

# Bolton Hill

## Community Association

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## Join your neighbors at the 70th annual Festival on the Hill Oct. 4

<https://boltonhillmd.org/bulletin/70th-festival-on-the-hill-oct4/>



Nearly every autumn since 1965, Bolton Hill neighbors have gathered for an all-day celebration, our *Festival on the Hill*. Held in the 1300 block of Bolton Street and the 200 block of W. Lanvale Street, the festival offers food, crafts and activities for folks of all ages. It benefits those neighborhood organizations that sponsor booths. This year, the Oct. 4 event's additional proceeds will support the *neighborhood Arts in the Parks* music program.

Louie Wilder, co-chair of the festival with Lee Tawney, describes it as “an all-day neighborhood party with great entertainment, delicious food and something for everyone.” And of course, volunteers are needed. If you can spare an hour or two **contact** [Festival@boltonhillmd.org](mailto:Festival@boltonhillmd.org)

The festival kicks off with a pet parade at 10 a.m., followed by continuous entertainment until 5 p.m. on the main stage at the intersection of W. Lanvale and Bolton streets. Not to be missed is the Midtown Academy Chorus. Claire Noonan and Friends will perform Irish tunes, and the Craig Austin Syndicate will provide jazz. A perennial favorite is Mombo Combo, whose Latin beat gets folks up on their feet to dance. This year, the Catonsville High School Steel Band adds Caribbean flair to the afternoon. Street-level activities include Pepito the mime, a balloon twister; a caricaturist; Abu the Flutemaker; and hula hoops from Baltimore Hoop Love. Traditional Baltimore screen painting demonstrations will be held throughout the day.

Chessboards are there for matches, and ponies will be available to pet. The Kids Zone on Lanvale opposite Bolton Hill Nursery School should keep children occupied with games and play toys.

Food booths and their sponsors include chili (The Oratory at Corpus Christi), tacos in a bag (Barracudas Swim Team), brownies and sweets (Brown Memorial Presbyterian Church), hot dogs (Mt. Royal Elementary/Middle School), and sodas (Midtown Academy). Other offerings include oysters on the half shell, lentil soup, jerk chicken, traditional lemon sticks, snow cones and beer and wine.

Craft vendors will display and sell their wares, a great opportunity to get a head start on holiday shopping. Plein-air artists from the Baltimore Painting Club have been working in the neighborhood over the last several weeks and will have paintings and drawings for sale. To add color to your yard, purchase pansies

by the flat or half flat from the Bolton Hill Garden Club booth. There will be 18 booths with information about neighborhood and city organizations and educational institutions.

Treasures abound at the festival. Browse recycled household treasures at the Juniquities Booth sponsored by Memorial Episcopal Church. Neighbors can drop off donations the morning of the festival, starting at 8 a.m. at the corner of Bolton Street and Lafayette Avenue.

A huge selection of used books – mysteries, bestsellers, history, biographies, children's books, and cookbooks – will be on display and available for purchase at the Book Table in front of 1308 Bolton Street. Donations can be dropped in the vestibule of 1308 Bolton until Oct. 2. Want to get first dibs on the books? Come to the 6<sup>th</sup> annual First Edition Party on Friday, Oct. 3, from 6 p.m. to 9 p.m. for a wine and cheese gathering inside 1308 Bolton Street, where you can peruse and purchase on festival eve. The suggested donation to attend First Edition is \$25, with proceeds benefiting the festival. R.S.V.P to [Kristine.smets@gmail.com](mailto:Kristine.smets@gmail.com) if you will attend.

--Sallye Perrin

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## Zoning bills could affect parking and rowhouse development in Bolton Hill

<https://boltonhillmd.org/bulletin/zoning-bills-rowhouse-development/>



A set of five city council zoning bills was introduced this spring as the [Housing Options and Opportunity Act](#). City agencies are studying them before sharing their recommendations with city council, which will then hold public hearings this fall. City council would have to vote on the bills by the end of the year to prevent them from expiring with this year's legislative session.

If enacted, four of the bills would impact the availability and types of housing throughout Baltimore, mainly by increasing the supply of smaller dwelling units, or apartments. A number of row houses in Bolton Hill are already apartment buildings, because they were converted to multi-unit properties during Baltimore's industrial boom and the attendant housing demand of the mid-twentieth century. As the city declined in population by the late-20th century, the city's zoning code restricted the ability of property owners to add dwelling units to their properties, making such occurrences rare in Bolton Hill today.

The proposed changes to the zoning code in the bills would loosen these restrictions. The two bills ([25-0065](#) and [25-0066](#)) that could have the most significant impact in Bolton Hill would allow property owners by right to add up to four apartments to a row house, depending on the lot size, without requiring a parking spot on the property for each one.

Requiring a parking spot for each apartment alleviates the strain on street parking, though it's arguably become an outdated requirement because not everyone owns a car. Traditionally, BHCA, along with surrounding community associations, opposed changes to the zoning code that would ease conversions of single-family row houses to multi-family row houses.

[BHCA's perspective](#), Bolton Hill's current housing ratio of roughly two apartments for every single-family home, is a healthy equilibrium, though there is openness to allowing by right the addition of a

second dwelling unit to a single-family row house without requiring an on-property parking spot. Ideally, it would be owner-occupied.

