United States Department of the Interior
National Park Service

Tuscany-Canterbury Historic District (B-1300)
Baltimore city, Maryland

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Tuscany-Canterbury Historic District

other names B-1300

2. Location

street & number Charles St., University Pkwy., Stony Run, Warrenton Rd. ☐ not for publication

city or town Baltimore ☐ vicinity

state Maryland code MD county Indep. city code 510 zip code 21210

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments).

Signature of certifying official/Title — Date 9-7-01

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments).

Signature of certifying official/Title — Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby, certify that this property is:

- ☐ entered in the National Register.
  - ☐ See continuation sheet.
- ☐ determined eligible for the National Register.
  - ☐ See continuation sheet.
- ☐ Determined not eligible for the National Register.
- ☐ removed from the National Register.
- ☐ other (explain):

Signature of the Keeper — Date of Action

B-1300

Tuscany-Canterbury Historic District (B-1300)
Name of Property

Baltimore city, Maryland
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- ☒ private
- ☒ public-local
- ☐ public-State
- ☐ public-Federal

Category of Property
(Check only one box)

- ☐ building(s)
- ☒ district
- ☐ site
- ☐ structure
- ☐ object

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
175	12	buildings
		sites
		structures
		objects
175	12	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Single dwelling
Multiple dwelling
Religious facility
School

Current Functions
(Enter categories from instructions)

Single dwelling
Multiple dwelling
Religious facility
School

7. Description

Architectural Classification
(Enter categories from instructions)

Early 20th century revivals

Materials
(Enter categories from instructions)

foundation Stone, concrete
walls Brick, stucco, stone, wood
roof Slate, terra cotta, metal,
other concrete, asphalt

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets)

Description Summary:

The Tuscany-Canterbury Historic District is a suburban neighborhood in northern Baltimore, Maryland, that primarily developed during the period 1911-1940. The predominantly residential district is characterized by 175 contributing resources, mostly attached houses in a variety of early 20th century revival styles. The resources within the district reflect a high standard of architectural quality in their design, materials, and construction, and are uniformly well-preserved. Several early mid- and high-rise apartment buildings contribute to the cosmopolitan atmosphere of the neighborhood. A ca. 1892 Victorian cottage also survives within the district, reflecting the rural heritage of the area.

General Description:

The Setting and the Layout of the Historic District

The Tuscany-Canterbury Historic District is situated on gentle rolling hills bordered by the Stony Run stream and two major thoroughfares, North Charles Street (formerly North Charles Street Avenue) and West University Parkway. The District is located between two National Register-listed Historic Districts: Guilford to the northeast and Roland Park to the west, and north of the Homewood campus of The Johns Hopkins University. The land was once countryside with farms and mill sites.

Historic District Boundaries

The Historic District is bounded on the south by West University Parkway and on the north by properties on the south side of Warrenton Road. It is bounded on the east by North Charles Street and on the west by the Stony Run Stream.

Layout of Roads

Early trails that followed the contours of the land are the basis for two major peripheral arteries (North Charles Street and University Parkway) as well as the only major road through the center of the District, West 39th Street. Many secondary roads had their basis in early pathways.

Landscape Design and Street Patterns

West University Parkway and North Charles Street Avenue predate the development of the District. These main thoroughfares afford wide vistas and set a tone of grandeur and importance.

The present course of 39th Street appears to have been charted before 1905. Parts of Linkwood Road and Stony Run Lane were also in use before the development of the District. Canterbury and Highfield Roads were part of the earlier gridiron design of nearby streets, and Cloverhill Road was established in the same manner. Canterbury Road and Cloverhill Road follow a gridiron pattern and provide the setting for the English Cottages. Tuscany and Ridgemede Roads, laid out in the late 1920s, follow the contour of the land in Olmstedian tradition and provide the setting for Old World half-timbered Tudors. Stony Run Lane is one of the early roads in this section and appears to be part of a former country lane. Prior to the development of the District, this lane led to a quarry which became the site of the Gardens of Guilford Condominiums.

Character of the District

As the District has no stand-alone commercial buildings, it is residential in character. What commercial activity exists in the District, e.g. restaurants, cafes, flower shop, takes place inside apartment buildings. Even with one of the highest concentrations of multi-storied, communally owned private residences in Baltimore, the District maintains a sense of intimacy. It reflects a successful integration of townhouses, multi-storied apartments, condominiums and cooperatives, along with a scattering of detached houses. Well represented in the District are the following architectural styles: English Style Rowhouse, Half-Timbered Tudor Revival, and various early 20th century revival styles. The District is strongly reminiscent of architectural designs from certain parts of Europe, especially of England and Germany. Most of the buildings along Ridgemede and Tuscany Roads evoke a village in southwest Germany. Cloverhill Road and part of Canterbury Road suggest an English garden suburb in the late 1800s. The grouping of the Tuscany and Lombardy Apartments and the secluded Gardens of Guilford suggest European neighborhoods close to the Mediterranean.

The scale along North Charles Street is a mixture of single, detached houses, mid-rise and high-rise apartments, and condominiums. The first high-rise apartment house is the 1927 Warrington. The scale of the earliest buildings along West University Parkway is mid-rise. The materials of the buildings (brick, stucco, stone, and glass) are sympathetically used.

Although ranging from one story to eighteen stories, the scale changes are mollified by the excellent proportions.

The composition of rowhouse sections and apartment and condominium buildings are interwoven comfortably with a few institutional and religious buildings.

Buildings

The district incorporates 175 contributing resources, predominantly rowhouse residences in several popular early 20th century revival styles. Secondary structures include 12 contributing garages. There are 31 groups of houses (cluster houses), 9 semi-detached houses, 11 detached houses, 2 religious institutions, 1 school, 14 apartment buildings and 15 condominiums or cooperatives (three stories or higher). There are only 12 non-contributing resources in the district. A complete inventory of resources within the district is attached to this nomination.

Building functions are domestic, religious, educational and commercial. Materials used are brick, stone, stucco and glass. The oldest building standing is a circa 1892 Victorian Style house on West Highfield Road; this reflects the rural beginnings of the District.

The first building initiating the suburbanization of the District was started in 1911 and the development was substantially complete by 1940. Eighty two percent of the contributing and non-contributing resources are houses, sixteen percent are apartment houses or condominiums and two percent religious and educational.

