

Bolton Hill

Community Association

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BHCA elects new board; neighborhood projects get state funds

<https://boltonhillmd.org/bulletin/bhca-new-board-project-funds/>

Three new neighborhood residents were elected to the 22-member BHCA Board of Directors at the association’s annual meeting on May 7: Roosevelt V. Boone, Rochelle Carpenter and Maurice Corbett. They were part of a slate of officers and incumbent board members chosen to lead BHCA this year and next.

The meeting at Unity Hall featured Sen. Antonio Hayes (D-District 40), presenting two large replica checks for state grants authorized by the General Assembly to support Bolton Hill projects:

- \$190,000 to BHCA, accepted by Park Steward Chris Ryder, for a major repair and restoration project for the Park Avenue median parks, including the historic urns and fountains.
- \$50,000 to Bolton Hill Nursery, presented to executive director Christy Barnes-Toprac, to underwrite roof and other repairs at the former Rolando-Thom mansion, built in 1848, that houses the non-profit facility.



Maurice Corbett is a returning board member. Since 2019, he has been active in organizing the annual Festival on the Hill, welcoming new neighbors, engaging with local businesses, and participating in other neighborhood projects. He lives in the Friends School apartment building.



Rochelle Carpenter works for the Maryland Department of Transportation and is a mother of three children who attend neighborhood schools. She lives on Lanvale Street.



Roosevelt Boone retired recently and lives in The Marlborough Apartments on Eutaw Place. He is a graduate of University of Maryland and holds a JD from Howard University. He has broad professional experience as a leader in city government, non-profit groups and with SEIU.

Officers elected include Lee Tawney, president for a second term; Susan Haun, first VP; Jeff Thompson, second VP; Jason Perrotti, secretary; and Chris Kingsley, treasurer. Holdover board members whose terms expire in 2027 include John Butz, Beth Cole, Jacqueline Fiore, Michael Flanigan, Steve Howard, Rose McKinley, Jim Prost, Sara Warren, and Marci Yankelov.

The Class of 2028 includes Chevel Bess, Don Feuerstein, John Leith-Tetrault, Thecla Meyer, Oge Okoli, Elizabeth Peters, Joe Piccinini and Marcus Pratt.

Here's a progress report on the Streets Market hoping to open next year

<https://boltonhillmd.org/bulletin/progress-on-streets-market-rh/>



A Streets Market in southeast D.C.

It was late April, a year ago. Neighbors attending the groundbreaking ceremony, for a coming Streets Market on the Bolton Hill – Reservoir Hill border, were treated to a comic performance of our mayor steering a demolition vehicle brought to the site solely for photo-op purposes. Later the equipment was hauled away and the site sat as before, an ugly remnant of an abandoned brick structure.

Since then, developers have finished demolition, hauled away the debris and readied the site for what is to become “The Shoppes of Reservoir Square,” a 20,000-square foot commercial strip anchored by a 12,000-square foot spanking new grocery store, scheduled to open late in 2027. Streets Market signed a lease with MCB Real Estate, said Campbell Burns, the company executive in charge of moving toward the store’s opening day. “The design is done. Equipment is purchased. A floor plan is mostly complete.” The rest, he suggested, was in the hands of the builders, the Deities and the city’s permit issuers and inspectors.

When that day finally comes, Streets Market expects to give the neighborhoods “a full grocery store experience with at least 90 percent of what their shopping requires today,” Burns said. “There will be a big focus on quality products – no house brands, and high quality produce – conventional and organic and much of it local. We’ll provide quality at fair prices – 10 percent lower on some products, 10 percent higher on others. Our sales will be very competitive.”

“We’ll carry a variety of specialty items, fresh meats and seafood,” he said, as well as paying attention to the specific demographics of the store’s catchment area. That includes the surrounding residential neighborhoods, but also commuters exiting west from the JFX freeway on North Avenue, students and staff from nearby colleges, and others who mostly now depend on a nearby Sav-A-Lot in Bolton Hill, a Safeway in Charles Village, and a Giant in Hampden.

