

# Bolton Hill

## Community Association

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## **BHCA members choose Neal Friedlander, others to lead association**

<https://boltonhillmd.org/bulletin/bhca-members-choose-neal-friedlander-others-to-lead-association/>



Bolton Hill Community Association members went back to the future this month, electing Neal Friedlander to lead the organization. He held the presidency of Mt. Royal Improvement Association (MRIA), the community association's previous manifestation, three decades earlier.

"It's a very different but also similar world," said Friedlander, a Bolton Hill resident since 1974. A physician and chairman for 13 years of the Department of Medicine at Greater Baltimore Medical Center, Friedlander retired in 2019. He serves as a staff member to Baltimore City Council member Eric Costello. Friedlander chaired the committee that framed the recently adopted strategic plan to guide BHCA's advocacy for the neighborhood in the coming years.

Other officers elected at the annual membership meeting held on Zoom were Andrew Dupuy, first vice president; Amy Sheridan, second VP; Chris Kingsley, treasurer; Bill Hamilton, secretary; and Lisa Robinson, counsel. Past president David Nyweide and the new officers will serve as BHCA's executive committee.

Eean Logan and Marci Yankelov were elected to board of directors terms that end in 2023. Two vacancies remain in that cohort. These members were chosen to serve board terms ending in 2024: Robert Bunch, Kevin Cross, Barbara Francis, Florencia Gutierrez, Avendui Lacovara, Thecia Meyer, Stephen Ruckman, Bobbi Schilling, David Scott and Yulia Suslova. Francis and Gutierrez are new to the board.

## The future of State Center is once again up for consideration

<https://boltonhillmd.org/bulletin/the-future-of-state-center-is-once-again-up-for-consideration/>



*Politicians and neighbors rally for State Center renovation.*

State Center redevelopment is back in the news. For about 15 years, the Bolton Hill Community Association and 11 other community organizations adjacent to the 28-acre State Center campus, which centers on West Preston Street, have worked together (via the State Center Neighborhood Alliance - SCNA) to get a redevelopment of the site that reflects the needs of these neighboring communities.

The latest news is the inclusion in April of \$50 million dollars in the new Maryland supplemental state budget. The primary purpose for that money is to move employees from their current State Center offices to new ones in Baltimore's downtown central business district. The relocation is to help alleviate the downtown office vacancies and the lack of business for downtown eateries and retail establishments — caused by the COVID-19 pandemic.

There's broad discretion for use of the allocated \$50 million—anything from buildouts in new office space, to moving costs, to demolition of existing State Center buildings. The intent is that the funds are to be used to keep these state employees in the city.

It is expected that employees will be moved out of entire buildings, rather than moving their agencies piecemeal. This would make it easier to move to demolition and therefore make it easier for redevelopment. The funds are from federal COVID relief, so they need to be applied to a one-time use.

Sen. Bill Ferguson (D-Baltimore), president of the senate, recently told representatives of several community groups that he has wanted to keep employees at State Center since the lawsuits began and stalled redevelopment. However, as COVID has destabilized downtown — where about a quarter of office space is currently vacant — Ferguson changed his mind this spring.

He then worked to make this supplemental appropriation happen in the closing weeks of the General Assembly session, realizing that state employees could help stabilize downtown and keep them in the city. He also pointed out that no city with a dead downtown can expect a healthy uptown.

There are 12 agencies at State Center, and it isn't known if all or only some of them will be moved. It is thought that the Department of Human Services (DHS) will be the first agency relocated. It isn't currently on the State Center campus but does need to move from its current location, and part of the \$50 million will ensure that those employees stay within the city, as well. The first agency moved from the State Center campus is likely to be the Department of Health (MDH).

It can take 18-24 months to orchestrate a move, so it is not likely that current Gov. Larry Hogan will be determining what happens with State Center after employees are moved. His term ends next year.

Although in a year or two we may see a State Center campus empty of its current employees and even turned into totally open space with its buildings demolished, it is unknown what will happen next. A contract for demolition can't occur before a contract to move is done.