Any city's zoning code is an arcane part of city living, often attracting residents' notice when it affects, or could affect, their own interests. Here's an attempt to explain how the bills could affect the interests of three stakeholders, depending on their relationship to housing in Bolton Hill:

**Renters.** Anyone who rents an apartment or would like to rent an apartment could largely benefit from the proposed zoning changes. The bills would likely stimulate a greater supply of apartments throughout the city over time, providing more choices for renters and reducing their rents, though likely not in Bolton Hill. There would be more apartments in large apartment buildings as well as in smaller scale buildings such as row houses in Bolton Hill.

*One downside of increasing the number of apartments in smaller scale buildings is that it can attract absentee property owners. Absentee property owners' interest is to collect rental income while minimally maintaining their property, which negatively impacts the living conditions of their renters and of surrounding residents if trash and recycling are not attentively disposed of and the building is poorly maintained.*

**Homeowners.** The proposed changes could, on balance, negatively affect the interests of homeowners. Existing homeowners of a single-family row house could more easily add one apartment to their property, perhaps a basement apartment, to help offset mortgage payments, but such rental income cannot be applied toward monthly payments when home buyers apply for a mortgage.

Prospective home buyers may also find single-family housing prices increase as the number of single-family homes on the market declines with more conversions to multi-unit properties. Families with larger housing needs may especially feel the pinch for viable housing. Homeowners' property values may decline if the conditions of nearby homes converted to multi-unit properties deteriorate.

**Developers or Investors.** Any individual or business able to purchase, convert and rent or resell a single-family row house as a multi-unit property could profit from the proposed zoning changes. Distressed properties near Bolton Hill would be more prone to conversions since they are cheaper to purchase and convert. Developers' or investors' chief interest is to spend as little as feasible on a conversion, which could result in low-quality apartments for renters. Developers and absentee investors tend to be uninterested in the impact a conversion could have on the quality of life of surrounding residents, whose block could become congested with parked cars and smelly trash with each additional dwelling unit.

Everyone who resides in Bolton Hill should have an interest in these zoning bills. Stay apprised of their progress and contact your council member ([contact your city council representative](#)) to express your views. Eleventh District Council member Zac Blanchard is a sponsor of the package. His district includes Bolton Hill south of McMechen Street. Seventh District Council Member James Torrence, who represents the rest of the neighborhood, has expressed opposition.

--David Nyweide

## Estep Brothers Funeral Home buildings go on the market

<https://boltonhillmd.org/bulletin/estep-bros-building-for-sale/>



After more than half a century in the neighborhood, Estep Brothers Funeral Home has put its historic Eutaw Place location on the market for sale.

“The building, not the business, is for sale,” said Jonathan Hibner, who is the funeral home’s director. He said a continuous and seemingly insoluble parking limitation is behind the decision to try to sell after half a century at the corner of Eutaw and West Lanvale St., on Bolton Hill’s southwest corner.

Efforts to negotiate parking with nearby property owners have been unsuccessful. He said grieving families and friends are reluctant to accept shuttle arrangements or parking more than a block or two away from the funeral site, creating a competitive disadvantage for the historically black facility.

The brothers who own the business, Cecil Estep, 87, and Lloyd, 84, began operating in 1972 at 1300 Eutaw, once the mansion home of the first president of Johns Hopkins University, Daniel Coit Gilman (1831-1908). The Charles A Rice Funeral Home, founded in the 1940s, moved there after construction of the Camden Yards stadium complex forced a move from its former location.

At the death of Charles Rice Sr. in 1980, the Esteps acquired the business and renamed it. They later acquired the adjacent 1302 Eutaw Place residence and combined them into one facility housing a modern chapel that seats 175 people, with several smaller anterooms and a facility for embalming and preparing for burials or cremations. Cecil Estep is still actively engaged in the business, Hibner said.

The two properties to be sold together are offered at \$1.5 million on several real estate websites. According to the Long & Foster site, it has 16,312 square feet and was built in 1900 (although more likely it was earlier).

According to Hibner, the business handles more than 200 funerals a year, some in churches or other locations but a majority at the funeral home. Historically serving black families, Hibner said they currently also handle funerals and burials for all races. Funeral homes in the United States, like churches, have been slow to fully integrate their services and clientele.

Demand for cremation is up and burials are down, said Hibner, a 10-year veteran of the facility. Another trend: fewer funerals involve religious services, likely reflecting the country’s overall increasing turn away from church participation. Hibner said “Every Estep ceremony is original, tailored to the wishes of

surviving family members.”

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## Midtown moves forward with new board, interim director

<https://boltonhillmd.org/bulletin/midtown-interim-director/>



The new Midtown Community Benefits District and Management Authority Board was sworn in on Aug. 6 by Clerk of the Court Xavier Conaway, and a reorganization has begun with a series of board reviews and staffing changes. That follows the “Yes” vote by property owners in Bolton Hill, Madison Park, Charles North and Mt. Vernon in a March referendum re-establishing the special district.

Since then, a new governing ordinance was passed by the city council, and a new baseline service and financial agreement was negotiated with the city government. The city’s Board of Estimates signed off on the process in June and a transition and discovery report was led by Madison Park resident Antionette Peele.