Hundreds of small-detail decisions go into planning and stocking a new store, Burns said. On a recent visit to the Homewood and Charles Village Streets stores by this writer, it was clear that each offered an obviously different range of products, presumably reflecting customer preferences. “We’ll be responsive to the desires of different diets, age groups, ethnicities, religions, and the blend of demographics around us – young families in apartments, longtime and new residents in row houses, seniors who can walk to the store from their high-rises, commuters....”

“We’re a small, nimble company, able to customize our stores to meet our customers’ needs. We think we know what we’re doing, but for the first 3 to 6 months we’ll be annoying our customers by asking them questions about their experience. We do old-fashioned listening and try to respond by providing new products or, if that isn’t feasible, to explain why.”

Produce and meats are, Burns said, “our meat and potatoes.” The store will buy butchered meat from local suppliers but do some cutting on premises. It will offer limited baked-in-store bread items but mostly will “buy from experts.” The store will accept SNAP benefits but will not sell tobacco products or lottery tickets. State law keeps most Maryland groceries from selling alcohol, but the adjacent retail area may include a wine and liquor store and a coffee and sandwich shop.

Streets Market is a privately owned independent company founded in 2014, known for acquiring independent grocers, as with Eddie’s Market in the Homewood neighborhood. In 2015 they re-opened a store in Charles Center, downtown, that until it closed was Fresh & Greens. Streets Market opened a new 23,000-square-foot anchor store in Yard 56, another MCB shopping center and apartment development in East Baltimore. It and its attached Fleet Street Spirits closed in March and is becoming a Lidl supermarket, a German chain that has a presence in the suburbs.

Burns said the new Reservoir Square location is more consistent with Streets Markets other stores. “Our wheelhouse is 6,000 to 15,000 feet,” he said. Safeway and Giant typically build stores as large as 60,000 square feet and they have closed smaller stores that became unprofitable, according to industry publications. The Streets chain is operated by a group of partners with a Korean-American principal, according to *Food Trade News*.

The store will offer 65 off-street parking slots, but the city zoning board is considering whether to allow changes in the westbound lanes of North Avenue for on-street parking where now there is a bus lane. At a recent hearing, some residents protested that proposal. In a letter to the city council, former Zoning Board director Rebecca Witt weighed in against the request.

Under city code, Witt wrote, variances are to be granted only “in cases of a site-specific practical difficulty, not a generalized business preference,” according to the *Baltimore Brew*. “The claimed difficulty arises from discretionary decisions made by the developer and prospective tenant regarding store size, internal circulation, and parking layout as well as from reliance on suburban parking standards that the city has explicitly rejected through its recently updated parking maximums,” she noted.

Testifying before the Council’s Land Use and Transportation Committee this month, MCB attorney Drew Tildon said the developer’s request was based on “the industry standard for grocery stores in this type of area – 4.6 spaces per 1,000 feet of gross floor area.” Streets Market “has been very flexible,” Tildon said, but no other grocer could be attracted with such a ratio.

--Bill Hamilton

Elections are just a month away. Do you know who the candidates are?

<https://boltonhillmd.org/bulletin/primaries-one-month-away/>



CREDIT: William J. Ford/Maryland Matters.

Statewide primary elections are just a month away, and while it's hard *not* to notice that Gov. Wes Moore and other statewide candidates are out and about, it can be difficult to find out who is on the ballot at the local and neighborhood level. Early voting runs from June 11-18 and election day is June 23.

The deadline to *register* for the primary is June 2, although you can register to vote on election day and cast a provisional ballot. You must be a registered Democrat or Republican to vote in these closed party primaries. In Baltimore city and for statewide offices, the Democratic Primary voters generally select the ultimate winner. In our West Baltimore State District 40 (which includes Bolton Hill), for example, 80 percent of the registered voters are Democrats. All of the incumbents are Democrats.

There are nine early voting centers. The closest is at University of Maryland Engagement Center, 16 S. Poppleton St.

So, who is running?

