, gourmet brick-oven pizzas, and Indian-inspired dishes such as tandoori chicken tenders and chicken tikka masala pizza. They sell 64 ounce growlers and offer a wide selection of craft beers. The wine inventory remains one of the largest around.

Hopkins Deli is a good neighbor, staying open from 8 a.m. to 11 p.m. in all weather, so it is always convenient for emergency needs. Kitchen hours are 11 a.m. to 11 p.m., and the deli delivers until 10:30 p.m. It also contributes to neighborhood events. The deli's Maryland crab soup, offered at last year's



Hopkins Deli faces W. 39th St.

TCNA picnic, was a hit, and deli staff manned the grill and helped with set up and break down. Tuscany-Canterbury is lucky to have the Hopkins Deli as a part of this community.

Editor's Note: This is the first in a series of articles about Tuscany-Canterbury restaurants.



Autumn Haiku

canopy of gold coins
shimmering in sunlight—
gingkos in autumn

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TCNA Committees Provide Opportunities to Serve Our Community

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Howard Casey (Gardens of Guilford), Ferdinand Latrobe (Canterbury Rd.), Arna Margolis (Tuscany-Lombardy Community Corp.), Miriam Shark (Canterbury Rd.), Bonnie Travieso (Tuscany-Lombardy Community Corp.)

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*Thank you for
your support!*

PLEASE JOIN THE TUSCANY-CANTERBURY NEIGHBORHOOD ASSOCIATION

All residents, businesses, and institutions within the neighborhood are eligible for membership in the Tuscany-Canterbury Neighborhood Association. We encourage you to join online. Please go to **www.tuscanycanterbury.org** to become a member and pay dues.

All members are entitled to receive email alerts from the TCNA board and use the listerv. If you have questions about membership, click on the *Contact Us* link on our website. To join by mail, use the form below.

Name _____ Email _____

Second Name _____ Email _____

Address _____ Phone _____

Business/Institution Name _____

I would like to receive updates from TCNA by email: ☐ Yes ☐ No

Annual Dues: ☐ \$20 Individual ☐ \$30 Family ☐ \$55 Business/Institution

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

I'd like to volunteer for:

- ☐ Gardening Committee
- ☐ Internet & Website Committee
- ☐ Membership Committee
- ☐ Newsletter Committee
- ☐ Traffic & Parking Committee