Midtown’s governing board elected Mary Ann Henderson from Mount Vernon as chair, Joelle Johnson from Madison Park as vice-chair, Oge Okoli from Bolton Hill as secretary, and Steve Johnson from Mount Vernon as treasurer and chair of the finance committee. Other committee chairs include Bradford Phillip from Charles North, operations; Nick Roberts from Mount Vernon, governance; and Petula Nasch from Mount Vernon for the nominating committee.

Jim Prost is filling the at-large board position from Bolton Hill. Jermaine Jones is the representative of the city council. Deputy Mayor Khalil Zaride represents the mayor’s office. In addition to Prost, Bolton Hill members include BHCA President Lee Tawney, Oge Okoli and Chris Howitz from MICA.

Midtown Community Benefits District and Management Authority was established in 1996 at the behest the Mount Vernon/Belvedere Association, Charles North Community Association, Madison Park Improvement Association and BHCA in response to the reduction of services, particularly street cleaning, by the city. Midtown is a quasi-public entity responsible for the expenditure of taxpayer funds. Two thirds of the board must be people who pay the surtax assessed against property owners in the four neighborhoods.

In addition to neighborhood representatives, the board includes members from organizations in the district (presently MICA, University of Baltimore and JHU Peabody Institute). A former board member from Charles North, Colleen Stanley, is the interim executive director. Matt Hugel and Rayco Turner continue as staff members.

From its inception Midtown’s primary focus has been “clean, green, and safe”. Currently, Block by

Block has a contract for the *clean* element, LandCare has a contract for *greening services* and Tactical Protectives Services has a contract for *safety*. These contracts are under review. Initiatives underway -- including the corner pocket park Unity @ Park Avenue, Trenton Alley, and the Jones Falls Gateway project -- will be seen through to completion. The tree planting program will continue.

Next steps include assessing the effectiveness and mission alignment of special projects, grants, fee-for-service programs, and vendors; reviewing and clarifying existing staff roles, and identifying what new roles may be needed; establishing a metrics system for monitoring performance; developing a board handbook and training; and creating a long-term organizational strategy.

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## Lottie Shivers turns 100 and Frank Shivers is on the blue plaque

<https://boltonhillmd.org/bulletin/lottie-shivers-turns-100-plaque/>



Lottie Shivers turned 100 a few weeks ago and, to celebrate her long life and the contributions she and her late husband have made to the neighborhood, BHCA's Blue Plaque Committee gave her a surprise gift: a Bolton Hill Blue Plaque honoring her late husband.

"It was a wonderful thing," she said. It was Frank Shivers, after all, who long ago created Bolton Hill's Blue Plaque program, a vehicle for recognizing significant people who lived in some of the finer houses in the neighborhood over many past decades. Barbara Blumberg, who chairs the committee that authorizes the plaques, conspired with another long-time resident, Charlie Duff and with Duff's friend Neil Hertz, and with the Shivers' four adult children to make it happen.

The plaque calls attention to books that Frank Shivers wrote about Baltimore and Bolton Hill. As is often the case, Ms. Shivers was an unsung hero in his writing and promoting the neighborhood, including the successful effort to create and name the park on Bolton and Wilson honoring writer F. Scott Fitzgerald, who lived nearby as he wrote the novel *Tender is the Night*. (BHCA will host the annual Fitzgerald birthday party on Sept 24. *Were he still alive he would be 129.*)

The Shivers couple moved to the neighborhood from Cincinnati and bought their house on Bolton Street in 1955. He died there in 2021, and she continues to reside there. "I love the house and have never wanted to move," Lottie Shivers said.

As for living 100 years? "I keep doing the things I've been doing. If someone didn't call attention to my 100<sup>th</sup> birthday, I might not have noticed."

## How I spent my summer: Gypsy music, giant drums and late-night dance and revelry in tents

<https://boltonhillmd.org/bulletin/christy-fricks-summer/>



Christy Fricks with frame drum

In New York every winter there is a festival where David Byrne of the Talking Heads dances with Gogol Bordello members. Former marching band nerds crowd-surf with their horns. Hipsters mingle with gray-haired ladies. And Balkan and Middle Eastern immigrants line dance with everyone. The Golden Festival is a unique celebration of Eastern European music and dance, which incorporates the Romany community influence embedded in those cultures.

What does this winter thing have to do with what I did this summer? I'm a specialist in Romany (Gypsy) music, dance, and culture. This past summer I traveled to two festivals over three weeks to study, dance and play music. Bill Hamilton asked me to share some stories of my travels.

The first, The Pennsic War camp, is a two-week event on a private campground approximately 45 minutes north of Pittsburgh. Over 10,000 medievalists gather each year from all over the country to camp, dress in medieval clothes, reenact battles, and learn historical arts, science, and culture. The event is divided into a "Peace Week" focused on learning and social activities and a "War Week" with combat events and competitions.

During the day, I taught Romany dances from India and Turkey, and line dancing classes from the Balkans and Greece. I gave lectures and classes on accurately representing Romany cultures from different parts of the world. Classes are held in canvas pavilions, sometimes on rough wooden platforms or on grassland by a central lake.— almost always to live music.