- **FOR CONGRESS**, Northeast Baltimore City Council Member **Mark Conway**, 36, is challenging incumbent U.S. Rep. **Kweisi Mfume** in our 7th congressional district. Originally from the Bronx, Conway has served on the council since 2020 and chairs the Public Safety and Government Operations Committee. He's a former executive director of the Baltimore Tree Trust and former deputy director of the Mayor's Office of CitiStat. Mfume, 77, served in Congress from 1997-2006 and again since 2020. He is a West Baltimore native who served on the city council before running for Congress. and left Congress to lead the NAACP. He returned after the death in 2019 of Rep. Elijah Cummings.

Scott Collier is unopposed in the 7th District Republican primary. On his website, he calls himself "An agent of positive change, an American patriot and a Believer in the power of prayer." He also quotes Tucker Carlson, says the 2020 presidential campaign was rigged and criticizes the "Manufactured Media and Democratic Communist Jackass Party of America."

- **FOR 40TH DISTRICT STATE SENATOR**, Sen. **Antonio Hayes** (D), first elected in 2020, is opposed in the primary by **Steven Messmer**, a former math teacher and 2023 U-Baltimore law graduate who works with low-income families on probate and other legal issues. Messmer says “My biggest priority is to stop the government from unjustly taking money from our communities. In particular, I’m going to end the tax sale.... I’m also going to repeal the inheritance tax, eliminate ground rent, and reform probate.” Hayes, 48, grew up in Penn North and serves as the chief of staff for the Baltimore City Department of Social Services. He sponsored the creation of the West North Avenue Development Association (WNADA) and has been able to bring state resources to rebuild that corridor from Coppin State University to the eastern edge of Bolton Hill. **There is no announced Republican candidate.**
- **WE VOTE FOR THREE GENERAL ASSEMBLY DELEGATES** in the 40th District and the top three vote-getters win. Incumbent Democratic Delegates **Marlon Amprey**, an attorney, and **Melissa Wells**, a union official, and another candidate, social worker **Tiffany Welch**, are running on a slate with Sen. Hayes that they call *Team 40*. The longest-serving incumbent in the 40th District, **Frank M. Conaway**, 60, first elected in 2006, is not on a slate *and* does not have a website as nearly all the other candidates do. He is part of the decades-old West Baltimore Conaway dynasty, a family that holds and has held low-level city elected offices since the 1960s. Other Conaways on this year’s Democratic ballot are Belinda K. Conaway, incumbent Register of Wills; and Xavier Conaway, unopposed incumbent for Circuit Clerk.

Others in the race for delegate include Democrats **Anderson Jean**, a Haitian-American woman who moved to Maryland from Florida five years ago; **Diante Edwards**, a Navy veteran and Pigtown neighborhood activist; **Crystal Jackson Parker**, formerly a member of the Democratic State Central Committee and now a member of the Coppin Heights Community Development Corporation; and **Kevin Legacy**, about whom nothing appears on the Internet.

The city is holding elections for **sheriff, state's attorney, register of wills, school board, clerk of the circuit court, 8th judicial circuit court judges and orphans' court judges**. We will endeavor to sort out candidates for those races in the June *Bulletin*.

--*Bill Hamilton*

Remembering Susan Van Buren and Debby Phinney...

<https://boltonhillmd.org/bulletin/remembering-susan-and-debby/>

Bolton Hill lost two grande dames in April. Over many years they separately brought to the neighborhood originality, community spirit and energy that helped make Bolton Hill the unique place that it is. Read about Susan Van Buren and Debby Phinney:



Susan and Peter, with their dogs

SUSAN VAN BUREN

March 2, 1948 – April 15, 2026

Susan Van Buren, graphic designer turned landscape architect, devoted friend of children, animals, and the environment and steward of an extraordinary Bolton Hill garden, died on April 15 at home, surrounded by her family.

“Susan made an extraordinary contribution to our neighborhood – for her work to keep Bolton Hill’s architecture and décor consistent with its history, as part of CHAP and BHCA’s Architecture Committee work. She was also a committed gardener who provided beauty for all of us to enjoy both in her own garden, often opened to neighborhood events, and for her work in public spaces. We’ll really miss her,” said BHCA’s president, Lee Tawney.