Nevertheless, we who live nearby can begin to dream and plan what might happen. The plan created in cooperation with the current developer, the state and SCNA before Hogan took office took a lot of time and compromise to develop and gain the approval of so many constituencies. However, that work had the constraint that most current buildings would be remaining on the campus. If the campus is totally or mostly empty of buildings, then dreams and plans could go in totally new directions. SCNA members and other constituencies are ready to do this work. In fact, state legislation passed several years ago at SCNA's instigation requires that any new development at the site have participation from SCNA and other community partners.

Complicating immediate redevelopment are the dueling, unresolved lawsuits launched several years ago. Both the state and the current developer agree that there were pre-construction costs owed to the developer. However, they disagree on the amount. Furthermore, the dispute over lost profits due to the leases for state occupancy of redeveloped space being withdrawn is far from over. Although some say that discovery has been completed, some parties were still being deposed in the past month. The lawsuits are unlikely to go to trial before the end of 2021, and settlement is unlikely during the Hogan administration. It is also unlikely the allocated \$50 million would be used to offset lawsuit costs

Hopefully, a new redevelopment plan for State Center will arise from these recent events, with significant community input. The surrounding communities have already played a huge role in one plan for State Center, complete with a legally binding community benefits agreement, and a state law requiring community input. Perhaps now we can do another.

*-John E. Kyle He is president of SCNA. David Nyweide contributed to this article.*

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## **Penn Station builders want support for train station renovation**

<https://boltonhillmd.org/bulletin/penn-station-builders-want-support-for-train-station-renovation/>



Are you breathlessly awaiting the long-overdue expansion and redevelopment of our shabby Penn Station? Now there is something you can do to try to move the massive project forward.

The developers behind the \$500 million project are asking supporters [to sign a petition](#) . It would be shared with state, congressional and executive branch federal officials likely to be doling out huge sums of infrastructure and other state and federal job-creation funds in the months ahead.

The [first phase construction at the train station](#) already is set to kick off this summer with a \$90 million redevelopment mostly funded by Amtrak. Plans for the surrounding area call for hundreds of new market-rate apartments, an eight-story office and retail tower off North Charles Street and a revival of the Station North Arts and Entertainment District.

The first phase of rail infrastructure work at the 110-year-old station will include the renovation of an existing platform to bring it back into service and the construction of an additional platform. No word on what will be the fate of [the infamous male-female sculpture](#) that stands in front of the current main entrance.

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## Longtime Bolton Hill resident and drama pioneer Sally Harris dies

<https://boltonhillmd.org/bulletin/longtime-bolton-hill-resident-and-drama-pioneer-sally-harris-dies/>



Sally Pomeran Harris, who excelled as a child actor, founded a small theater in New York, and went on to create and lead a drama program at what is now Stephenson University in Baltimore County, died on May 5 in a Mt. Washington senior living facility. She was 93.

The longtime Bolton Hill resident and her husband of 50 years, teacher and artist Les Harris, raised three daughters at a home they acquired in 1962 in the 1300 block of Park Avenue. An extensive obituary [appeared in the Baltimore Sun.](#)

“I first met Sally Harris when I was 15 when she and her husband, Les, directed "Once Upon a Mattress" for the Council of Independent Schools,” said marketing designer and theater magazine publisher Lynne Menefee, harkening back nearly five decades. “Their daughter Laurel and I played wenches in the play — and pretty good ones, too. We also became fast friends. I found out that they lived in Bolton Hill just a street over and up and was thrilled. My mother had just bought our house on Bolton Street where I live now.”

Laurel, now living in New Jersey, “is still one of my oldest friends,” Menefee said. “I loved my time with the whole family through the years as they always made me feel I was a part of their family too. Sally was smart, talented, and so sweet.” In retirement after her husband’s death, Sally Harris ran The Amaranthine Museum, an eclectic collection of her husband’s visionary artwork, in Clipper Mill.

“Sally Harris lived love,” said two of her daughters -- Laurel, and Holly Harris of Baltimore --in an email shared with the *Bulletin*. “Her journey here on this very little planet was much like the journey of writer de Saint-Exupéry’s character in “The Little Prince.” Like his, her sheep was drawn by an outline of a

little box with holes. Not encumbered by the outline, this beautiful little sheep was whatever she could see with Love.”