Resources characterized by architectural styles are as follows: 31% of the buildings reflect the English Style Rowhouse, 18% of the buildings reflect the Tudor or Half-Timbered Tudor Revival Style, 18% reflect the Federal Revival style, 9% reflect the Georgian Revival Style, 6% reflect the Spanish Eclectic Style, 4% reflect the Italian Renaissance Style, 3% reflect the Neo-classical style, 11% reflect a variety of other styles.

Although the work of at least 16 architects is represented, that of the architect John A. Ahlers and that of the designers who worked for the builder George R. Morris are predominant.

ARCHITECTURAL STYLES REPRESENTED IN THE HISTORIC DISTRICT

English Style Rowhouse

Gables and porches break up the facades and give each house the impression of distinctiveness. Red brick, stuccoed, and half-timbered designs feature stylish deep hooded and pedimented entryways, paired and triple sash, and wide, shed-roofed dormers set on the slate roof. These houses are two rooms wide and two rooms deep giving daylight to each room; the term Daylight Houses was coined by developers of the period to describe this plan. There are twenty-seven buildings of this style which contain ninety-four houses.

Tudor Revival

Roofs typically have a steep pitch. These houses employ irregular massing, multiple gables and a variety of surface textures and materials employing stone, brick and stucco. A single house usually has windows varying in size and shape, some employing leaded glass casement style windows. Half-timbering and carved wood or stone elements are used for decoration. There are seventeen buildings of this style in the district; of this group, nine buildings contain thirty-three houses.

Federal Revival

This style primarily is based on Classical architectural orders. This category also includes early Federal-period stylistic subtypes, in part influenced by the Adam brothers. Thirteen buildings of this style are found in the District.

Georgian Revival

This term describes a broad range of architecture that includes design elements found in colonial settlements of the Eastern seaboard. Common features include straightforward, rectangular massing, simple, gable roofs, and symmetrically organized facades. Massing variations involve either a linear arrangement of secondary volumes or a perpendicular arrangement with subsidiary volumes to the side or rear. Front facades are almost always symmetrical with a central entry. Character defining features include double-hung, multi-pane windows placed in vertical, rectangular openings. Ornamentation is usually applied to window and door openings, eaves, cornice lines, and gable ends. In many cases elaborate decorative treatments are focused on the main entry, with a full or broken pedimented surround, transoms, side and fanlights, sometimes enhanced with a portico based on the classical orders. Cornices are often detailed with dentils, entablatures and friezes. There are nine examples in the District.

Spanish Eclectic Style

The characteristic red or green-tiled roofs of low pitch are found on all examples, usually with little or no overhang. Walls are plastered, a variety of textures being employed; columns or pilasters flank doorways. Balconies with railings of wrought iron or wood are common. On a single elevation, windows vary in size and they are asymmetrically disposed with broad expanses of wall between them. There are two buildings in the district of this style. 100 Tuscany Road is a single detached residence and the Gardens of Guilford on Stony Run Lane is a linked collection of five apartment buildings.

Italian Renaissance Revival Style

These buildings have a low pitch gable roof or low pitch truncated hip roof. They have rectangular massing and symmetrical facades. Semi-circular topped window openings are frequently used and there may be different shaped window openings on each floor. Full-length first story windows with arches above is an identifying characteristic. There are four buildings in this style in the District.

Classical Revival (Neoclassical)

This style has the front facade dominated by a full height porch roof supported by classical columns. Front facades are symmetrically balanced. There are three buildings in this style in the District.

French Eclectic

This style incorporates tall, steeply pitched hip roofs. Massing is usually asymmetrical; doors in asymmetrical houses are usually set in simple arched openings. Doors in symmetrical and formal houses may be surrounded by stone quoins or more elaborate Renaissance detailing (pilasters, pediments). Windows may be either double hung or casement, the latter with small leaded panes. Dormers used are hipped-roof or gabled. There are two buildings of this style in the District.

French Renaissance Revival

Buildings in the French Renaissance Revival style show definite planned formalism with rectangular massing and symmetrical facades. Semi-circular topped window openings are typical. Distinguishing characteristics are the highly ornamented front entrance and a massive, steeply pitched hip roof. There is one building of this style in this district.

Dutch Colonial Revival
This type includes design elements used in Dutch colonial settlements of the Eastern seaboard. All examples have a gambrel roof. Façade designs freely borrow from Georgian and Federal style elements. One building of the District is of this style.

REPRESENTATIVE CONTRIBUTING BUILDINGS

The following paragraphs describe selected representative examples of architectural styles that characterize the district. The attached inventory presents an exhaustive listing of contributing and noncontributing resources.

English Style Rowhouse 3919, 3917, 3915 Canterbury Road.
These Daylight Houses are two rooms wide and two rooms deep. Gables and a wide variety of porches and porch hoods break up the facades and give the illusion that each house is different.

Half-Timbered Tudor 301-303 Tuscany Road; 206-204-202-200 Ridgemede Road.
This group of houses is designed around the corner and down the slope without a hint of awkwardness. John A. Ahlers' characteristic use of second floor overhang and curved slate porch roofs, and the usual mixed material for walls creates a masterful expression.

100 West 39th Street - Canterbury Hall. This 1912 apartment house was designed by Edward H. Glidden, Sr. and has interesting two story bays and a two story balcony pair.

Italian Renaissance 102 West 39th Street - The Berkely House.
This four story apartment building with an H plan, semi-circular topped windows, and ornate front entrance, makes a very formal statement.

Spanish Eclectic 100 Tuscany Rd.
This example uses as a focal point the second floor balconet. An irregular Y plan also has a unique roof dormer projecting from the entrance bay. Nearby in Guilford (2 St. Martin's Road and 8 East Bishop's Road) are Edward H. Glidden, Jr.-designed Spanish Eclectic Style houses with similar treatments.

Neo-Classical Revival 102 West University Parkway - The First Church of Christ Scientist. There are closely coupled ionic capped columns at each corner of a front porch giving extra support to the corners of the

triangular gable. The balustraded wall in front of the porch gives an extra note of formality.

Federal Revival 103 West 39th Street - The Hamlyn.
Paired end chimneys, keystone lintels and semi-circular window tops indicate the Adam influence.

INTEGRITY OF THE BUILDINGS AND THE LANDSCAPE

There is a high level of resource integrity in this District. The Calvert School at 105 Tuscany Road has been extensively altered in several recent campaigns so that its early form is compromised and it overwhelms its site. With that exception, modifications and additions to resources in the District are generally consistent with the architecture of the buildings.

NON-CONTRIBUTING RESOURCES

Non-contributing resources represent only about 6% of the built environment in the District, and their overall effect on the character of the District is minor. Most are small houses or low-rise complexes whose siting and setbacks effectively reduce their impact. Several high-rise apartment and condominium buildings were constructed in the western section of the District after the period of significance.