She was born Susan Amelia Hunley on March 2, 1948, in Evansville, Indiana, the second of four children of Dr. Theodore Roosevelt Hunley — Ted, a Navy dentist who later taught at Georgetown and Indiana University — and Amelia Royer Hunley, known as Mim, a teacher who orchestrated home and family with a steady competence that rarely gets the credit due. Ted’s career moved them around the country, with each posting adding another layer to a child devoted to books, gardens, history, and fishing with her father. From her mother she learned to sew, with the same precision she brought to everything else.

Susan graduated from high school in Bethesda, having heard Martin Luther King speak at the March on Washington in 1963. Her early commitment to social justice ran through everything that followed: a year at Middlebury as part of its first class of women, then at George Washington University, where she studied art history, architecture, and life sciences, and was active in participation in the civil rights, peace, and women's movements throughout.

Her professional life had three distinct acts: as a graphic designer, freelancing for *ABC World News Tonight* before joining *Good Morning America*, rising at 3AM to help produce the morning news, and then home after school for her daughters. She pivoted toward landscape architecture and a master's from the Conway School of Landscape Design in Massachusetts, where she met Peter Van Buren on the first day of class. They married in August 1986.

Over the next 25 years she directed land stewardship at the Accokeek Foundation, shaped policy with Maryland's Smart Growth Commission, and led the Cylburn Arboretum Association, before a final act as co-owner of TerraLogos, a green energy group she and Peter led until retirement in 2013.

In the early 1970s, she and her young family lived in Loudoun County, VA. She taught at Waterford Montessori School and helped run a nature camp for kids. Their homesteads attracted a menagerie of cats, dogs, chickens, possums, baby quail, a couple of steers and the occasional horse. She was once bitten by a copperhead while gathering plant specimens on a sunny slope near Catocin Creek [in Dr. Scholl's...], leading to the discovery of a horse serum allergy and different choices in footwear.

The Van Burens moved to Bolton Hill in 1988. In 2020 they moved to a new home on Park Avenue where they became stewards of a spectacular garden. She loved having Bolton Hill Nursery School as a neighbor, and planted a special side garden just so she could talk to the little kids.

An accomplished photographer, illustrator and draftsman, she saw the visual world with a practiced eye, whether behind a camera or at a drawing board. She and Peter had a special love for Italy, where their daughter Melissa lived for many years. She read widely and remained genuinely curious about the world until the very end. She was specific in her tastes and generous with them.

Susan donated her body to science at the Maryland Anatomy Board.

She leaves behind her husband Peter; daughters Adrienne (Nick; Bristol, UK) and Melissa (Brooklyn, NY); grandchildren Isobel (Lewis), Flavia, and Nilo, rooted, as she appreciated, across three countries; her siblings Pat (Louisville, KY), Mary Jane (Flat Rock, NC; John), and David (Furlong, PA; Colraine); her sister- and brother-in-law Sally and Bob; and many nieces and nephews. The family is grateful for the support of Gilchrist Hospice, Ella Stewart Care, the extraordinary Bolton Hill community, and her extensive network of friends. A memorial celebration will take place in September.

--Adrienne Noonan, with input from Peter and the rest of the Van Buren family.

**DEBORAH PHINNEY**

July 4, 1934 — April 13, 2026

Many people in Bolton Hill likely knew Debby Phinney longer and better than I did. She was a music teacher, a creator of hilarious Bolton Hill musical reviews, a composer. She and her husband, Ralph, raised two children near where I live. I'm sharing my memories of her as just one tile in the great mosaic of her life in Bolton Hill.

I hope her friends have seen the warm obituary tributes to her posted on the website of the [Cremation Society of Maryland](#) or published in the [Sun](#) by Jacques Kelly. I can't resist attaching a portrait in words which appeared in the *Sun* in 1972. The photo in flapper attire is worth a thousand *thousand* words.

