

Bolton Hill

Community Association

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Tune into "The Real House Pets of Bolton Hill"

<https://boltonhillmd.org/bulletin/tune-into-the-real-house-pets-of-bolton-hill/>



Some outsiders have long claimed that Baltimore has gone to the dogs. President Trump disparaged our rats, or at least claimed our town to be infested by them.

But in our Bolton Hill neighborhood, critters rule: dogs, cats, parrots, hamsters, whatever. In these social distancing times, pet-walking has become a great distraction for many.

Bolton Hill resident Lee Tawney suggested we show proper reverence for The Real House Pets of Bolton Hill by showcasing them in The Bulletin, and they will eventually have their own page the BHCA website.

If you have not yet submitted a photo and tagline for your furry or feathery or scaly friend to join this gallery, do it now: pets@boltonhillmd.org. If you have not paid your BHCA dues, it would be helpful to do that, too. Be sure to include your name and contacts.

Proposed zoning change would wipe out parking requirements for housing carve-ups

<https://boltonhillmd.org/bulletin/proposed-zoning-change-would-wipe-out-parking-requirements-for-housing-carve-ups/>



A bill now pending before the city council would change residential zoning to eliminate off-street parking space requirements when owners of single-family residences decide to cut them up into two or more apartments. With on-site parking generally not available on a typical rowhouse lot, the existing zoning restriction effectively limits carve-ups of row homes. Bolton Hill and other neighborhoods in central Baltimore have relied on off-street parking requirements to avoid having too many of their large single-family row homes carved into multi-unit buildings.

Depending on one's perspective this legislation is:

An effort to make the city less car-centric and encourage greater reliance upon public transit. (The bill also would prohibit the construction of additional gas stations in the city.)

A giveaway to absentee owner/developers of large and historic residences, since cutting up and renting out units within them is more lucrative than keeping them intact as single-unit residences.

A way to expand housing stock in desirable neighborhoods and perhaps encourage more home ownership if the units are created as condos instead of rentals.

A means of further restricting homeownership opportunities in neighborhoods where most residents live as renters.

A threat to the architectural character of today's Bolton Hill.

Several central Baltimore neighborhood associations have suggested that Bill 20-0561, by northeast Council member Ryan Dorsey and East Baltimore's Shannon Sneed, should be amended to preserve scarce parking and discourage additional absentee investors. At BHCA's September board meeting, board members and residents considered the issue in a lively and lengthy discussion.

At issue was whether BHCA should join like organizations from Charles Village, Greenmount West, Madison Park, Reservoir Hill and Mt. Vernon in requesting a carve-out in the zoning code to protect buildings with less than 4,500 square footage from unwanted development. The proposal would allow owners to add one apartment unit to a single-family home without off-street parking requirements but not three or more units. The proposal also requires that if converted buildings go unoccupied, they would have to revert to a single-family unit.

One-time family-owned rowhouses and old mansions in Mt. Vernon and some parts of Bolton Hill have long been converted into small apartments and student housing. Although Bolton Hill continues to have many larger single-family houses, including some that have been restored from earlier cutups, only about 25 percent of the residents of the neighborhood today are homeowners.

It is not clear when the council might consider the Dorsey-Sneed bill.

- *Bill Hamilton*
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Bolton Hill strategic planning moves along

<https://boltonhillmd.org/bulletin/bolton-hill-strategic-planning-moves-along/>



The BHCA committee that is working on a strategic plan to help shape the future of the neighborhood is jogging along, despite delays caused by the pandemic.

“Although Covid has forced us to divert from our previous plan to hold a neighborhood charette this summer to discuss the topics that arose from our survey, we are in the process of putting together an Internet outreach program opportunity to get community insight,” said Neal Friedlander, who is leading the planning committee. The spring survey of neighborhood residents attracted over 470 responses, of which a third were from renters.

A group of Bolton Hill neighbors are drafting one-page summaries of each of the 10 topics which arose from the survey, designed to get further resident input. The plan is to send it out to neighborhood residents before the end of September along with a copy of the survey results.

“After giving you a month or so to respond, a smaller group will take your replies and opinions as well as their own and compile a first draft. In a perfect world, this draft would go out to the neighborhood in the first part of December,” Friedlander said.

“Then we expect months of discussion and refinement. Our hope is to have BHCA board approval in the Spring. So be prepared to again become involved sometime this Fall.”