After dark, our Middle Eastern band of family and friends traveled across the festival to different camps to entertain people. We pulled wagons loaded with instruments across miles of dirt roads to perform in as many as three or four camps, often playing late into the nights. It is a car-free village. People at Pennsic camp in groups of 10-40 families with different themed encampments. Think Burning Man, but for

medieval nerds.

Immediately after Pennsic, I traveled North to the East Coast Balkan Music and Dance Camp in the Catskills of New York for a week of intensive music lessons and dance parties. I was there to study Tupan, a large double-headed drum played with a mallet on one side and stick on the other. There are very few places in the U.S. to learn Tupan drumming. The music it accompanies is formed of odd-meter rhythms such as 7/8, 9/8 or 12/8.

A more intimate event of around 400 people, Balkan Camp focuses on both current culture and past traditions. Attendees are a mixture of Balkan and Middle Eastern scholars, musicians, dancers and even the Balkan and Romany communities, who gather at the summer camp in the mountains. Once there you can take Balkan singing classes, study dances from remote regions of Albania, or even learn to play the Gaida – a type of Macedonian bagpipe made of animal skin.

The schedule is packed. Sleep is rare, with eight hours of classes a day. Late afternoons are for band practices and evenings are filled with big dinners, followed by music performances by two or three bands. Everyone dances, from ages 8 to 80. As every song begins, a leader steps forward spinning a scarf in one hand. Lines and circles form. No matter what the size of the room, almost all join in and follow the steps. For night owls there is a late night Kaverna (cafe) at a small cabin in the woods where the music and dancing keeps going until 3 or 4 am.

These gatherings, Pennsic, Balkan camp and the Golden Festival, are reenacting from the 16<sup>th</sup> and 17<sup>th</sup> centuries what still happens across the Middle East, Balkans, and Greece. Village celebrations start in the evening and go late into the night, sometimes until morning. Families and communities gather for a night of dancing. Traditionally, Romany families are hired to play the music. Folk instruments – clarinets, violins, kanuns, ouds and small drums – traditionally are played for seasonal village gatherings. Big Romany brass bands, including Tupans and accordions, lead weddings and other ritual celebrations.

I've spent most of my adult life researching and traveling to study Romany music and dance, and other folk traditions both at home and abroad. These summer festivals are a chance to share and celebrate with communities that I love. If you'd like to see our Middle Eastern band, *Haflacopter*, perform we will be at the Wine Collective here in Baltimore on October 16<sup>th</sup> and the Turkish Festival in D.C. on October 19<sup>th</sup>.

**Golden Festival:** <https://goldenfest.org/> **Balkan**

**Camp:**

<https://eefc.org/balkan->

[camp/east-coast-balkan-music-dance-workshop/](https://eefc.org/balkan-camp/east-coast-balkan-music-dance-workshop/) **Pennsic:** <https://www.pennsicwar.org/>

*--Christy Fricks lives with her husband and family, all of whom engage with the band and culture, on John Streer by Rutters Mill Park. She began as a dancer and teacher and considers herself a passionate hobbyist today.*

## Remembering Bolton Hill's Dr. Jeremy Walston...

<https://boltonhillmd.org/bulletin/remembering-dr-jeremy-walston/>



Says Lavdas: I'm in the front row with the pigtails, "Mary Hartman, Mary Hartman". Jeremy is in the very back row in the black wig as Marlow Thomas from "That Girl."

*The Banner* and *The Sun* both ran warm obituaries for Dr. Jeremy Walston, 64, a Bolton Hill resident and geriatrician who died of cancer during the summer. He was a world-renowned physician who ran the Human Aging Project at Hopkins Bayview Medical Center and worked tirelessly to improve the quality of life for people as they age and better manage the progression of disease in the elderly.

He also was the proud father of two sons with his husband and partner of 43 years, George Lavdas. Both men have been active in greening and supporting the neighborhood.

George Lavdas:

*Jeremy and I arrived in Bolton Hill in May 1988. Jeremy scouted out the neighborhood when we were looking for a place after Jeremy's decision to do his medical internship at what was then called Francis Scott Key Hospital (now the Bayview Medical Center). He told me that he found the right neighborhood for us, "Bolton Hill." The location was important as I had accepted a job in D.C. to work at a law firm, and it was near Penn Station.*

*We immediately made friends in the neighborhood...and quickly found a new family. As one of our neighbors said to us, "Why would you ever leave Bolton Hill?" Our special friends were on W. Lafayette Avenue, where we bought our first home in 1988 (126), and on the 1400 block of John Street. Lafayette was occupied by "characters" to say the least, stemming from an earlier version of Baltimore. Suffice to say, the attached picture in front of Corpus Christi, where we (and select non-Bolton Hillers), got dressed uGroup pp in drag as characters from 1970s TV shows, might give you a sense of why we found Bolton Hill so special. Jeremy and I also both loved the many trees, and I worked with Ken Williams to become his successor as a Bolton hill tree steward.*

*In 2002, we had our first son, Oliver and then, in 2004, Alex arrived. They were raised in Bolton Hill in the "new" house on Park Avenue, which we restored to a single family home. We were joined in that period by other Bolton Hill parents who contributed to a baby boom, changing the character of the*