[See Debby in Flapper attire in the 1972 Baltimore Sun Article](#)

I moved to Bolton Street in 2016. One of the first neighbors to welcome me was a cheerful, energetic lady, clearly smart as a whip, who worried that I was parking my sports car on the street. I explained that my garage was temporarily full of furnishings meant for the garden. I had lived in and loved Charles Village for 20 years but had no neighbors who would have expressed such a concern. This total stranger hadn't hesitated. I thanked her for worrying.

A day or two later I noticed a city street sign on our block, "Lollipop Lane" – English village or Oz? Someone explained to me that, many years before, a kind lady passed out lollipops to children taking a shortcut down the alley on their way to school. Debby invited me to a longstanding neighborhood tradition – a potluck in the alley, where she and Ralph set up tables with paper plates, plastic forks and knives, and a large pitcher of whiskey sours. Neighbors materialized bearing plates of deviled eggs, fried chicken, potato salad, stuffed grape leaves, oatmeal cookies... not Oz, I thought, but Eden.

For then on, I looked forward to finding a mimeographed Lollipop Lane invitation under my door. I went

as often as I could, cheap Chianti in hand. Occasionally I saw Debby on her delivery rounds, looking very busy and slightly wicked. I gathered that not every house got an invitation. Almost all the invitees lived within a block of the Lane. I hadn't yet realized that every Bolton Hill micro-climate has its own potlucks, nights out, stoop parties, so I thought of Lollipop Lane as an exclusive secret society or speak-easy. I was flattered to be part of it.

My grandmother Newny, a legendary party girl in her time and an actual flapper when young, used to say, "If the host has a good time, everyone has a good time." Debby channeled Newny in Lollipop Lane: funny, high-spirited, and always having the time of her life.

Sometime before the pandemic, Debby passed her invitation list to me. We weren't close friends, but I was honored that she thought I might take up the torch; it felt like being knighted. Her list was mostly handwritten, with erasures and scratch-outs and additions in different inks, with arrows pointing this way and that; names and street addresses. With her permission I started the transition to invitations via email. I also asked if people might enjoy hosting indoors, in their homes, so that the parties could continue year 'round. I expanded the list to include friends from blocks away. We got to explore each other's houses, keeping host duties quite light.

There were several wonderful gatherings before COVID intervened. By the time that cloud lifted the Phinneys were gone from Bolton Hill. Debby was able to attend at least once, recently widowed and living at Springwell Senior Living Community. She was greeted with joy from neighbors whose memories of her stretched back decades.

I remember her positivity about her new life: "There are a lot of widows there, so we share that." No self-pity, but the resilience of a true trouper: "The show must go on." I was proud to know her, and I miss her.

--*John McLucas*

Meet Gabrielle Finck: “Brahms is my Guy”

<https://boltonhillmd.org/bulletin/meet-gabrielle-finck/>



Gabrielle Finck is the associate principal horn for the Baltimore Symphony Orchestra. She, her husband Noah Tyler, and their five children, aged 12, 10, 8, 5 and nearly 2, live on Laurens Street. Drawn to purchase their home by the green spaces and parks, and the proximity to her work, Finck says, “We love the neighborhood parks. Our family attends nearly every Arts in the Park concert. You can always see us there!”

She considers Maple Leaf Park a “hidden gem” and her family’s backyard. She even named the trio, that recently performed as part of the BHCA Music at Corpus Christi series, the Maple Leaf Park Trio. “My children are constantly in Maple Leaf Park. We put up a tire swing for them, and my oldest son plants a garden there. We not only enjoy the park, but the children are apprentices to a park steward, Chris Kingsley, and help with its upkeep.”

Finck, 47, grew up in Indiana and South Dakota in a musical family. Her first musical instrument was the piano but, at her mother’s suggestion, she switched to the French horn in fifth grade. She later attended Boston University and majored in music. After positions with several orchestras in the Midwest, she auditioned and was offered a position with Washington’s National Symphony Orchestra. Four years later she joined the BSO, in 2008. “The position with the BSO was my dream job.” She moved to Baltimore and found her first apartment in Bolton Hill, moved to Remington and Mt Vernon, got married, started a family, and settled permanently back in Bolton Hill, in 2020.