B-1300

NPS Form 10-900-a
(8-86)

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National Register of Historic Places Continuation Sheet

Tuscany-Canterbury Historic District (B-1300)

Name of Property

Baltimore city, Maryland

County and State

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INVENTORY OF RESOURCES WITHIN THE DISTRICT

Address		Style	Date Buil	Architect	Material of construction
3800	Canterbury Rd.	Federal Revival	c.1927		slate/brick/concrete
3801	Canterbury Rd.	Tudor Revival	1929	Louis Roulon	slate/brick/concrete
3902	Canterbury Rd.	Classical Revival	1927		metal/brick/concrete
3903-3905-3907	Canterbury Rd.	English Style Rowhouse	1919	George R. Morris	slate/stucco/stone
3904	Canterbury Rd.	Georgian Revival	c.1927		asph/brick/concrete
3909-3911-3913	Canterbury Rd.	Half-Timbered Tudor	1919	George R. Morris	slate/brick,stucco/stone
3906	Canterbury Rd.	Dutch Colonial	1920		slate/stucco/stone
3915-3917-3919	Canterbury Rd.	English Style Rowhouse	1920	George R. Morris	slate/brick/stone
3921-3923	Canterbury Rd.	Federal Revival	1919	George R. Morris	ashp/brick/stone
3925-3927	Canterbury Rd.	Federal Revival	1919	George R. Morris	ashp/brick/stone
3929-3931-3933	Canterbury Rd.	English Style Rowhouse	1919	George R. Morris	slate/brick/stone
3935-3937	Canterbury Rd.	Federal Revival	1919	George R. Morris	slate/brick/stone
3939-3941-3943	Canterbury Rd.	English Style Rowhouse	1919	George R. Morris	slate/brick/stone
3945-3947	Canterbury Rd.	Federal Revival	1919	George R. Morris	slate/brick/stone
3902-3904-3906	Cloverhill Rd.	English Style Rowhouse	1919	George R. Morris	slate/brick/stone
3903-3905-3907	Cloverhill Rd.	English Style Rowhouse	1919	George R. Morris	slate/brick/stone
3908-3910-3912	Cloverhill Rd.	English Style Rowhouse	1919	George R. Morris	slate/brick,stucco/stone
3909-3911-3913	Cloverhill Rd.	English Style Rowhouse	1919	George R. Morris	slate/brick/stone
3914-3916-3918-20	Cloverhill Rd.	English Style Rowhouse	1919	George R. Morris	slate/brick/stone
3915-3917-3919-21	Cloverhill Rd.	English Style Rowhouse	1919	George R. Morris	slate/brick/stone
3922-3924-3926	Cloverhill Rd.	English Style Rowhouse	1919	George R. Morris	slate/brick/stone
3923-3925-3927	Cloverhill Rd.	English Style Rowhouse	1919	George R. Morris	slate/brick/stone
3928-3930-3932	Cloverhill Rd.	English Style Rowhouse	1919	George R. Morris	slate/brick/stone
3929-3931-3933-35	Cloverhill Rd.	English Style Rowhouse	1919	George R. Morris	slate/brick/stone
3934-3936-3938	Cloverhill Rd.	English Style Rowhouse	1919	George R. Morris	slate/brick/stone
3937-3939-3941	Cloverhill Rd.	English Style Rowhouse	1919	George R. Morris	slate/brick/stone
3940-3942-3944	Cloverhill Rd.	English Style Rowhouse	1919	George R. Morris	slate/brick/stone
3943-3945-3947	Cloverhill Rd.	English Style Rowhouse	1919	George R. Morris	slate/brick/stone
3946-3948-3950	Cloverhill Rd.	English Style Rowhouse	1919	George R. Morris	slate/brick/stone
3949-3951-3953	Cloverhill Rd.	English Style Rowhouse	1919	George R. Morris	slate/brick/stone
952-3954-3456	Cloverhill Rd.	English Style Rowhouse	1919	George R. Morris	slate/brick/stone

N = non-contributing resource

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INVENTORY OF RESOURCES WITHIN THE DISTRICT

3955-3957-3959	Cloverhill Rd.		English Style Rowhouse	1919	George R. Morris	slate/brick/stone
3925	Linkwood Rd		Georgian Revival	1936	Frazier Baldwin	slate/stone/concrete
4201-4203	Linkwood Rd		Tudor Revival	1920	Clyde N. Friz	slate/stone,stucco/stone
3700-3702	N. Charles St.		Georgian Revival	1931		metal,built up/brick/concrete
3704-3706	N. Charles St.	N	International Style	1988	HBF Plus architects	built up/concrete,brick/concrete
3800	N. Charles St.		Neoclassical Style	1930	Clyde N. Friz with John R. Pope	metal/stone/concrete
3900	N. Charles St.	N	International Style	1964		concrete/brick/concrete
3908	N. Charles St.		Georgian Revival	1927	Wyatt & Nolting	slate/brick/concrete
4000	N. Charles St.	N	International Style	1964	Ludwig Mies van der Rohe	built up/concrete,glass/concr.
4100	N. Charles St.	N	International Style	1975	Donald Sickler	built up/brick/concrete
4208	N. Charles St.		Federal Revival	c.1920		slate/brick/concrete
4210	N. Charles St.		French Reniassance	c.1920		slate/stucco/stone
4300	N. Charles St.	N	Federal Revival	1965	Alexander Porter	slate/brick/concrete
200-202	Ridgemede Rd.		Half-Timbered Tudor	1928	John A. Ahlers	slate/brick,stucco/stone
201-203	Ridgemede Rd.		Half-Timbered Tudor	1928	John A. Ahlers	slate/brick,stucco/stone
204-206-300-302	Ridgemede Rd.		Half-Timbered Tudor	1928	John A. Ahlers	slate/brick,stucco/stone
205-207-209-11-13-15	Ridgemede Rd.		Half-Timbered Tudor	1928	John A. Ahlers	slate/brick,stucco/stone
221	Ridgemede Rd.		Half-Timbered Tudor	1939		slate/brick/concrete
310	Ridgemede Rd.	N	Half-Timbered Tudor	1966		slate/brick/concrete
225	Stoneyford Rd.	N	Ranch	1954		asph/stone/concrete
211	Stony Run Lane		Federal Revival	c.1910		asph/clapboard/stone
212	Stony Run Lane		Georgian Revival	c.1913		slate/brick/stone
220	Stony Run Lane		Iitalian Reniassance	1915	Clyde N. Friz	tile/brick/concrete
221	Stony Run Lane		Iitalian Reniassance	1918	Clyde N. Friz	tile/brick/concrete
230	Stony Run Lane		Spanish Eclectic	1922	Clyde N. Friz	tile/stucco/stone
100	Tuscany Rd		Spanish Eclectic	c.1927	att. Edward H. Glidden, Jr.	tile/stucco/stone
105	Tuscany Rd	N	French Eclectic	1923	Laurence Hall Fowler	
200	Tuscany Rd		Tudor Revival	1929	Laurence Hall Fowler	slate/stone/stone
213-215	Tuscany Rd		Half -Timbered Tudor	1928	John A. Ahlers	slate/brick,stucco/stone
301-303	Tuscany Rd		Half -Timbered Tudor	1928	John A. Ahlers	slate/brick,stucco/stone
305-307-309-311-313	Tuscany Rd		Half-Timbered Tudor	1928	John A. Ahlers	slate/brick,stucco/stone
315-317-319-321	Tuscany Rd.		Half-Timbered Tudor	1928	John A. Ahlers	slate/brick,stucco/stone