*neighborhood, and, in particular, the pool. This group, too, became a special part of our Bolton Hill family. The neighborhood is more bourgeois than in 1988, but it became and remains home and family.*

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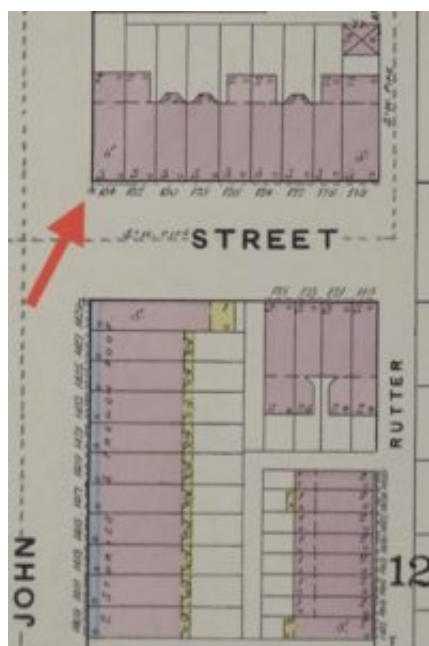
## New Views of Old Bolton Hill

<https://boltonhillmd.org/bulletin/new-views-of-old-bolton-hill/>

*Change is one of the laws of urban life*, from the introduction to *Then & Now: Baltimore Architecture* (2006), by Charlie Duff & Tracey Clark

This month we are lucky to have several new photos to share, showing Bolton Hill during its “urban renewal” period in the mid-20<sup>th</sup> century. R. Julian Roszel, Jr. was a president of one of the earlier iterations of the neighborhood association then — instrumental in getting the John Street Park created in 1955. Before the wrecking ball hit several blocks of houses, he had the forethought to grab his camera and snap photographs.

Roszel’s daughter, lifelong Bolton Hill resident Merry Rogers of W. Lanvale St., saved the photos all these years. Recently she unearthed them so they could be donated to the archives at the University of Baltimore. Aiden Faust, archivist at UB, scanned some of the best of the slides for us, and here we present a selection, with some context for each. The dates range from 1956 to 1963.



This [1913 Polk's directory](#) lists a drug store at that address in that year, the “John St. Drug Store”:

2434 DRU 1913 R. L. POLK & Co.'s	
DRUGGISTS—RETAIL—Cont'd.	
Hynson, Westcott & Co, Charles e Frank- lin and Linden and North avs	McCleary Ric
James Drug Co, 1117 Light	McClure Fred
Joeckel Geo W, 1458 Riverside av	McGinty Joh
John St Drug Store, 134 Moshier	wood avs
Jordan Drug Co, Clifton and Garrison avs	McLarty Geo
Jung J Geo, 2431 Falt av	Mansfield San
Kabernagel Edwd H, 1238 Moshier	Maplewood P
Kach Aug, William e Fort av	York rd
<b>KAHN M S &amp; CO, Lexington e Lib-</b>	Marecki Mich
<b>erty</b>	Marmor Piere
	Maryland Dri
	Medill W F
	Meikle Frank



The next photo simply shows the facades of a couple of houses to the right of that store, useful to



illustrate the extreme state of neglect at the time.

Then we have a view from the back of the first row of houses in the first block of West Lanvale, looking



southeast toward Mt. Vernon:

We can see in the distance familiar landmarks like the Belvedere and the Mt. Royal Station (then bearing its B&O signage, under the clock on the tower). Notice the tan triangular building to the left of the foliage: it's the old Bryn Mawr School location, where the Meyerhoff symphony hall stands today.

Looking up the hill from the bottom of the 1200 block of John St., we can see the still-standing facades of some of the John Appleton Wilson houses in the background on the right:



In the foreground there, at Dolphin St. & John St., is “Kay Exterminating Co.,” with its windows boarded up. Today, this is about where the Re-New Apartments (formerly known as Sutton Place) keep a dumpster.

Here’s an art show on the sidewalk of John St. just north of Lanvale:



That sidewalk scene was alongside 132 W. Lanvale St. Turning a few steps farther north there’s a glimpse of the John Street Park in its earliest days, with potted plants ready to be nestled in empty beds:



Several of Roszel’s photos captured Linden Ave. — now nearly entirely gone — replaced by modern, shorter townhouses. Here he shows us the even side of the 1400 block of Linden Ave., and at right you can see a corner of the Marlborough Apartments (where the Cone sisters lived):



Linden Ave. was home to some notable folks. The writer Letitia Stockett, who taught at the Friends

School, lived with her parents at [1430 Linden Ave.](#):

STOCKETT, J. NOBLE (1919) ..... 1430 Linden Ave.  
STOCKETT, MARIA LETITIA (1927) ..... 1430 Linden Ave.  
STOLL, MRS. CONRAD F. (1926) ..... Annapolis Blvd., 1

In her 1928 book [Baltimore: A Not Too Serious History](#), Ms. Stockett writes that Dr. Jesse Lazear was born in the 1200 block of Linden Ave. And the artist and Bryn Mawr teacher Gabrielle de Veaux

STOLL, WIFE OF ST. C.  
CLEMENTS, GABRIELLE DE VEUX, Bryn Mawr School; b. 1615 Linden Ave.,  
Baltimore, Md. (P), W. A. A. J.  
Born Philadelphia, Pa., 1858. Pupil of Robert-Fleury and Bouguereau in Paris.  
Second Toppan prize, P. A. F. A.; Mary Smith prize, P. A. F. A. 1885. Member  
Friendship P. A. F. A. Also teacher.  
CLEMENTS, GEORGE H., Flushing, L. I., N. Y. (P)  
Minister N. Y. W. C. C.; D. S. W. C. P.; Boston W. C. C.; Salina, C. 1961.