Musically, Finck particularly enjoys the late 19th-century composers (Mahler, Richard Strauss, and Wagner) because they “showcase the horn’s maximum potential and provide moments for horn players to shine”.

She continues, “In this little era in the late 19th century, the trend in classical music was to make everything huge and use lots of horns to produce a big, enormous texture. The horn is glorious, and

because these composers use so many horns, their pieces are challenging. But I find these pieces incredibly fulfilling and so much fun to play.”

Her favorite composer, however, is Johannes Brahms. “In terms of what is the most expressive, I think Brahms has a corner on the market. It was no coincidence that we played Trio Opus 40 at the Corpus Christi concert. Brahms says it all for me. He's just my guy.”

Finck says, “I feel most myself when playing music.” But that is not all she does. With her husband Noah’s support, she homeschools their five children. Their schooling focuses on intensive year-round math education and extensive exposure to literature through reading aloud, books on tape, and independent reading. And the family spends lots of time outdoors. When asked how she manages it all, Finck says she balances her BSO career, homeschooling, and family by being “willing to settle for 70% to 80% on each of those things for now”. She adds, “I love our big family and having our kids around all the time, so we make it work.”

Jeanne O'Donnell: from D.C.'s Color School to Bolton Hill

<https://boltonhillmd.org/bulletin/jeanne-odonnell-artist/>



The walls of Jeanne O'Donnell's lovely home on Park Avenue display her artwork: paintings that are complex, lyrical and full of life. Some reflect the places that she has lived, some take on abstracted motifs of foliage and flowers and, most recently, intertwined figures and faces.

What they all share is a focus on graceful lines and vibrant color. In all of her work, Jeanne expertly orchestrates the elements of art. Much is two-dimensional, some ceramics, however; there is one notable sculpture in her body of work, for a time displayed in front of the National Theatre in D.C., an elephant painted in Jeanne's signature maximalist style. You might have walked by it there!

Jeanne grew up in DC and was influenced by local color school artists such as Gene Davis, with whom she studied. With degrees from Bennington College (BFA) and American University (MFA), she is thoughtful about her process. Jeanne's serious studies (she also had fellowships at Skowhegan and Yaddo) are apparent in the way she creates art and describes her thoughts and her process. "I have an idea to begin with. As I work, the idea may go, but it comes back the more I work on it. It is different, but I recognize it. It's like when a novelist talks about how the characters take over."

Jeanne's medium is acrylic paint; her style is dense patterning and imagery with an organic focus. Vibrant colors dominate her portfolio, although she does have an impressive black and white series, through which she was exploring the aesthetics of the contrast through line and pattern. Jeanne says that among her influences are "Islamic art of the Middle Ages and aboriginal themes from Australia." For her motifs, she is also influenced by her surroundings. For example, she has a series of cactus paintings, inspired by the years that she lived in the deserts of Arizona. Yet no matter her subject, her overriding objective is to "come up with images that reflect an inner state akin to dreaming."

Now, in her fourth year in Bolton Hill, Jeanne's latest series is titled "Connections." In these small

works, she explores patterns, short staccato lines, subtle colors and images that are separate but merge. This work will be on view in the upcoming group show at MICA's Meyerhoff Gallery, "Within Walking Distance: Local Artists in Celebration of the 200th."

Outside of her life as a painter, Jeanne is a talented interior designer and yoga practitioner, studying in India to earn her certification as an instructor. She loves her world on Bolton Hill. Residing near the Park Avenue Fountain, she enjoys First Friday events. She is also a member of the Bolton Hill Garden Club and the Bolton Hill Girls Squad. She and her partner Louis Bernstein, a civil engineer, have twice hosted Soup Night. Jeanne is close to her daughter, Coco, who lives in Brooklyn and is studying psychology at New York University. Her puppy, Buster, is also an important part of her family, and he loves to cuddle up with her.