Neighborhood real estate stable despite the pandemic

<https://boltonhillmd.org/bulletin/neighborhood-real-estate-stable-despite-the-pandemic/>



While the COVID pandemic has been an unprecedented disruptor for much of the area economy, housing sales and values in Bolton Hill have, after an early convulsion, stabilized and are brisk, according to three residents who are realtors.

“For March and April, which is typically the beginning of the ‘spring season’ for home buyers and sellers, things seemed to falter, but since then it has been brisk, with attractive interest rates and a shortage of listings driving both sales and prices,” said **Jessica Dailey**, who has specialized in properties in the neighborhood since entering the business here in 2004.

“I think a lot of people were uncertain about what to do after the shutdown, but then ‘the season’ arrived late and has been continuing,” she said. “Properly-priced units are moving swiftly, sometimes after multiple offers, and low-interest mortgages are relatively easy to secure if you have a job.”

In recent weeks one large residential property in the neighborhood fetched more than \$800,000. Dailey’s current nearby listings include a 4-bedroom, 2,700 sq ft single family residence on John Street for \$425,000 and a two-bedroom townhouse in Bolton Square on West Lafayette Ave., for \$299,000.

“One of the great things about Bolton Hill is the wide diversity of housing,” said **Avendui Locovara**, a realtor who has lived in Bolton Hill off and on since the second grade. “It’s common for someone to move here for school or work and rent a small apartment, then a short time later buy their first home,

maybe a condo in one of our historic houses, and a few years later move up to a single-family residence,” she said.

“It’s one of the more desirable locations in the city, mostly residential but not far from shops and restaurants and public transit. And we have a wide range of available schools not far away, public, charter and private.” She has listings at 1612 Park Avenue, a 5,700-sq.ft historic home for \$850,000, and one that is half that size at 230 W Lanvale St. for \$495,000.

Marci Yankelov, a Baltimore native who has been licensed for 17 years, moved her license to a virtual brokerage 3 years ago. She believes the “new normal” will consist of less visiting properties and more reliance on virtual marketing, 3D Tours and contacts. In addition to traditional marketing she does a 3D Virtual Tour of each property she lists. “I had a listing come on the MLS right when the pandemic began. I assured the Seller that I believed I would get it sold. The seller had moved out of town and the buyer also was out of town. The buyer viewed the property via the 3D Virtual Tour and with the guidance of his agent decided to write an offer. He did not visit the property until after closing.

“I also had several curbside settlements. Lakeside Title prepared all the documents, as usual, and reviewed them on a Zoom call with the buyer and seller the night before. The next day all the parties met outdoors in their separate cars and signed the documents, with the title agent in a mask and gloves moving back and forth with the documents. It was very safe and efficient.”

Yankelov says that with the continuing restrictions because of COVID-19, she believes buyers will be less interested in touring a long list of properties and will instead insist that agents provide high-quality video tours of the sale properties, allowing potential buyers to narrow the list and only physically visit homes that meet their needs. This also works well for sellers who want to limit the number of people walking through their homes. She currently has listings in other Baltimore neighborhoods including The AIA Building in Mount Vernon and had 2 buyers purchase in Bolton Hill in the last few months.

-Bill Hamilton

BCHA begins review of historic markers in the neighborhood

<https://boltonhillmd.org/bulletin/bcha-begins-review-of-historic-markers-in-the-neighborhood/>



Pedestal from Confederate statue moved from Mt. Royal Ave in 2017.

In July the Bolton Hill Community Association launched an initiative to review public historic markers in the neighborhood. Motivated by this summer's nationwide protests of systemic racism, the review is meant to face and learn from names, plaques, and monuments that may glorify individuals or causes that championed racism.

An apt example is a small public plaque honoring longtime neighborhood resident William Marbury Sr., a distinguished attorney of his time. Marbury was part of a line of attorneys who argued the legality of discriminatory laws and deliberately acted to bar Black people from living in Bolton Hill.

Reflecting the overt racism of their time, these types of actions were pervasive among White neighborhoods throughout the country and ensconced in laws at all levels of government. Sometimes we hardly notice markers of that past in Bolton Hill. Other markers are very evident among us, yet we may not have seriously questioned why they are there. A statue on Mt. Royal Avenue erected in the early 20th Century to honor soldiers of the Confederacy was abruptly removed by the mayor in 2017, after the violent conflict over removing monuments in Charlottesville. This new review is an opportunity to

respond to them deliberately and thoughtfully.