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323-325-327-29-31-33	Tuscany Rd		Half-Timbered Tudor	1928	John A. Ahlers	slate/brick,stucco/stone
326	Tuscany Rd		Federal Revival	1940	att: Kenneth Cameron Miller	slate/brick/concrete
4202	Tuscany Court		Federal Revival	1940	att: Kenneth Cameron Miller	roof/brick/concrete
4203	Tuscany Court		Federal Revival	1940	att: Kenneth Cameron Miller	roof/brick/concrete
4204	Tuscany Court		Half-Timbered Tudor	1940	att: Kenneth Cameron Miller	roof/stone,stucco/concrete
4205	Tuscany Court		Half-Timbered Tudor	1940	att: Kenneth Cameron Miller	roof/stone,stucco/concrete
4206	Tuscany Court		Half-Timbered Tudor	1940	att: Kenneth Cameron Miller	roof/stone,stucco/concrete
4207	Tuscany Court		Half-Timbered Tudor	1940	att: Kenneth Cameron Miller	roof/stone,stucco/concrete
4208	Tuscany Court		Federal Revival	1940	att: Kenneth Cameron Miller	roof/brick/concrete
4209	Tuscany Court		Federal Revival	1940	att: Kenneth Cameron Miller	roof/brick/concrete
4210	Tuscany Court		Federal Revival	1940	att: Kenneth Cameron Miller	roof/brick/concrete
4211	Tuscany Court		Federal Revival	1940	att: Kenneth Cameron Miller	roof/brick/concrete
4212	Tuscany Court		Half-Timbered Tudor	1940	att: Kenneth Cameron Miller	roof/brick,stucco/concrete
4213	Tuscany Court		Half-Timbered Tudor	1940	att: Kenneth Cameron Miller	roof/brick,stucco/concrete
4	W. Highfield Rd		Victorian Gothic	c.1892	unknown	asphalt/wood siding/ stone
6	W. Highfield Rd		Federal Revival	c.1928		slate/brick/stone
10	W. Highfield Rd		French Eclectic	1925	Laurence Hall Fowler	slate/stucco/stone
2	W. 39th Street		English Style Rowhouse	1919	George R. Morris	slate/brick/stone
4	W. 39th Street		English Style Rowhouse	1919	George R. Morris	slate/brick/stone
6	W. 39th Street		English Style Rowhouse	1919	George R. Morris	slate/brick/stone
100	W. 39th Street		Half-Timber Tudor Revival	1912	Edward H. Glidden, Sr.	slate/stucco/stone
101	W. 39th Street		Georgian Revival	c.1920		slate/brick/stone
102	W. 39th Street		Italian Renaissance	c.1924		tile/stucco/stone
103	W. 39th Street		Georgian Revival	c.1920		slate/brick/stone
105	W. 39th Street	N	Contemporary	1950		roof/brick/concrete
106-108	W. 39th Street	N	Contemporary	1956		slate/brick/concrete
110	W. 39th Street	N	International Style	1967		built-up/concrete,glass/concret
2	W. University Prkwy		Federal Revival	1919		metal/brick/concrete
4	W. University Prkwy	N	Contemporary	1988	D'Aleo & Associates	metal/stone/concrete
100	W. University Prkwy		Elizabethan Revival	1926	Wyatt & Nolting	slate/brick/concrete
102	W. University Prkwy		Neo-Classical Revival	1911	Charles Cassell	metal/stone/concrete
104	W. University Prkwy		Italian Renaissance	1919		tile/yellow brick/ concrete

N = non-contributing resource

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106	W. University Prkwy		Italian Renaissance	1919		tile/yellow brick/ concrete
108-114	W. University Prkwy		Georgian Revival	c.1927		metal/brick/concrete

N = non-contributing resource

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8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☒ A Property is associated with events that have made a significant contribution to the broad pattern of our history.
- ☐ B Property associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply)

Property is:

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets)

Area of Significance
(Enter categories from instructions)

Community Planning and Development
Architecture

Period of Significance

ca. 1892-1940

Significant Dates

Significant Person
(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder
(see continuation sheet)

9. Major Bibliographical References

Bibliography
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

Previous documentation on files (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey #
- ☐ recorded by HAER #

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository:

Summary Statement of Significance:

The Tuscany-Canterbury Historic District is significant under Criterion A for its association with the suburban development of Baltimore in the early 20th century. Through its valuable array of historic resources, the District preserves a record of North Baltimore's transformation through stages that were sequentially rural, suburban, and urban. Evidence of this pattern of transformation, which occurred in many major cities along the Eastern seaboard, is especially well-preserved in Tuscany-Canterbury. A circa 1892 Victorian cottage survives to reflect the area's rural origins. Other resources reflective of suburban trends began to be added in stages from as early as 1911, including rowhouses, detached houses, and apartment buildings in a variety of revival styles typical of the period. The district derives additional significance under Criterion C for the high quality of its architecture, the work of many of Baltimore's most prominent and accomplished designers of the period. The period of significance extends from 1892, the date of the earliest resource in the district, to 1940, by which date the development of the district was substantially complete.

Resource History and Historic Context:

Baltimore was incorporated as a city in 1797. Prior to 1888, its northern boundary was essentially at North Avenue and the area north of the City was heavily wooded and sparsely settled. In fact, these northern outskirts consisted mostly of a number of large country estates. The area that is now Tuscany-Canterbury, land owned by Charles Merryman (and later by John Merryman) lay close to the small stream known as Stony Run. John Merryman is the first person known to have cleared the land along the valley of Stony Run and to farm the land, land that he called Clover Hill.