Jeanne's work can be seen on her website jeanneodonnell.com, her Instagram page, [@jeanneodonnellart](https://www.instagram.com/jeanneodonnellart), and a selection of her art will be posted on the BHCA Facebook page. Better, of course, would be to get an invitation to her home, where her paintings make quite an impression on the walls of her thoughtfully designed environment.

--*Francine Marchese*

On the trail of old Bolton Hill photos, with Kevin Cross

<https://boltonhillmd.org/bulletin/old-photos-kevin-cross/>



Cutline: Park Avenue in the 19th Century

While visiting a former John Street neighbor, Barbara White, recently at Edenwald in Towson, neighborhood historian Kevin Cross saw her 1893 copy of *Artwork of Baltimore*, a volume of 19th century photos published by The W.H. Parish Publishing Co., of Chicago.

Kevin later searched for a copy but couldn't find one. Eventually, from a rare books dealer in Germany, he located a serialized 1899 edition of the same work, then published in 12 slim volumes by The Gravure Illustration Co. A 2024 [article](#) by photography historian Steven F. Joseph explained that the series was "initiated by the W.H. Parish Publishing Co. and continued under its successor the Gravure Illustration Co."

These series were published for many cities. In Baltimore, they were marketed in part through ads in the Sun:

FOR SALE—ART WORK OF BALTIMORE. published in twelve parts, by the W. H. Parish Publishing Company, Chicago, Ill., 1893; just out, and now being distributed to subscribers; sold for \$1 65 per part or \$19 90 complete; one complete set, new and handsome, will be sold for \$9 00 cash. D 971, Sun office. It

July 13, 1893, advertisement for an edition of Parish Publishing's Art Work of Baltimore.

HELP—MALE AND FEMALE.
WANTED—CANVASSER, male or female, to sell a Beautiful Art Work of Baltimore; easy to sell; liberal pay. 105 SOUTH CALVERT STREET. It

April 10, 1895. ad soliciting sales people to market copies of Art Work of Baltimore.

But no copy of the edition for Baltimore was digitized and available online. Among the photos were

Bolton Hill scenes not available elsewhere. The publisher selected photos of Eutaw Place (including the Centennial Fountain), Mt. Royal Avenue, Park Place and Mt. Royal Terrace, among others, to show off the city.

To be able to share this collection with neighbors, Kevin worked with John Loggins [John Loggins](#) to get the photos and descriptive text scanned, edited, and put into digital formats. The books are now available in the BHCA's Virtual Reading Room here, <https://boltonhillmd.org/bolton-hill-history-virtual-reading-room/>, in two versions: a complete version has every page as they originally appeared, <https://boltonhillmd.org/wp-content/uploads/2026/04/1899-Art-Work-of-Baltimore-all-12-parts.pdf>, and then this version <https://boltonhillmd.org/wp-content/uploads/2026/04/1899-Text-Pages-Only-Art-Work-of-Baltimore.pdf> contains just the text-only pages, which spanned all 12 volumes.

While those photos were being digitized, BHCA President Lee Tawney invited Kevin to drop by his house to see an album of old Bolton Hill photos and clippings belonging to Brett Naylor. Naylor's ancestors once owned a massive warehouse, the Monumental Storage & Rug Cleaners, on property about where Bolton Hill Swim & Tennis is today. The warehouse can be seen in the September 2025 *Bolton Hill Bulletin*.

Talking over the scrapbook with Lee and Brett, it was concluded that the re-routing of the 1100 block of Park Avenue during "Urban Renewal" probably brought about the end of Monumental Storage at that location.

The Naylor family lived on Park Place back then next to Strawbridge Church (now Strawbridge Apartments). Brett didn't grow up in Bolton Hill but moved to a house in the 1500 block of Park Ave. in 2003 and met Bernard Kerns, who previously resided at 1622 Park Ave. Kerns gave Brett Naylor photos that had been taken of the interior of the Naylor house years prior, before its historic detail was altered by a developer who may have intended to market the property as a 13-bedroom rooming house (not permitted use).