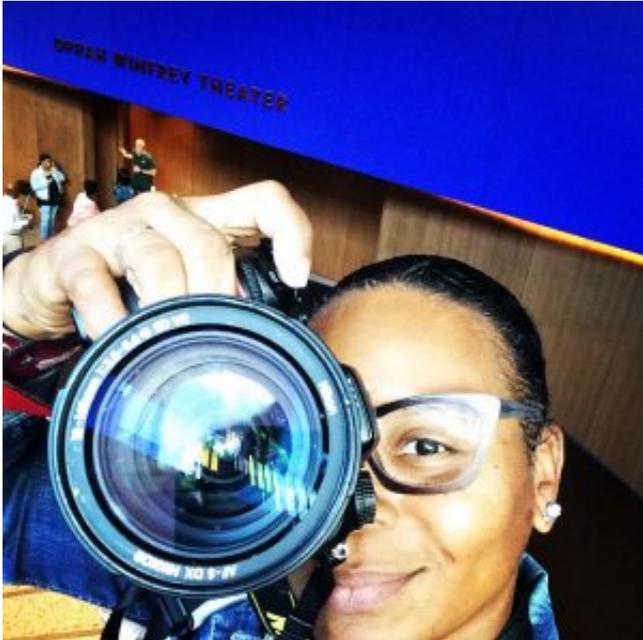
Sally Harris’ graduate thesis theater production at Antioch-Putney College in Vermont was “The Little Prince.” She received a letter of commendation from then-first lady Eleanor Roosevelt.

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## Neighbors

<https://boltonhillmd.org/bulletin/neighbors-5/>

### Zhee Chatman's love affair with a camera



When she and her wife left their Station North apartment on Charles Street after 19 years and moved in 2017 to Bolton Hill, it was like the end of a love affair, says photographer Zhee Chatman. “I grew up there. I loved it. So many things happened there, most of them good and special.” She documented those memories in a photo narrative she calls “[Chuck Street: a Love Story.](#)”

A change of landlords made the move unavoidable. Now the couple is comfortably ensconced in a large floor-through apartment in a brownstone on Eutaw Place at Laurens Street, happy to visit the neighborhood parks and walk the Bolton Street sidewalks with their new puppy, Leica. “It has been a nice, new beginning,” she said. “I love the architecture and I love how green the neighborhood is.”

Laid off from her job as staff photographer at Gallaudet University in DC as the pandemic shutdown

began, the last year has been a scramble. As a freelance photographer, inhibited by social distancing, she has focused on producing “porch portraits” in Baltimore and creating other artsy, if not financially enriching, stories told in pictures. “I’m not a great businessperson. I have a small social media presence and I’m still learning how to market myself. But I love what I do.”

She grew up in Reservoir Hill on the edge of Druid Hill Park. It was a family with its share of dysfunction and troubles, she said, but also part of a large family of snapshot-takers. Photos of family get-togethers and friends and happenings piled up in cardboard boxes in those pre-Internet days. She liked plowing through them as a child, assigning stories to some and memories to others.

That’s how she first attached herself to photography. “I think of myself as somewhat introverted and so I’ve always liked the observer, fly-on-the-wall nature of photography.” After studying psychology the first time around and working in child-care, upon re-entering Morgan State University in 2008 at the age of 39, “I gave myself permission” and moved to the school of fine arts. There, she said, she found lots of one-on-one exposure and support from talented faculty members as she followed her passion.

Upon graduation she fell back on working with children, a staff job with a small arts non-profit organization and always freelancing – the soup-to-nuts shutter work at weddings, special events, family reunions and delivery-room photos of childbirth. She aimed for “environmental portraiture, that captures you where you are in a way that tells your story.”

She says she has an affinity for street photography, pictures such as those taken of young boys selling lemonade on Eutaw Place and of children hiding behind a park fence, [featured on her website](#).

As a staff photographer at Gallaudet from 2014-2019 she plunged into a new world that required her to learn American Sign Language (ASL) and to try to navigate the partisanship and sometimes even hostility toward hearing persons on campus.

Freelancing from home in Baltimore has given her time to care for her mother, who lives in Reisterstown and is battling cancer. Her spouse, Colette Massengale, is a lawyer with the Maryland Realtors, normally working in Annapolis. When Zhee has downtime she curates a collection of photos for an exhibit and a book that she hopes to produce: *Unzip My Heart*, intertwining photos from her childhood with her more contemporary work.