In the late 1800s, Stony Run powered a mill in the area. Located close to what is now known as Merryman's Lane was a quarry. Linkwood Road, which follows the course of Stony Run, was the western boundary of Clover Hill Farm. Legend has it that starting as a trail used by Susquehannock Indians and later used as a wagon path, Charles Street had modest beginnings. Because Charles Street originally led from the harbor in central "Baltimore Town" northward to the forest, its earliest recorded name was Forest Street.

Two other major arteries leading into the District are University Parkway and Highfield Road. In the 1880s and 1890s, a number of great mansions were built along Charles Street, with six on the west side of Charles from

University Parkway to Highfield Road having been built by 1894. An additional mansion was constructed here in 1907 for Henry P. Duker on the present site of the Scottish Rite Temple, though it was later moved diagonally across the street to the Northeast corner of 39th Street and North Charles Street to make room for the Temple.

Roland Park, located to the west and north of Tuscany-Canterbury, began to be developed in 1890 and the Homewood campus of the Johns Hopkins University, located immediately to its south, was laid out by the Olmsteds (the foremost landscape architects in the country at that time). Construction began on the university's Gilman Hall in 1904. With the establishment of University Parkway by the Olmsteds on the northern periphery of the campus by 1908, access to Clover Hill Farm was greatly facilitated. These developments, coupled with the beginning of Guilford by the Roland Park Company in 1912 (to the east of the District), set into motion forces which drew great attention to strategically located Clover Hill Farm. Though the Merrymans were not initially interested in selling their farmlands, in time, portions of their property began to be acquired for the construction of residential housing and the suburbanization of Clover Hill Farm began to take place. Fostered by the growth of public transportation, the transition from farmland to suburb that was underway here was mirrored in some other parts of Baltimore City.

By the early twentieth century, two housing trends in Baltimore began to impact the District. One trend resulted from demands for rowhouses that would be more luxurious than those of the central city, rowhouses that open up the interior to more light and flowing space and which would successfully compete in the market with the more costly suburban cottages. The second housing trend was a growing market for luxury apartments in mid-rise buildings. By 1910, this later trend had resulted in luxury apartments in downtown Baltimore. Within two years, it spread to the suburbs when the Canterbury Hall Apartments were built in rustic Clover Hill. Canterbury Hall was designed by the architect Edward H. Glidden, Sr., who had recently returned from four years of studying architecture in Paris. About the same time a Georgian Revival Style brick house (c. 1913) was constructed at 212 Stony Run Lane and the first building on the section of University Parkway south of the District began rising. Though work on architect Charles Cassell's First Church of Christ Scientist was not completed until 1913, its cornerstone had been laid in 1911.

As lands in Clover Hill were being purchased from the Merrymans, section by section, projects of the Roland Park Company were underway to the east, the north, and the west. This was a time of economic prosperity in many parts

of the nation and by the spring of 1912, the Roland Park Company had laid rail lines to bring construction materials into Guilford.

As building in the District was spreading to the west of Canterbury Hall, the Italian Renaissance Style Lombardy Apartments by Clyde N. Friz were constructed. In 1916, two houses designed by Laurence Hall Fowler were constructed nearby on Oak Place. Remarkably, construction started on the Tuscany Apartments at 221 Stony Run Lane during World War One. At the intersection of University and Charles, the Maryland Daughters of the Confederacy during the same year erected a statue dedicated to Confederate Women of Maryland by the sculptor J. Maxwell Miller. Guilford Manor Apartments began to rise near the intersection of West University Parkway and North Charles Street and the Italian Renaissance Style Apartment Buildings at 104 and 106 W. University Parkway were begun at the War's end in 1919.

In July of the same year, University Homes Company, with George R. Morris at its head, received building permits to construct houses on Cloverhill Road. Morris gave special attention to constructing houses he considered to be technologically advanced. In fact, his were the first large group of Baltimore houses to be heated by manufactured gas and they provided mechanical refrigeration as well.

Morris' rowhouses were influenced by Edward L. Palmer's row of five houses constructed at 835-843 West University Parkway in 1909. These houses introduced to Baltimore a four-square "daylight" floor plan where houses were two rooms wide and two rooms deep. Palmer later used this daylight plan in a village-like setting in a section of Roland Park called Meadow Block. The daylight houses, also had steeply-pitched gables, unornamented stucco surfaces, and crisp, geometric openings. These houses greatly influenced the ones built in the District by Morris. Other nearby architectural precedents that might have influenced Morris were the Tudor Revival and Colonial Revival groups of houses along the West side of York Road as a part of the Guilford development built in 1913. These are known as the York Courts. In the same year, Palmer designed Bretton Place in the Half-Timbered Tudor Style. In 1914 Phillip C. Mueller purchased Oakenshawe, a country estate on the edge of Guilford, and hired Flournoy and Flournoy to design his English Style Rowhouses.

The rate at which large apartments were being constructed in Baltimore began increasing rapidly following World War One, and this trend was especially pronounced in Tuscany-Canterbury. Eight new apartment houses were constructed between 1920 and 1927 alone. Continuing this trend, large single detached houses on the west side of Charles Street gradually began to be demolished and to be replaced by apartment buildings of monumental

proportions. The Colonel George Washington Hyde Mansion (built in 1880) made way for the 1927 Warrington Apartments. The 1907 Duker House was moved across the street to provide a corner site for the 1930 Scottish Rite Temple.

While this high-density development was taking place along Charles Street on the east side of the District, development was moving much more slowly in the western sector. However, the Robinson and Slagle Construction Company hired John A. Ahlers to design group houses that would fit the rolling contour of the land available in the northwest Tuscany-Canterbury in 1928. Ahlers drew on the Half-Timbered Tudor with second floor overhang design he was familiar from his childhood in Oberhausen, Germany. The result was masterly design and remarkable ingenuity.

ARCHITECTS AND BUILDERS WHO INFLUENCED THE DESIGN OF TUSCANY-CANTERBURY

Architects
John A. Ahlers
Frazier Baldwin
Charles Cassell
D'Aleo and Associates
Laurence Hall Fowler
Clyde N. Friz
HBF Plus architect
Kenneth Cameron Miller
George R. Morris
John Russell Pope
Alexander Porter
Ludwig Mies van der Rohe
Louis Roulon
Donald Sickler
Wyatt & Nolting

Builders
George R. Morris
Robinson and Slagle
Mullan Construction

The character of the architecture in Tuscany-Canterbury is dominated by the unknown designer the English Style Rowhouses for the builder George R. Morris and by the architect, John A. Ahlers. Significant contributions were made by Clyde N. Friz, Edward H. Glidden, Sr., Edward H. Glidden, Jr., Lawrence Hall Fowler, Charles Cassell, and John Russell Pope.