Clements once resided at [1415 Linden Ave.](#)

South of the 1400 block, Roszel labeled this photo Lanvale at Linden:



And this one is Linden at Lanvale:

Down at the bottom of Linden Ave., by Dolphin St., the Western Maryland Dairy used to have a large facility. Current BHCA president Lee Tawney's mother worked there. It was located around where the



Bolton House apartments are now, at 1100 Bolton St.

Coming back around to Bolton Hill proper, we have this view looking north from the 1100 block of Park



Ave., up the hill toward W. Lanvale St.:

Those boarded-up homes stood where the entrance to the Sutton apartment's upper parking lot is today. Look farther up the hill to see what was once a garage called Jenkins & Davis—now residential. Lottie Shivers remembers when she and Frank took their car to those mechanics.

Finally, on the left side of that same block, where the Bolton Hill Swim & Tennis Club is now, we see Monumental Storage Security Co., a massive furniture storage and rug-cleaning operation:



A remnant of those structures can still be seen along the sidewalk in that block:



These were among the best of the Bolton Hill photos, but the Roszel collection at UB includes others, as well as many pictures of downtown and the Inner Harbor during that era:

<https://archivesspace.ubalt.edu/repositories/2/resources/256>.

We're indebted to Mr. Roszel for his prescient impulse to grab his camera and preserve these images, no doubt recognizing the magnitude of the impending changes. And we're also grateful to Merry Rogers for hanging onto the slides all these years and sharing them with us and with UB for future researchers. Views like these of Bolton Hill just don't seem to exist anywhere else.

Or do they? Do you or any former neighbors have similar pictures collecting dust in an attic or basement? Let us know at [history@boltonhillmd.org](mailto:history@boltonhillmd.org), and maybe they can be shared in a future Bulletin article.

--Kevin Cross

Links to Full Resolution photos are below

1. [Mosher](#)
2. [Looking toward Mt Royal Station](#)
3. [1200 block of John St](#)
4. [Art show on John St.](#)
5. [Early John Street Park](#)
6. [1400 Block of Linden Ave](#)
7. [Lanvale at Linden](#)
8. [Linden at Lanvale](#)
9. [Western Maryland Dairy](#)
10. [1100 Park Ave](#)
11. [Bolton Swim and Tennis area](#)



## Artist of the month: Linda DePalma's work is site-specific and anything but utilitarian

<https://boltonhillmd.org/bulletin/artist-of-the-month-linda-depalma/>



The artist with a sassy bench creation

Upon entering Linda DePalma's studio in Woodbury, one of the first pieces to catch the eye is a graceful, tilting and leafy branch, a powder-coated aluminum cut out representing the foliage of a ginkgo tree. There are other pieces like this, the main feature of a large-scale public art piece, "Ginkgo Canopy," installed at Brookside Gardens in Wheaton. The piece provides both shade and aesthetic interest within the garden's natural landscape.

This is the type of work that has made a name for DePalma and has won her multiple commissions for outdoor, site-specific and utilitarian pieces that are anything but simply utilitarian, such as bright and decorative gates and benches for public spaces. One large piece that readers might know is the Redwood Arch in downtown Baltimore. The piece references industries that used to be prominent on Redwood Street: garment factories and hatmakers. Her goal was to capture the spirit of the place and honor its history.

Residing in Bolton Hill since her graduate school at MICA in the 1970s, DePalma and her husband Paul Daniel, an artist previously featured in this column, have built their artistic lives around large-scale public art. At times they have worked together; for example, on the nearby Franklin Street Garage, "Double Gamut" is installed on the facade. It is an exquisitely patterned aluminum grate with elements of pop art, a simple chair and a red ball projecting out over the street. But one need go no further than our own neighborhood to see an example of DePalma's work. Take a walk down Jenkins Alley, between Lanvale and Lafayette, and you will find the Van Buren Gate. I invite readers to take a look.

Not all of DePalma's work can be seen with the eye. As the founding education director at Creative Alliance, DePalma developed an afterschool arts program for Baltimore City children. She speaks fondly of this work and her former students, one of whom introduced her at the Creative Alliance earlier this year, when she was the recipient of a life-time achievement award. About the Creative Alliance, DePalma says, "It's a very special organization. They offer so many options, and I've made many good friends there."

DePalma's current public art project is an intricately designed fence for the Riggs Road Station of the future Purple Line, near Hyattsville. The patterns and images in the plans for this project reference the cultures of people who live and work in the area. This idea, that art reflects the people, is a thread that runs through her work. Within her designs, the lines, shapes and colors, pulled together with expertise, are pleasing to the eye but also are symbolic. They are meaningful in a manner that honors our humanity.