*-Bill Hamilton*

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## National park unit honoring Thurgood Marshall would be near us

<https://boltonhillmd.org/bulletin/national-park-unit-honoring-thurgood-marshall-would-be-near-us/>



The National Park Service has begun a study which could lead to the creation of a nearby urban national park to honor Thurgood Marshall, the West Baltimore native who led the successful court fight to end public school segregation and was the first African-American member of the U.S. Supreme Court.

The site would, if approved, build upon an ongoing \$8 million community effort to establish the Thurgood Marshall Center and restore the elementary school at 1315 Division Street, where Marshall attended segregated school classes from 1914 to 1921. It is a short walk west from Bolton Hill in the Upton neighborhood.

A regional planner for the park service told city historical preservation officials on May 11 that their study on the feasibility of creating Baltimore's second national park (Fort McHenry is the other) should lead to a public report and recommendation to Congress next year. [Public comments are invited before June. 1.](#) Congress, prompted by the late Rep. Elijah Cummings (D-MD) requested the study.

Thurgood Marshall sat on the Supreme Court as an associate justice from October 1967 until October 1991. He died on January 24, 1993, at age 85.

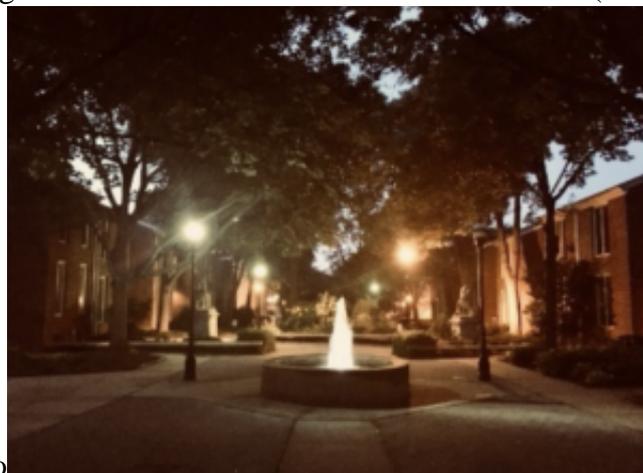
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## Getting to know Lion Park

<https://boltonhillmd.org/bulletin/getting-to-know-lion-park/>



Lion Park was built in 1974 as a “green space” during the construction of The Atrium Association (“The



Atrium”). The park is owned by the city but leased to

The Atrium under 15-year renewable leases. The Department of Parks and Recreation is responsible for the hardscape while The Atrium is responsible for general maintenance, including landscaping, irrigation and snow removal. The park is open to the public but closed from dusk to dawn.



The distinguishing features of this tranquil park are its numerous trees, shrubs, various ground covers, three lion statues, two beautiful water fountains and its open space. It is most majestic in the spring, with a multitude of flowering azalea bushes, daffodils, daylilies and tulips. The park is covered with linden and maple trees with its line of vision reaching up to the Francis Scott Key Monument.

The British lions statues are a true delight and an important part of Baltimore's history. They originally guarded the entrances to the Calvert Street bridge when it was built in 1879. In 1957 they were removed, after a year of rebuilding of the Calvert Street Bridge to tailor the area to the then-new Jones Falls Expressway. At the time, people felt that the Lions didn't fit in with the new modern landscape.

The city parks department, which was in charge of the monuments, shipped the King of Beasts to the Baltimore Zoo where they were to be displayed at the entrance to a newly planned lion enclosure. The director of the zoo took the statues but, having no place to display them at that time, stored them in a barn in Druid Hill Park. Seventeen years later, the lions remained in storage. One of the early residents of The Atrium knew about the lions and requested that the city display them in newly developed Lanvale Street Park -- now known as Lion Park)



No one knows what happened to the missing fourth Lion, as only three remained in the barn.

The lions had a long history of suffering vandalism. One night in 1893, a tipsy Irishman named Larry Finnegan broke off the tails with a hatchet because he felt that the lions looked too English. He said he could not stand the British. While stored at the zoo, vandals maimed all four lions, breaking off legs and smashing in their faces. If you look closely, you can see evidence of the repair work. Today, the lion statues are safely displayed in Lion Park, and they welcome visitors. The park is accessible from Lanvale Street, Eutaw Place and West Lafayette Avenue through Linden Green townhouses.