Edward H. Glidden, Sr., Clyde N. Friz, William Lamdin, John Zink, James R. Edmunds, Jr., and Laurence Hall Fowler all trained in the offices of Wyatt and Nolting. James Edmunds Jr. later became Joseph Evans Sperry's partner and a mentor to John Ahlers, who worked in Sperry's office. Glidden's handsome Canterbury Hall on 39th Street (1912) set the stage for the later gifted work of John A. Ahlers' Half-Timbered Tudor Rowhouses on Tuscany and

Ridgemede Roads (1928). Clyde N. Friz's 1914 Italian Renaissance Lombardy Apartments on Stony Run Lane (designed the same year as Edward Palmer's Italian Renaissance at 4014 Greenway) set the stage for the University Apartments on W. University Parkway (1919), and the Berkeley Arms Apartments on 39th Street (c. 1924). Owens and Sisco's 1914 Spanish Eclectic at 4201 Greenway and Glidden's 1922 Spanish Eclectic at 8 Bishop's Rd. probably influenced Friz's 1922 Gardens of Guilford. The c. 1927 Spanish Eclectic at 100 Tuscany Road was most probably designed by Edward H. Glidden, Jr. The French Renaissance and French Eclectic 1923 Calvert School, Fowler's own 1925 residence at 10 W. Highfield Road, and the Apartment House at 4210 N. Charles follow after North Baltimore's first French Renaissance style house at 4332 N. Charles which was designed by Lawrence Hall Fowler in 1916.

It is interesting to note that these architects plus William Nolting [The Warrington Apartments at 3908 N. Charles (1927) and the apartment house at 100 W. University Parkway (1926)] were in all probability acquainted with each other.

John A. Ahlers (1895-1983). Born in Oberhausen Germany in 1895,John Ahlers came to the United States at the age of 9 in 1915 with his parents. His education consisted of elementary school in Baltimore [Saint Alphonsus Elementary at Saratoga and Park Ave. (1904-1910)], a preparatory school in upstate New York [St. Bonaventure (1910-1914)], and St. Boniface College in Winnipeg, Manitoba where he received a B.A. degree (1915-1919). After graduating from college he returned to Baltimore and began work as a draftsman for the General Contractor John T. Bramble (1920-1922). The prominent Baltimore architect, Joseph Evans Sperry saw his work and invited him to join his firm. Ahlers worked 5 years as Designer and Senior Draftsman in Sperry's office (1923 to 1928). During that time Ahlers studied at the Beaux-Arts Institute in New York City. Ahlers graduated from the Beaux-Arts Institute of Architectural Design in New York while employed in Sperry's Office.

In 1928 he opened his own office and was employed by the Robinson and Slagle Company to design the "Tuscany Row Houses" in Tuscany-Canterbury. The success of that project brought him to the attention of Edward Bouton, president of the Roland Park Company, who employed Ahlers in 1929 to design Northwood. Ahlers designed the first 50 houses for Northwood, thus setting the character of that community. Ahlers designed in Northwood 86 houses, in Homeland 49 houses, in Guilford 12 houses and in Tuscany-Canterbury 33 houses for a total of 180 in those communities. Others are found in The Orchards and Hursleigh. In 1935 he became the supervising architect for the Roland Park Company and exercised design approval for houses in Homeland and Northwood. Ahlers returned to private practice late

in 1941. He designed the Gothic Revival style recitation building that was added to Loyola High School in 1933. In association with Frank Murphy of Washington D.C. and James R. Edmunds of Baltimore he designed the St. Mary's Catholic Church at York and Tunbridge Roads in Homeland (1941). In association with Harvey Warwick of Washington D.C. he designed the Northwood and Pentridge apartment complexes (1938 & 1940). Ahlers designed the chapel for the motherhouse of the School Sisters of Notre Dame (Villa Assumpta) located on Charles Street and Bellona Avenue (1955). He contracted the art deco sculptor Lee Laurie do a large madonna for this commission.

George R. Morris, working c.1905 to 1921, was a builder and possibly the architect of rowhouses and apartment houses. Morris came to Baltimore from Pennsylvania after the 1904 fire to capitalize on the construction needed after the fire. By 1916 he had purchased the property on the West side of Charles Street north of University Parkway. Together with others, including Colonel George W. Hyde, he formed the University Homes Company. A deed dated December 20, 1917, records the sale of land east of Oak Place by University Homes Company to Morris; this tract minus two lots was re-conveyed to University Homes. There is a 1919 building permit for the first six homes on Cloverhill and their construction began in July of 1919. In 1926 Morris organized a real estate company that owned and managed over 300 apartment houses.

Clyde N. Friz (1867-1942) architect of the Enoch Pratt Free Library on Cathedral Street(1933), the Scottish Rite Temple of Freemasonry(1930). Born in Michigan he studied architecture at Massachusetts Institute of Technology and worked for various architectural firms in St. Louis before moving to Baltimore in 1900 where he joined the office of Wyatt and Nolting. He opened his own office in 1925. Friz designed two houses in Guilford (1923 & 1926), 3 apartment buildings and one house in Tuscany-Canterbury (1915-1922).

Edward H. Glidden, Sr. (1873-1924) One of the sons of the founder of the Glidden Paint Company, was born in Cleveland, Ohio, studied architecture in Paris for four years, and came to Baltimore in 1911 and was appointed Inspector of the Works on the new Court House then being constructed. He briefly worked with Clyde Friz (1911-1913) and later went into independent practice. He designed the Canterbury Hall on 39th Street (1912), the Washington Apartments on Mount Vernon Place and the 1917 Furness House on South Street. He designed four houses in Guilford between 1919 and 1921 and was working with Hobart Upjohn of New York at the time of his death. His son, Edward H. Glidden, Jr. worked as an architect designing ten houses in Guilford and Homeland from 1926 to 1940.