Naylor's papers and photos were donated to the BHCA's archived papers held at the University of Baltimore, where Aiden Faust and Thomas Dettling at the Archives scanned them so they could be shared here. For comparison, a video showing the current interior can be seen at this [link](#).





Thanks to Barbara White, Brett Naylor and Lee Tawney for putting these photos on our radar, and to UB archives' staff for their help.

Bolton Hill Notes

<https://boltonhillmd.org/bulletin/bolton-hill-notes-may26/>



Neighborhood calendar catch-up:

Today (May 15-17) is **MICA's graduation and Art Walk** sale, 5:30 p.m. on campus. Yoga in Sumpter Park May 16 at 11 a.m.; Seventh **Congressional District Candidates Forum** at Unity Hall, May 19 at 6 p.m. **BHCA JUNE MEETING** on Tuesday, June 2, 7 p.m. at Memorial Episcopal Farnham Hall. **First Friday at the Fountain**, 1600 Park Ave., 5-7 p.m. **BHCA-MICA Art Exhibition** opens June 19 at MICA's Meyerhoff Gallery. **BHCA all-neighborhood Potluck Picnic** at Sumpter Park, Sat., June 27, 4:30-7:30 p.m.

50+ Bolton Hill artists: a community exhibition at MICA's Meyerhoff Gallery

Bolton Hill Community Association (BHCA), in partnership with the Maryland Institute College of Art (MICA), will host a special exhibition that will showcase the diverse creative talent in the greater MICA neighborhood.

With over fifty artists, the exhibition includes painting, sculpture, photography and multi-media artwork at MICA's Meyerhoff Gallery, 1303 Mt .Royal Ave. Some works will be offered for sale without gallery commissions. The entry period has closed.

The free exhibition will run from **June 19 through July 19, 2026**. It is part of MICA's year-long celebration of its 200th anniversary. Don't miss the opening reception on **June 18**, from 6-8 PM. Everyone is invited!

Questions? Email bhca.mica.artshow@gmail.com

'Problem properties' list shrinks with BHCA committee's nudging

Bolton Hill is a neighborhood recognized for its stately and well-maintained homes. That said, as with virtually any urban neighborhood there are always a few properties that because of absentee ownership, poor management or other financial reasons become abandoned or derelict.

While this problem is relatively minor for the neighborhood overall, if you happen to live near a

neglected or mismanaged property it becomes a real issue. To address such problem properties, last summer BCHA convened concerned residents and engaged a seasoned a community consultant, Peter Duvall, to help monitor “problem properties”, advise BHCA, and advocate for code enforcement and other legal actions by Baltimore City Department of Housing and Community Development.

Since last summer we have identified 26 properties of concern in the neighborhood. That number has subsequently dropped to 22 as four properties (1625 Bolton, 247 Lafayette, 1812 & 1814 Eutaw) have been brought into code compliance. Currently the Department of Housing and Community Development has four properties in legal process of receivership which will either force ownership change and/or the property being brought into compliance (1700 & 1702 Eutaw, 1532 Mount Royal, and 1622 Park).

Similarly, additional properties have been forced into proper permitting, registration or licensure. BHCA’s Committee on Neglected and Mismanaged Properties also continues to bring pressure on the remaining problem properties through additional citations and code violation notices (a total of 24 that have been issued in 2024 and 2025). These actions have been prioritized by our consultant through semiannual meetings and other regular communication with the HCD legal team.

If you are concerned about a neighborhood property not on this list, please document the problems you believe need attention and bring them to the attention of the Committee, by email BHEN@boltonhillmd.org

About The Bulletin: The Bolton Hill Bulletin is published monthly except for July and August. It is assembled by Elizabeth Peters, Paula Jackson, and Bill Hamilton. We invite others to assist with writing, editing, photography or on the business side. Contributors and helpers this month included (among others) Kevin Cross, Leigh Hibler, Francine Marchese, John McLucas, Thecla Meyer, Sallye Perrin and Lee Tawney. Errors and omissions are the responsibility of the editor, Bill Hamilton. Feedback is welcome: bulletin@boltonhillmd.org.

Bolton Hill

Community Association