DePalma has said that working with large-scale public art is not for the faint of heart. That is but one facet of her body of work. The walls of her studio are covered with dozens of smaller scale, mixed media pieces: bas reliefs, layered with materials such as cut-out paper, metal and mylar. They are both bold and delicate: unapologetic color, strong shapes, dominated by curves and layers with intentional transparency. Inspired by nature, particularly botanical themes, her designs reference foliage and garden insects. They are graceful, bright, positive and full of life. Inspired by the greenery in the yards of her home on Bolton Street, DePalma says, "I look carefully at how things evolve, grow, open up and change. I'm all about the garden."

Artists have found inspiration in nature during times of strife and were still able to create beauty. We are privileged today to have such an artist living and working among us. DePalma's work reminds us that beauty is all around us, if we open ourselves up to it. If we can see beauty, then there is hope for the future.

To learn more about DePalma's work you can view her [Baker Portfolio](#) and check out BHCA's Instagram post for more images. Also, be sure to keep an eye out for the November issue of *BmoreArt*. This would be the Icon Issue, and Gurlz of Baltimore, a distinguished group of women artists, of which DePalma was a founding member, will be featured.

--*Francine Marchese*

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## Mexican grill to open in Sav-a-Lot shopping mall

<https://boltonhillmd.org/bulletin/guacado-opening-sav-a-lot/>



Bolton Hill's newest food establishment – a Mexican grill akin to Chipotle – will open in the Sav-a-Lot strip mall on McMechen Street this fall. It's the latest addition to the neighborhood from the Ranjha family of Ellicott City that bought Maryland Sav-a-Lot grocery outlets nearly four years ago.

*Guacado Mexican Grill* will locate between Walgreen's and the Wash-EZ laundromat at 242 McMechen Street. The Brooklyn-based franchise chain will offer tacos and burrito bowls, birria tacos, chips and guacamole and churros, among other Mexican specialties. It will have 8-to-10 tables plus online takeout orders and delivery. The nearest Guacado currently is in Laurel.

Hamza Farooq, a partner in his Pakistani-American family's grocery operations, also will own and manage Guacado, a fast-casual food spot located in part of what once was a popular hardware store. It will mark the first time the small mall has been full since shortly after the Freddy Gray uprising in 2015.

Hamza oversees the neighborhood Sav-a-Lot alongside Chanika Jones, the store manager. The family's company, PAK Foods, also operates gas stations and convenience stores. Pak Foods acquired the grocery stores from its St. Louis-based Sac-a-Lot [psj query: Did you mean Sav-a-Lot?] in 2021, but still relies on Sav-a-Lot for most wholesale purchases.

Since taking charge, the owners have painted and refurbished the facility and upgraded the store's offerings, which now include fresh meat, expanded bakery products and a wider range of popular brands. As a discount grocery, the store still depends heavily on SNAP purchases from nearby eligible shoppers, along with students and Bolton Hill residents who find it convenient.

Hamza said he has made an effort to rotate the store's stock more often than under its previous owners. The store has 15 employees and a security guard. Like many Baltimore retailers, the grocery store is plagued by shoplifting and graffiti vandals, Hamza said.

Neither he nor manager Jones seemed aware of coming competition. Streets Market earlier this year announced that it would build an 18,000-square-foot grocery on North Avenue just east of the new



Reservoir Square townhouse and office building development, hoping to open in 2027.

A recent, unscientific survey of prices on a dozen common items available at Sav-a-Lot, two nearby Streets markets and the Safeway in the 2400 block of North Charles suggested that, if current pricing is representative, Sav-a-Lot will be cheaper than its competitors, with Streets the more upscale of the three companies.

--*Bill Hamilton*

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## Cubans, navigating obstacles, visited Brown Memorial Church

<https://boltonhillmd.org/bulletin/cubans-brown-memorial/>



Brown Memorial Park Avenue Presbyterian Church hosted three lay leaders from its partner church in Camajuaní, Cuba, during the summer. About 20 miles inland from the northern coast, Camajuaní was established in the latter half of the 19<sup>th</sup> century as a railroad town, serving as a hub for the tobacco and sugarcane industries.

Led by Deborah Baer, Brown Memorial has been building its Cuba Partnership for over a decade, entering into an agreement with the Camajuaní church in 2019. Although Brown Memorial members had traveled to Camajuaní, the June visit to Baltimore was a first by any member of the Cuban partner congregation. The success of the journey is due in large part to the determination of Bolton Hill resident and Cuba Partnership Committee leader Morgana Kinlan.

Equally essential to the trip's fruition was the courage and patience of the three Cuban church leaders. Our visitors navigated logistical setbacks and traveled to multiple interviews to obtain their long-shot travel visas. Changing State Department policies made the likelihood of a visit feel uncertain. Until the message came that they were leaving, I was not going to believe it, but Jorge, lay minister, Yaqueline, church administrative leader, and English translator Maykel, were confident that the partner visit was God's intention.