Laurence Hall Fowler (1877-1971) Born in Catonsville, he graduated from The Johns Hopkins University in 1898, studied briefly at Columbia University before returning to Baltimore to practice architecture. He worked with Wyatt and Nolting and then opened his own office in 1906. Most of Fowler's work was private homes. He designed approximately eighty houses in the mid-Atlantic states. He designed 6 houses in Tuscany-Canterbury and the original Calvert School (1923). He designed his own residence in Tuscany-Canterbury at number 10 West Highfield Road. He served on the architectural review committee of the Roland Park Company during the construction of Guilford and Homeland: designing many houses in both of those developments. 18 in Guilford 1913-1929, 3 in Homeland 1929-1930 and 6 in Tuscany-Canterbury.

Kenneth Cameron Miller (1897-1975) born in Millvile, N.J. moved to Baltimore in his teens, attended Baltimore Public Schools and the Maryland Institute. He began work as an engineer with J.K.E. Diffenderfer in 1922. In 1927 he started his career as an architect with Harold A. Stillwell. He started work with Joseph Meyerhoff (Monumental Properties) in the 1930's and was one of the principal architects for that Corporation. Miller designed Eastport Mall, Westport Mall and hundreds of homes in Homeland, Northwood and many other parts of Northeast Baltimore.

William G. Nolting (1866-1940). Born in Baltimore and educated in Richmond, Virginia, Nolting began his architectural career in Richmond, continued in Washington, D.C., and finally returned to Baltimore where he joined the office of J. B. Wyatt, who later made him a partner.

James Boswell Noel Wyatt (1847-1926) spent his youth in Baltimore and in 1865 his family moved to Cambridge, Massachusetts where Wyatt graduated from Harvard in 1870, studied architecture at M.I.T. and the Ecole des Beaux-Arts in Paris. He returned to Baltimore in 1874 and worked briefly for E. Frances Baldwin who had in turn been trained by a student of Benjamin H. Latrobe, Jr. By 1889, Wyatt had formed a partnership with William G. Nolting. Architects trained in his office included Clyde Friz, Edward H. Glidden, Sr., William Lamdin, James R. Edmonds, Jr. and Laurence Hall Fowler. Friz , Glidden and Fowler designed many important buildings in Tuscany-Canterbury. Buildings in Baltimore designed by Wyatt and Nolting included the Baltimore Courthouse (1900), the Fifth Regiment Armory, buildings for The Johns Hopkins University, The Johns Hopkins Hospital, and the Sheppard and Enoch Pratt Hospital.

John Russell Pope (1874- 1937) One of America's most distinguished architects, the designer of many buildings of outstanding character both here and abroad, nearly all of them in the classical tradition. He studied architecture under Professor Willis R. Ware at Columbia's School of Mines.

This was followed by two years of study at the American Academy in Rome. Then he entered the Ecole des Beaux-Arts in Paris. Completing his degree in 1900. He returned to New York where he was greatly influenced by Charles McKim. He was the architect of the Temple of Scottish Rite, the Baltimore Museum of Art, the University Baptist Church on Charles Street and the Henry Swann Frick Mansion in Guilford. In Washington, D.C. he designed the National Archives Building, the National Gallery of Art, Constitution Hall, the National Christian Church on Thomas Circle and the Jefferson Memorial.

Major Bibliographical References:

Dorsey, John and James D. Dilts, A Guide to Baltimore Architecture, 3rd edition. Centreville, Maryland, Tidewater Publishers, 1997.

McAlester, Virginia & Lee, A Field Guide To American Houses, Alfred A. Knopf, New York, 1997.

Hayward, Mary Ellen and Charles Belfoure, The Baltimore Rowhouse, Princeton Architectural Press, New York, 1999.

Higham, Eileen, Tuscany-Canterbury: The History of a Baltimore Neighborhood, In Press, 2001.

Waesche, James F., Crowning the Gravelly Hill, A History of the Roland-Park-Guilford-Homeland District, Maclay & Associates, Baltimore, Maryland, 1987

B-1300

Tuscany-Canterbury Historic District (B-1300)
Name of Property

Baltimore city, Maryland
County and State

10. Geographical Data

Acreage of Property Approximately 85 acres

UTM References
(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1				3			
2				4			

☒ See continuation sheet

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared By

name/title Dean R. Wagner, Consultant
Organization _____ date February 1, 2001
street & number 1213 Roundhill Road telephone 410-235-7768
city or town Baltimore state Maryland zip code 21218

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items
(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO)

name _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____

Paperwork Reduction Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et. seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

UTM References:

Baltimore East and Baltimore West, MD, quads

A: 18-360500-4355440
B: 18-360510-4354760
C: 18-360060-4355160
D: 18-359860-4355500
E: 18-359890-4355710
F: 18-360090-4355160
G: 18-360280-4355620

Verbal Boundary Description:

The nominated property is bounded on the south by West University Parkway and on the north by the rear property lines of properties on the south side of Warrenton Road. It is bounded on the east by North Charles Street and on the west by the Stony Run Stream.

Boundary Justification:

The nominated property comprises the formerly rural tract which was laid out and developed as a residential suburb during the period of significance. It adjoins the National Register-listed districts of Guilford on the east and Roland Park on the west, and is bounded on the south by the Homewood Campus of The Johns Hopkins University.

B-1300

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Tuscany-Canterbury Historic District (B-1300)