That response may mean that a marker is kept the way it is or perhaps an additional interpretive plaque is added next to it, or perhaps it is removed entirely. Only the city can change or remove public names, plaques, and monuments, but BHCA's recommendation on how they should be handled greatly affects what happens to them. Bolton Hill also has Blue Plaques, which are part of a neighborhood-specific program honoring homes where noteworthy figures of history resided. Homeowners must pay for their Blue Plaque and its installation, so any changes to them must be done with the consent of the current homeowner. A separate review will be undertaken of the process for nominating and selecting honorees of Blue Plaques, leading to a process that's more transparent and systematic for the next round of Blue Plaque recipients.

After a call for ideas and suggestions for the review, BHCA has heard from about a dozen members of the community. A steering committee of neighborhood residents—Jean Lee Cole, Neal Friedlander, Steve Howard, David Nyweide, and David Scott—is assembling a review committee for the public historical markers and will eventually do the same for the Blue Plaques. The racial mix on both committees must be given careful consideration, as White people need to be involved to face the potential racism represented by these markers and Black people need to be involved to build back up whatever is taken down. The committee could also have a credibility problem if it is perceived to be a mostly White or Black exercise. Someone in an adjacent neighborhood may serve as a kind of external member of the committee.

The review committee will be charged with identifying potentially problematic public markers; compiling public comments and existing research on the markers; and making recommendations on the markers to the BHCA board of directors. There will be opportunities for further public input and research on these markers before the review committee makes its recommendations. If you have ideas or suggestions or would like to serve on the review committee or volunteer in some capacity in the review process, please email markers@boltonhillmd.org.

To be clear, this review of public historic markers is not an exercise in effacing history. It's instead a learning opportunity that will make use of extensive research to learn the reasons why certain historic markers were erected or certain places were named within the neighborhood. The reasons why Bolton Hill has certain markers and names are their own history, and the aim is to understand them better to best convey that history today.

We might ask why that small plaque to William Marbury, Sr. was given on behalf of the Mt. Royal Garden Club, as it reads below his name? What contributions did Marbury make to the Mt. Royal Garden Club? When was it placed there? Why is nothing directly near it? Is the plaque even still relevant at its location today?

- *David Nyweide*

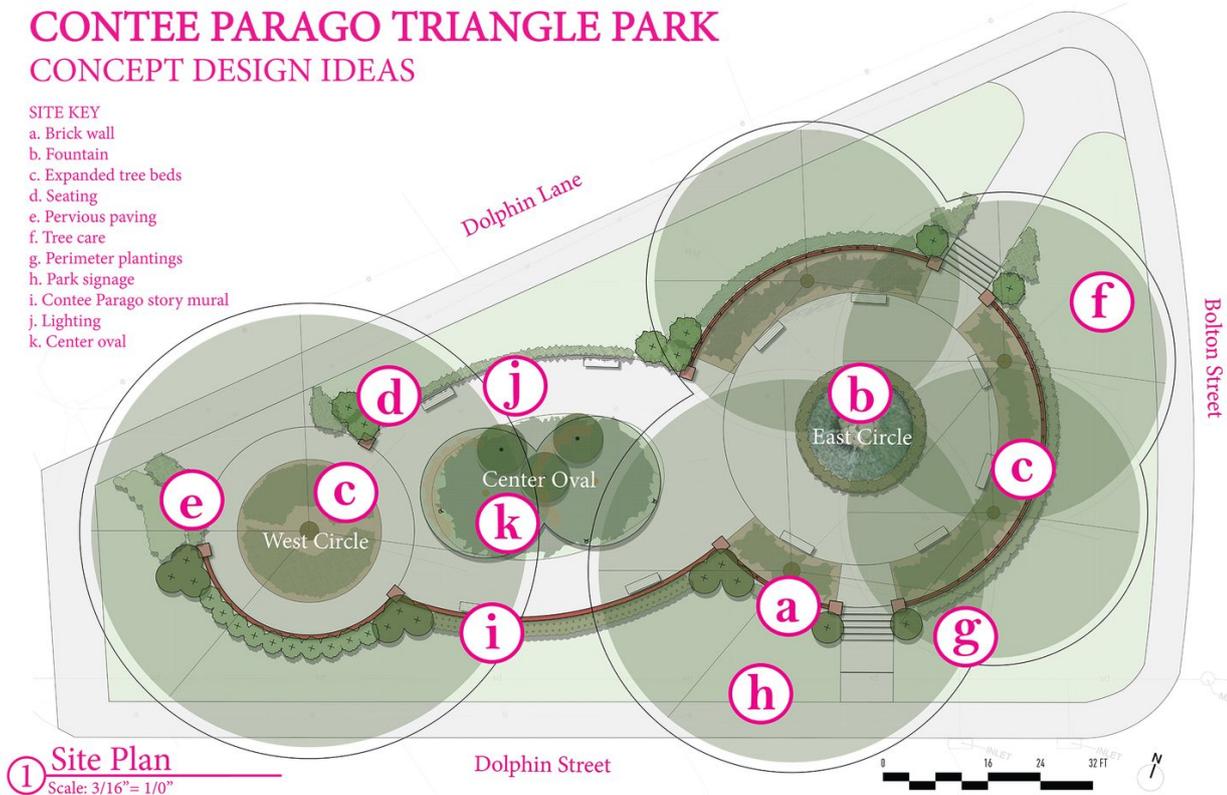
Renovation is the goal for Contee-Parago Triangle Park