--*Lee Tawney*

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## David Nyweide: How stuff gets done in the neighborhood

<https://boltonhillmd.org/bulletin/david-nyweide-how-stuff-gets-done-in-the-neighborhood/>



*As outgoing president, he made these remarks at the annual BHCA members' meeting.*

A couple years ago someone asked me a fundamental question—what is BHCA's purpose? The question was well intentioned. BHCA is not a homeowner's association. It's not an organization anyone is required to join. To answer that question, I could cite BHCA's bylaws about enhancing the quality of life of the Bolton Hill community, but in truth, BHCA exists for a greater purpose, especially vital today.

Six years ago, a book was published by Marc Dunkelman called *The Vanishing Neighbor*. Dunkelman builds on previous sociological research to theorize that three rings of relationships have defined Americans' relations with each other throughout the country's history. The inner-ring relationships, as you can probably guess, comprise the family members and dearest friends of our lives. In the outer ring are our acquaintances, who we have fleeting contact with at work, at the store, or through social media. The middle ring is composed of the people we may know from where we worship, through volunteering opportunities, or as fellow members in civic associations.

As Dunkelman argues, it's the middle-ring relationships that are the essential glue for binding a community together, yet it's the middle ring that has been weakening in 21st century America. As we spend more and more time with the closest people in our inner ring and with our third-ring relationships online, the common attitude among Americans is that we don't have enough time anymore for middle-ring relationships. It's why in so many places in America these days, it's not uncommon not to know the people living next door.

Middle-ring relationships are how stuff gets done in a neighborhood. They're about neighbors coming together for the betterment of the place where they live, forming connections and building a stronger community. It's the middle-ring relationships that provide a starting point to sort out the differences that may arise in our points of view or to rise to emergent neighborhood-wide challenges.

Bolton Hill is a community where middle-ring relationships are robust, and BHCA has played a vital role in keeping them healthy. People from outside Bolton Hill are routinely stunned when I tell them that at

least 50 people regularly attend our monthly BHCA meetings. We live in an era when these kinds of town hall gatherings are less frequently part of our lives.

To be sure, we've really had to adapt over the past year to maintain those middle-ring relationships. We hesitated to hold BHCA meetings virtually because of concerns of accessibility, difficulty with running a large meeting, and simply the hope that the COVID-19 pandemic would snuff out and allow us to return to our routine of gathering in Farnham Hall at Memorial Episcopal Church.

BHCA had its first virtual meeting last May and postponed last year's annual membership meeting until June. Over the past year, instead of gathering together at Farnham Hall, we've gathered independently in our homes at the same time, muting and unmuting ourselves as necessary, and becoming accustomed to sharing our thoughts and questions through the chat window. We've been able to make greater use of the Bolton Hill Email Network to send out advice about COVID-19 as well as other information affecting the Bolton Hill community. We can say that *Festival on the Hill* continued in its 67<sup>th</sup> year with smaller scale performances outdoors and virtual performances in the evening. And in February, we hosted a "new neighbor" party of about 25 households over Zoom.

We reached out to recruit new members with BHCA postcards and collected dues online without relying on the parking permit pick-up days to reach new BHCA members and remind others to renew their dues. While BHCA serves everyone who is part of the Bolton Hill community, it takes dues and donations to financially support the greening efforts and events around the neighborhood, so we have to continue to work to increase BHCA membership, which has decreased in recent years.

And progress on activities pre-dating the COVID-19 pandemic has continued. The strategic planning committee developed a plan to guide Bolton Hill's next decade. We relaunched the Bolton Hill Bulletin with the redevelopment of a website worthy of our wonderful neighborhood. Flex posts were installed at Lanvale Street and Mt. Royal Avenue as well as John and Howard Streets to enhance resident and pedestrian safety. BHCA convened a committee that is researching public historic monuments, plaques, and names in Bolton Hill to better understand why they were placed where they are and what bearing that history has on us today with greater awareness of systemic racism. As a growing 501c3 organization, BHCA developed its fiscal sponsorship policy for projects in the neighborhood such as the Contee-Parago Park renovation, Park and North rejuvenation, and Linden Gazebo restoration.