I asked our Cuban partners to name some favorites from their visit. Yaquelin said while staying with Rev. Andrew Connors in Union Square, they learned about what she described as Baltimore's "culture, customs, and community contradictions." Maykel agreed, saying "to know the history of certain neighborhoods as well as their challenges really struck me." Live music in the park, an Orioles game, lunch at the Hutzler house on Eutaw Place, and the natural beauty of the Greenspring Valley were some of the other memorable experiences. Yaqueline really enjoyed the historic sites of Washington D.C., describing the spectacular views from the Washington Monument of "the United States Capitol, the seat of the U.S. legislative branch, also a landmark."

Jorge said the tour of Baltimore's Mitchell Courthouse, including its museum and library, led by appellate court judge and Cuba partnership member, Mike Reed, was a special experience. "One beautiful thing that really impressed us was the inclusion of the LGBTQ movement," Jorge said, noting, "the entire

city was filled with flags celebrating diversity.”

It’s good to consider your town from the perspective of a visitor, and I loved helping to host our Cuban Presbyterian brothers and sister. In the future I will remember that our friends from Camajuaní were not charmed by our steamed crabs, but I probably won’t be able to resist trying again to interest them in crab cakes.

-- *Sarah Ramirez Cross*

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## Bolton Hill Notes

<https://boltonhillmd.org/bulletin/bolton-hill-notes-sept25/>



***BHCA's safety committee gets grant for lighting***

### ***project***

BGE has given a \$10,000 grant to BHCA to underwrite small lighting subsidies to residents aimed at making neighborhood dark spots safer and brighter. The money is to be used for lighting alleys and other obscured areas. Residents can apply for funding.

An initial kickoff meeting for neighborhood to discuss lighting needs will be held on Wednesday, Sept. 17 from 5-6:30 p.m. at Brown Memorial Church (Lafayette Street entrance). James Prost leads the safety committee. Don Feuerstein and a bevy of volunteers conducted a Bolton Hill-wide lighting census earlier in the year.

Among other things, the grants will support the distribution of energy efficient dusk-to-dawn light bulbs.

### ***MICA and BHCA hosting Oct. 3 concert at the MICA train station***

On the heels of the ten summer concerts called *Arts in the Parks*, BHCA and MICA will co-host a free fall concert on Friday, Oct. 3 on the eve of Festival on the Hill. The 6:30 p.m. event on the hillside at MICA's train station will feature saxophonist Greg Thompson and his quartet.

"It's possible these concerts will become regular fall events," said BHCA President Lee Tawney. Years before Artscape came to the neighborhood, MICA hosted "Monday Night at the Station" concerts regularly. This concert coincides with MICA weekend, bringing together alumni, families, students, faculty, and friends for two days on campus packed with workshops, open studios, gallery exhibitions, alumni reunions and family programming.

### ***Freddie Courpas, a 50-plus-year resident, died during the summer.***

Fredericka Kirk Elliott Courpas passed away peacefully on July 29 with her children by her side. She was 93. She raised her family on John Street, where she lived from 1958 to 2017. She worked as the church secretary at Memorial Episcopal Church, sang in the choir at Brown Memorial Church and tutored students at Mount Royal Elementary School, which her children attended. Recently she lived at

Edenwald, a retirement center in Towson.

Freddie was raised on a working farm near Pottstown, PA, where she developed a lifelong love of the natural world and animals. She won the top prize in chemistry at Sullins Boarding School in Virginia before attending Carleton College in Minnesota. In 1978, Freddie earned a BA in theater arts from Towson State University. She was a gifted actor, costume designer, seamstress and makeup artist for productions at Towson and at Villa Julie College (now Stevenson University).

She is survived by her children Evangelos (Geli) Courpas (Kathleen Thum, Central, SC) and Maroudia (Mira) Courpas (Jonathan Puth, Washington, DC); their father, Constantine A. (Gus) Courpas, who is 95 years old and living at Oak Crest in Parkville; her brother, Jim Elliott (Trout Creek, MT); and a host of grandchildren, nieces and great-nieces.

A private interment will be held at a later date. Gifts in Freddie's memory may be made to

Brown Memorial Park Avenue Presbyterian Church's music program, or to The Edenwald Scholarship Fund, 800 Southerly Road Attn: Resident Association, Towson, MD 21286.

### ***Betty Cook jewelry auction to benefit MICA***

One year after the death of celebrated jewelry designer Betty Cooke, who died at 100, hundreds of pieces of her jewelry and other creations are going on up for sale in an auction that will benefit students at the Maryland Institute College of Art.

“The Estate of Betty Cooke” is the name of the sale by [Alex Cooper Auctioneers](#). Online bidding began on Sept. 11. A live auction begins on Sept. 24 at noon.

### ***About The Bulletin. . .***

It's great to be back. We're tan, rested and ready.

The *Bolton Hill Bulletin* is published monthly, except for July and August. It is designed by Elizabeth Peters. Paula Jackson is our proofreader. We invite others to help with writing, editing, photography or work on the business side. Contributors this month were, among others, Kevin Cross, Sally Ramirez Cross, Ed Gunts, George Lavdas, Francine Marchese, Deborah Morris, David Nyweide, Sallye Perrin, Jim Prost and Lee Tawney. Errors and omissions are the responsibility of the editor, Bill Hamilton. Comments are welcome at [bulletin@boltonhillmd.org](mailto:bulletin@boltonhillmd.org).

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## **Bolton Hill**

### **Community Association**