<https://boltonhillmd.org/bulletin/renovation-is-the-goal-for-contee-parago-triangle-park/>

CONTEE PARAGO TRIANGLE PARK CONCEPT DESIGN IDEAS

SITE KEY

- a. Brick wall
- b. Fountain
- c. Expanded tree beds
- d. Seating
- e. Pervious paving
- f. Tree care
- g. Perimeter plantings
- h. Park signage
- i. Contee Parago story mural
- j. Lighting
- k. Center oval



1 Site Plan
Scale: 3/16" = 1/0"

Plans are underway for a major renovation of Contee-Parago Park, at the southern end of the neighborhood at Bolton Street between Dolphin Street and Dolphin Lane. The park is celebrating its 50th anniversary next May.

The park site was cleared during urban renewal in the 1960s. A group of Bolton Hill neighbors organized to build a park, and decided to name it after two “good neighbors,” as a May 1971 *Baltimore Sun* article described them: Edward William Parago, Sr. (1898-1983), a postal worker, and William Gales Contee (1891-1987). Both had lived on Dolphin Lane, on the north side of the park, since the early decades of the 20th century.

Very possibly the first city park to be named after Black Baltimoreans, it has historically served as a gathering place and social space for African American residents, who gathered in the park daily to discuss politics and the news.

Mr. Parago was born in the neighborhood and had lived in the house at 234 Dolphin Lane since 1908. His grandson, Reese Culbreath, and his family still reside there, qualifying it as a Baltimore Centennial House, meaning that it has been occupied by the same family for over 100 years.

The park has a striking design featuring intersecting paved elliptical areas, curved brick border walls, and a minimalist fountain. In the 50 years since it was built, the five willow oaks that were planted as part of

the park design have matured and now provide glorious spring and fall color and abundant shade.

For many years Mr. Contee turned on the fountain for neighborhood children to play in during the summer. Restoring the park will help continue neighborhood revitalization efforts in the entire Mount Royal area in the spirit of the park's celebration of the "good neighbors" after whom it was originally named.

The proposed design, provided by a Neighborhood Design Center grant from the Maryland-DC-Virginia chapter of the Association of Professional Landscape Designers, preserves the main design elements of the park, but will replace portions of the brick wall with a more open iron fence-and-brick-pier construction, remove portions of pavement, expand tree wells, and install new planting beds around the fence perimeter. A new, recirculating water feature to replace the fountain is also in the works.

The goal of the redesign is to preserve tree health, increase park visibility, emphasize its historic features, and have a positive environmental impact by reducing stormwater runoff and creating habitat for urban wildlife.

The design is currently being finalized and work on renovation is slated to begin this fall, in advance of a 50th anniversary rededication and celebration in May 2021.

The designs are available online to view here [<https://padlet.com/jeanleecole/lxc6pywxnkvxewx>]

Bolton Hill Community Association is supporting the renovation of the park. If you care to donate to help make it happen, send a check payable to BHCA and make it "for "Contee-Parago" in the memo line. Mail it to J. Cole at 1203 Bolton St., 21217]. If you can volunteer to help, contact Jean Cole, jeanleecole@gmail.com . Send a note to that same email to receive occasional updates.