The greening committee has had a renaissance and regrowth. With the help of the Midtown Community Benefits District, the greening committee has been applying for grants to link Bolton Hill parks closer with Madison Park parks, coordinating the work of informal stewards of green spaces, holding a Veterans' Day memorial service at Congressional Medal of Honor Park, and refocusing overall on how Bolton Hill can be greener. The Social Action Task Force continues to organize *Parties with a Purpose*, including last year's Masked Pumpkin Party to bring people together to raise money and awareness of non-profits doing excellent work in our ZIP Code. And we're more open than ever to working with our neighbors to the west to counter Bolton Hill's regretful history of insularity and exclusion.

Simply put, BHCA's purpose is to cultivate middle-ring relationships, both in and around Bolton Hill. I love it when middle-ring relationships bring people together with an idea to make Bolton Hill an even finer place to live. These ideas sprout from a desire to organize a group to weed the planting beds of a park or to raise money for and awareness of local non-profits or to pick up trash and clean up a neglected

corner of the neighborhood. It's when neighbors on Eutaw Place ask how we can build a bridge to our neighbors in Madison Park and collaborate on projects of mutual benefit. It's this energy and collaborative spirit of its residents that make Bolton Hill more neighborly.

Our strong middle-ring relationships explain why it's the people—not merely the beautiful row homes—that make Bolton Hill the marvelous community it is. Attendance levels at our monthly meetings nurture middle-ring relationships, particularly when they're in person. And they're strengthened even more outside of meetings when neighbors find common cause to work together for the good of Bolton Hill and our corner of Baltimore, or to simply sit on the stoop and socialize together.

It's been an honor serving the neighborhood with you over the past two years, and I look forward to continuing to foster the middle-ring relationships that bind us closer together as a community. After all, we still have work to do.

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## **Bolton Hill Briefs**

<https://boltonhillmd.org/bulletin/bolton-hill-briefs/>



*City council member Eric Costello presents retiring BHCA Treasurer Barry Blumberg with a city council resolution honoring his more than 20 years as treasurer. On April 29, some three dozen neighbors surprised Blumberg at home with music, balloons and flowers to celebrate his service.*

### ***Starved for live entertainment? Mark May 23 on your calendar***

The vocal duo [Outcalls](#), known as electronic opera queens among their Baltimore fans, will do a short street concert in the 1300 block of Bolton Street on Sunday, May 23, at 2 p.m., hosted by Don Palmer. The rules are the usual: social distancing, masks if you need them and bring your own stools and refreshments.

The event is part of the [Creative Alliance's Sidewalk Serenade](#) series aimed at giving artists an opportunity to play before live audiences during the 15 months of the pandemic while keeping the music alive for hunkered-down audiences. Several Bolton Hill households hosted events over the fall and winter. You may want to host one yourself.

### ***Boltonstock is on for June 12! Volunteers needed.***

A scaled-down version of the neighborhood's annual Boltonstock festival is scheduled for June 12 with a raindate of June 26, coordinator Yulia Suslova announced. Because of the pandemic food service will be restricted but local talent will perform. "It will be an opportunity for neighbors to hang out together" after the long pandemic shutdown, "We will make it as safe as possible," she said.

Volunteers and new ideas are invited. If interested, contact [pres@boltonhillmd.org](mailto:pres@boltonhillmd.org).

### ***BGE offers free energy audits (except they're not)***

BGE is once again offering free residential energy audits, a one-hour walk-through that points out things you can fix to reduce your gas, electric and water bills. According to BGE, the representative will install energy-saving produces during the visit, called a Quick Home Energy Checkup (QHEC). S/he also hands out free LED light bulbs.

It's not really free; you pay a mandatory few dollars every month under the state-mandated "Empower Maryland" program. To schedule your "free" visit click [here](#).

### ***No Artscape again this year, organizers decide***

The pandemic has, for the second consecutive year, led to the cancellation of Artscape. The massive celebration of all things artistic, which usually takes place in July and sprawls from Mt. Royal Avenue east to St. Paul Street and from North Avenue south to Preston Street, will resume in 2022, according to the Baltimore Office of Promotion & the Arts.