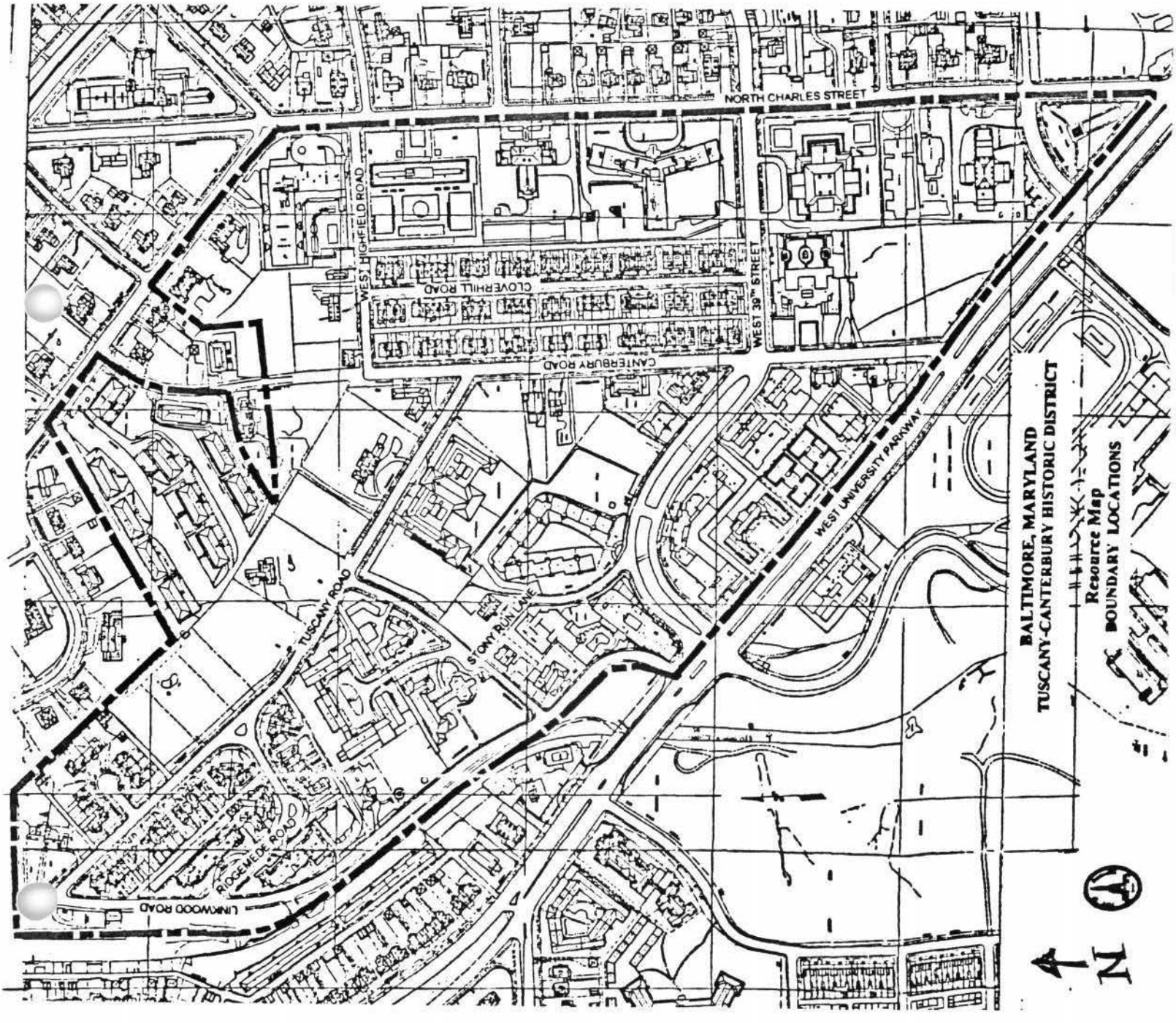
Name of Property

Baltimore city, Maryland

County and State

Section 10 Page 2

National Register Boundaries



B-1300
TUSCANY-
CANTERBURY
H.D.
BALTIMORE
CITY, MD

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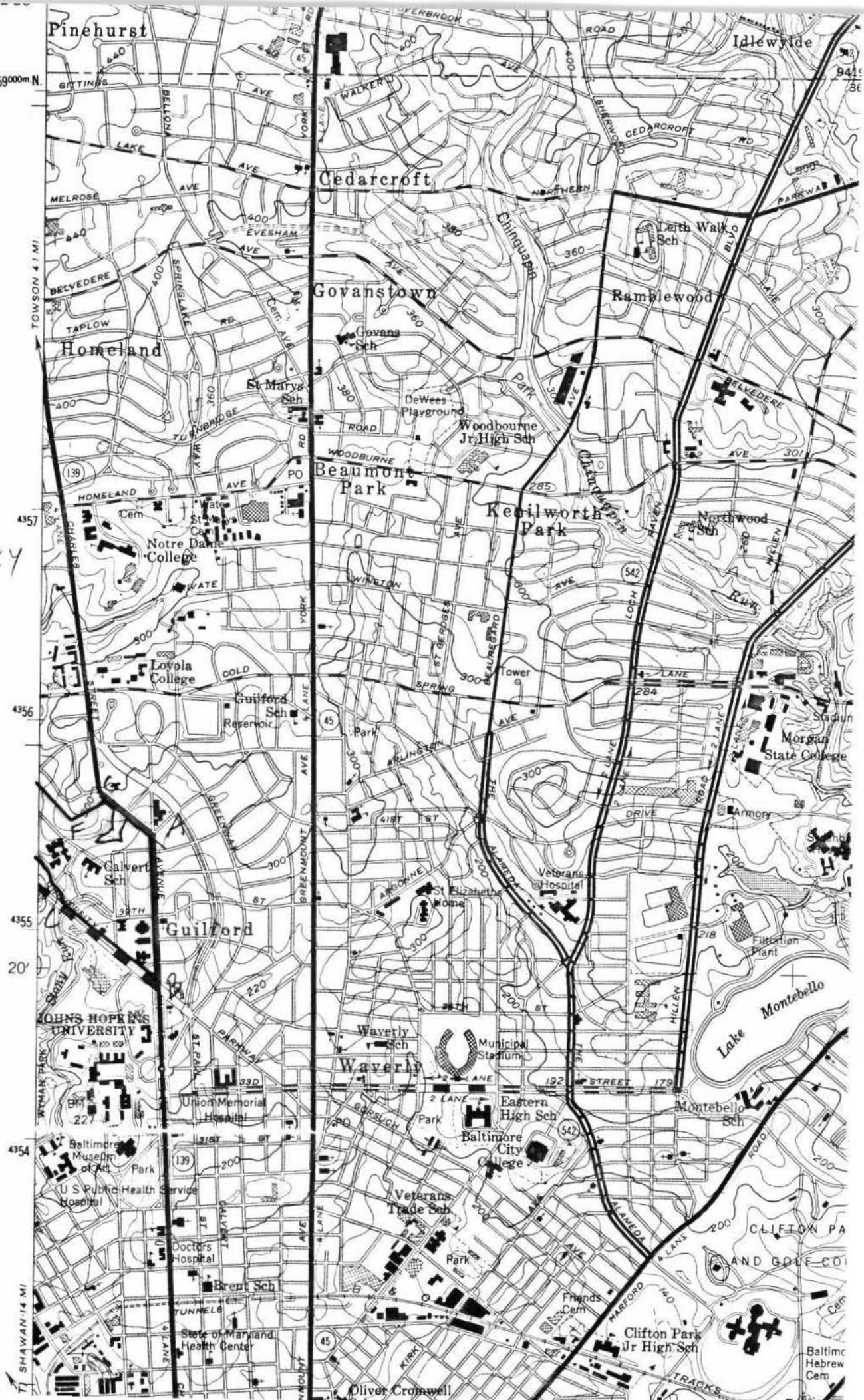
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