There once was baseball in Bolton Hill

<https://boltonhillmd.org/bulletin/there-once-was-baseball-in-bolton-hill/>



In a time when many surely miss the opportunity to go to Oriole Park at Camden Yards this summer and

watch our Orioles engage in our national pastime, it seems like a good time for the baseball-starved fan to reflect on the rich history of baseball in Baltimore. Among the abundant historic baseball sites in the city, there are two special ones here in Bolton Hill.

The first is the Madison Avenue Grounds. This ballpark was erected by the Waverly Call Club in 1860. It was Baltimore's first enclosed ballpark. It had stands to seat the fans and player clubhouses. The grounds served as the home ballpark for the Marylands and the Pastimes and was rented out to several other visiting teams. Many games were played there during the 1860s and 1870s.

The ballpark was the site of a game featuring the famous Cincinnati Red Stockings team, one of the first teams to publicly declare itself a professional team. They went around the country playing all comers -- amateur and professional. They won all 57 games (including exhibitions) that were played on this tour, and at the Madison Avenue Grounds they beat the Marylands Baseball Club of Baltimore 47-7 on June 24, 1869. The game was attended by an astounding (for the time) 4,000 people, and one local paper noted that the crowd included more ladies than had ever witnessed a baseball match in Baltimore.

Many baseball historians consider the National Association of Professional Baseball Players (aka The National Association) to be America's first professional baseball league. In the first year of this league on July 8, 1871, the Washington Olympics played the Fort Wayne Kekiongas at the Madison Avenue Grounds. Though based in Indiana, the Kekiongas had a roster that included eight players born and bred in Baltimore.

So where was this historic ballpark located? It was bounded on the west side by Madison Street, the east side by Garden Avenue (later called Linden Avenue), and the on the north by Boundary Avenue (later called North Avenue). The center field wall ran along what is approximately where the main path runs in Sumpter Park today. If you stand in the middle of that walkway and look west towards Eutaw Street, you would be at the extreme end of centerfield and looking towards second base and home plate. First base would have been located approximately where Eutaw Street is today (south of Laurens street). Third base would be to your right on Eutaw near Roberts Street.

The other historic baseball location in Bolton Hill is the location of the home of Hall of Fame manager Edward "Ned" Hanlon, which was located at 1401 Mt. Royal Avenue (the northeast corner of West Lafayette and Mt. Royal, where the current MICA Bunting Center is located). The home served as the meeting place for many famous baseball personalities.

Beginning in 1882, Hanlon played twelve years in the National League as a centerfielder, primarily with the Detroit Wolverines. He played in 1,270 games, had 1,318 hits, and he stole 329 bases in the last six years of his career (for the first six years, this stat was not kept). But it was his feats during a twenty-year career as a manager that led to his election into the Baseball Hall of Fame in 1996. Hanlon managed the Pittsburgh, Baltimore, Brooklyn, and Cincinnati clubs and during that time he won 1,313 games as manager and led his teams to five pennants and two Temple Cup Championships (a precursor to the modern World Series).

Nicknamed "Foxy Ned" and "The Father of Modern Baseball", Hanlon revolutionized baseball by devising or popularizing a type of baseball that became known as "inside" or "scientific" baseball that featured an aggressive in-your-face game of hit and run, expert bunting, the "Baltimore

chop", the squeeze, and innovations such as having the pitcher cover first base on balls hit to the right side of the infield.

Hanlon had five children and lived with his wife in this home for over 30 years. His son Joseph died in World War I, and Hanlon Park in the city is named after him. In 1916 Ned began service on the City Parks Board until his death in 1937 at the age of 79. The funeral service was held at Corpus Christi Catholic Church, across the street from his home. Hall of Famers Connie Mack and Clark Griffith were honorary pall bearers.

About five miles west from Bolton Hill, Ned Hanlon resides with his family in the New Cathedral Cemetery. Resting near him there are three of the Hall of Fame players that Ned coached on the old Orioles-- John McGraw, Wilbert Robinson, and Joe Kelley. New Cathedral has more Hall of Famers than any other cemetery in the country.

Hanlon is credited with instituting the orange and black colors for the Orioles.

-Tom Delise

Unity@Park Avenue: an Update on revitalizing Park and North Avenues

<https://boltonhillmd.org/bulletin/unitypark-avenue-an-update-on-revitalizing-park-and-north-avenues/>



The three-part revitalization project called Unity@Park Avenue will bring colorful murals to the bleached walls facing North Avenue, transform a sterile lot into a greener, more hospitable northern entrance to Bolton Hill, and reimagine the bus stop at the edge of the lot. The project has raised roughly \$15,000 so far through a combination of private contributions, matching grant dollars from the Annie E. Casey Foundation, funds from the Abell Foundation and a contribution from BHCA.