Artscape claims to be the largest free arts festival in North America, drawing as many as 300,000 local and out-of-town visitors in past years. It ranked 15th among the region's largest tourist attractions in 2019, according to the *Baltimore Business Journal*.

BOPA also cancelled the annual July 4 downtown fireworks celebration and seems likely to call off AFRAM, the African-American family celebration held in Druid Hill Park most summers. All of this is happening notwithstanding a significant drop in COVID-19 diagnoses and an uptick in immunizations citywide.

Artscape organizers considered moving the festival to a later date in 2021 but decided the logistics would be too complicated. "It literally takes a year or more, depending on what's going on in the country, to mount a regular Artscape," BOPA leader Donna Sawyer said. "An Artscape under the constraints of a health crisis is an immeasurable lift."

### ***Violent crime is down but property crime is up in Bolton Hill***

Property crime – a catch-all category that in police parlance includes everything from porch package piracy to arson – is up by 57 percent in Bolton Hill through April compared to the same period in 2020, according to the police department's central district report to BHCA.

Happily, there were no homicides, shootings or rapes reported in either year and only a single burglary in Bolton Hill against seven a year ago. Only crimes reported to BPD are reflected in the totals.

Police continue to encourage reporting all suspected or observed criminal activity to the police through the 911 emergency line. State's Attorney Marilyn Mosby, who has announced a range of misdemeanor laws she no longer intends to prosecute, has pledged to continue pursuing crimes in which there are victims, including thievery from cars, porches and private property.

According to BPD, citywide and in the large Central District that includes Bolton Hill, violent crime is down while property crime is up. As the whole world knows, however, homicides and non-fatal shootings citywide continue at record levels.

***BHCA processing new bylaws***

A board subcommittee led by Steve Howard and John Kyle that includes outgoing BHCA president David Nyweide and incoming president Neal Friedlander has drafted a proposed set of bylaws for Bolton Hill Community Association, completing the transition that began in 2018 when BHCA was established to replace the long-lived Mt. Royal Improvement Association.

Created as a tax-exempt, non-profit 501c-3 organization, BHCA modeled its initial bylaws under those of MRIA, understanding that they would be updated. In coming months, the bylaws will be submitted to the BHCA board of directors and, eventually, to its membership for approval.

***BGE pipeline work should end in July***

Several BGE officials attended the BHCA membership meeting May 4 to update residents on its ongoing “[Operation Pipeline](#)” [gas line replacement program](#) that has kept much of South Bolton Hill in trenches and roadblocks since mid-winter.

They said they hoped to complete the current phase of the project before the end of July. They sought to reassure residents that roads, sidewalks and yards disrupted by the digging and related turmoil would be fully restored. That work runs roughly from Cathedral and Preston streets north to West Lafayette Avenue.

***Zoning Board signs off on 1700 Eutaw Place renovation***

The city’s Board of Municipal and Zoning Appeals has approved a proposal by a group of New York investors to renovate a large and long-vacant apartment building just north of Eutaw-Marshburn Elementary School as a multi-family rental building. The developers sought parking and unit variances from the city before beginning work.

BHCA and neighboring Madison Park Improvement Association negotiated a signed agreement with the developers and work should begin in the coming months. Construction is expected to take 12 to 24 months.

In exchange for community support to renovate the building with 24 apartments (previously there were 18) and no off-street parking options for residents, the signed agreement seeks to ensure that the owner executes the project responsibly; contributes to greening efforts on the Eutaw Place median; maintains a clean area around the building; and uses a management company responsive to community concerns that arise.

**About The Bulletin:** *The Bolton Hill Bulletin is published 10 times a year and distributed to dues-paying members of the Bolton Hill Community Association. It’s also available on the BHCA website. We welcome the submission of ideas, articles, events, photos and feedback. It is produced by Bill Hamilton, Kylie Perrotti and Marci Yankelov. Contributors this month include, among others, John Kyle, Paula Jackson, Lynne Menefee, David Nyweide and Lee Tawney Special thanks to BHCA Secretary Margaret DeAngelis. [Please support our sponsors.](#)*



**Bolton Hill**

**Community Association**