Baltimore's Ernest Shaw is the mural artist, and Baltimore-based Shawn James with Mural Masters is the project manager. Shaw shared two rounds of design sketches capturing the theme of community and unity at two virtual community input sessions this summer after an extensive outreach effort to residents in Reservoir Hill. The murals have received approval from the Commission for Historical and Architectural Preservation (CHAP).

BHCA board members recently approved spending on two concept designs for the lot by landscape design firm EnviroCollab. The designs will be shared with the community through two feedback sessions. The final design will be the vision for the space in grant applications to implement it. In the meantime, flowers have been planted in the existing planter beds to dress them. Sunflowers in particular have been in bloom in late summer and have added a much-needed splash of color to the lot.

The bus shelter will be the focus of MICA Professor Michael Maggio's fall architectural design studio. "MICA is very excited to be collaborating with the Bolton Hill community on this project. It's an opportunity for the students and the community to come together and propose something truly unique for the lot at West North Ave and Park that meets the needs of all those who use the bus shelter," said Professor Maggio.

Community and storytelling are the central themes of the studio. In developing their proposals, Maggio said students will address basic problems of light, circulation, materials, construction and structure and learn to find creative solutions to address social context. The nine students in the studio will each create a new design for the shelter with the intention of sharing them with the community for feedback, which should lead to a design selected for implementation through grant funding. There will be virtual opportunities for community input starting at the end of October.

BHCA serves as the fiscal sponsor for the project. Its total cost will depend on the extent of renovations to the lot and bus shelter but will probably be at least \$45,000. Fundraising for the project continues, including some outstanding grant applications. To learn more or donate, go to www.parkaveunity.com.

-- *David Nyweide and Chris Kingsley*

Embrace the Flavors of Summer with this Tomato Risotto

<https://boltonhillmd.org/bulletin/embrace-the-flavors-of-summer-with-this-tomato-risotto/>

Summer is winding down which means the abundance of ripe tomato varieties is dwindling. I have been trying to scoop up as many tomatoes this season as possible – whether from the farmer’s market or my CSA.



Roma Tomatoes at 32nd Street Farmers Market

We took a walk through the 32nd Street Farmers Market this weekend. There weren’t as many tomatoes available as during the peak of the season, but what’s there now will give you your fresh tomato fix before we start transitioning to cooler weather vegetables, like butternut squash and pumpkin.

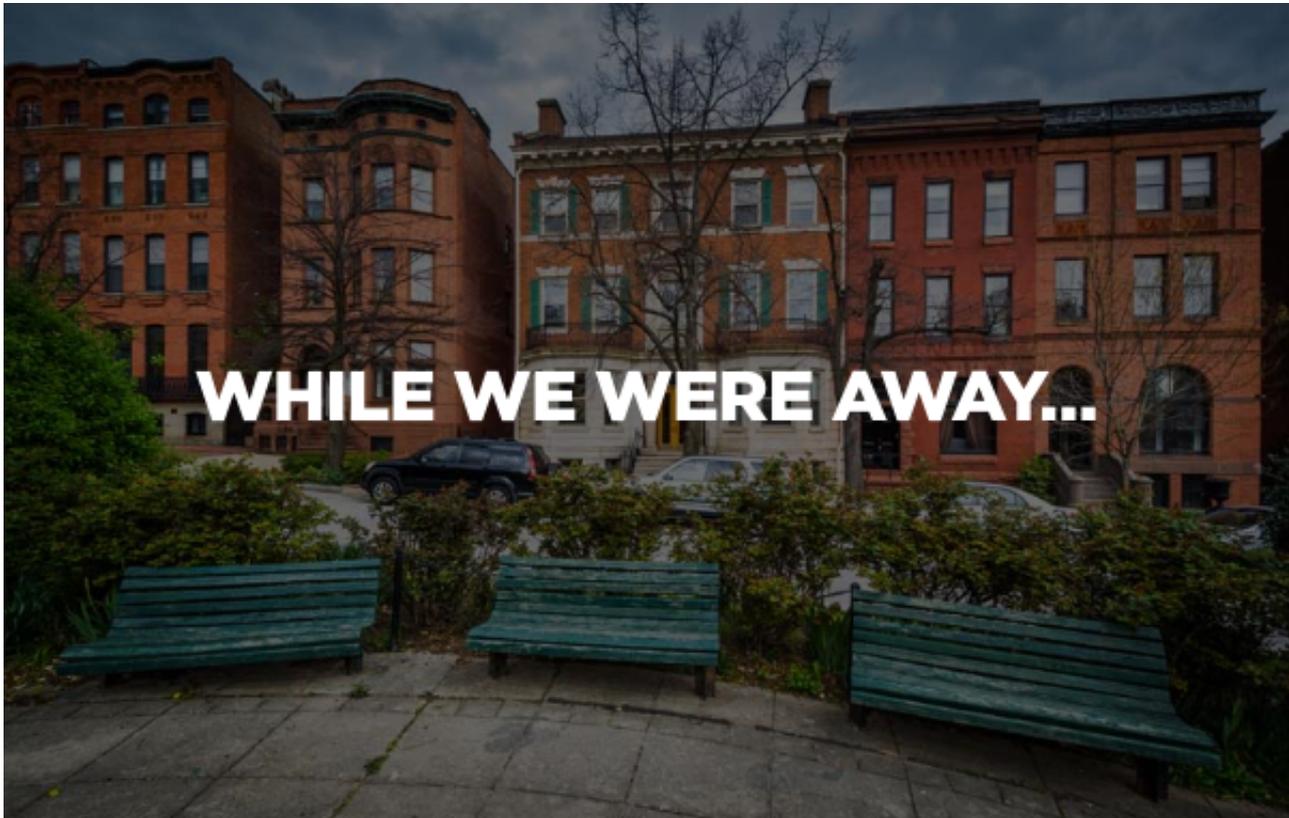


This recipe for **Tomato Risotto with Parmesan** uses tomatoes two ways – cooked directly into the risotto and fresh, as a garnish. You can use any variety of tomato, but I prefer a mix of heirloom and cherry tomatoes. The dish is finished with fresh halved cherry tomatoes and lemon zest which serves as the perfect way to cut through the richness of the risotto and the sweetness of the cooked tomatoes. [Get the Recipe Here.](#)

-- *Kylie Perrotti*

While we were away....

<https://boltonhillmd.org/bulletin/while-we-were-away/>



Your Bolton Hill Bulletin volunteer staff took a breather after the June issue. Great to be back. Here are some things that occurred in our absence.

Road work to begin on McMechen Street

After lots of neighborhood pressure and input from City Councilman Eric Costello, the city transportation department announced that it is installing ADA compliant sidewalk ramps and repairs and a new asphalt overlay on the roadway from Bolton Street to Mt. Royal Avenue. The road work, which is long overdue, will take about 90 days when it begins and will restrict parking in the area.

Mercury in the streets

On July 26, a mercury spill closed upper Park Avenue at Laurens Street and brought fire department and environmental crews to the area for a day-long decontamination. The source of the small spill was not explained.

Two well-known Bolton Hill neighbors succumb

[Dr. Joseph J. Costa](#), who led the critical care unit at Mercy Hospital died there of COVID-19 complications on July 25. He had worked at Mercy since 1997. He was 56.

[Lloyd Bowers](#), an entertainer and harpsichordist who lived in Bolton Hill for many years, died of dementia complications at a facility in Silver Spring. He was 80.

Crime Spree affects Bolton Hill

Although Bolton Hill is one of the safer neighborhoods in the city, a group of two or more young men carried off several robbery attempts and an assault and carjacking on West Lafayette Avenue, Bolton Street and a few blocks away in Reservoir Hill. It all took place over a 36h our period on Aug. 24 26. Police say they have a suspect in at least one of the incidents

In a chart distributed by the BPD Central District for the first 28 days of August the neighborhood reported three violent acts and 11 property crimes, compared to two violent crimes and 29 property crimes in the same period in 2019. Police data show that both categories of crime overall are down substantially for 2020 against last year, although as any news reader knows, they city continues to have one of he highest homicide rates in the nation.

The Bolton Hill Bulletin appears 10 times a year and is edited by Bill Hamilton, Kylie Perrotti and Marci Yankelov. Your participation and ideas or contributions are invited, as is feedback on this issue. To submit material or become a sponsor of The Bulletin, which reaches nearly 800 families in the neighborhood, contact us at bulletin@boltonhillmd.org.

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Community Association