

# Historic Federal Hill

## main street news



November 2004



### THANKS, EVERYBODY!

Federal Hill Main Street would like to thank the many people who pitched in for the best festival ever -- last month's Street Beat Festival. It was certainly the biggest festival ever, extending further down Cross Street -- on both sides of Charles -- than ever before. We had more arts and crafts vendors than we have ever had, and the quality was higher across the board. The vendors were all busy all day-- many of them said it was the best day they'd had all year.

Concrete Blonde was great fun and drew a terrific crowd. And the PR for Federal Hill was fabulous. Among other things, we had at least four live hits on TV with interviews on WBAL and FOX 45's live Sunday morning shows, plus many quick references during weather reports and at commercial breaks.

It takes a lot of people to make a festival a success. And it is remarkable how many people in the neighborhood step up to make that happen. Federal Hill Main Street would like to thank you all.

Thank you **Julie Tice** for all of your hard work, including the daunting task of managing festival volunteers. Thank you **Anna Farr** for taking over as vendor coordinator and for your invaluable assistance planning and setting up the street. Thank you **Tim Walther**, **Mook Masuicca** and **Bethany Brickman** for the wonderful music. And thank you **Andrea Summer** for single-handedly organizing Little Ones Lane.

Thank you **Henry Korbach** for, once again, as always, getting the neighborhood ready for the festival and cleaning it up afterwards. Thank you **Jeanine Turner** for all of your help -- from HTML invitations to festival clean-up. Thank you **Bruce Miller** for bringing us together with The Campbell Group and doing a fabulous job as our PR liaison.

Thank you to the Day Of Supervisors who made sure the festival ran smoothly and the money got to where it was supposed to go -- **Pat Turner** and **Jeanine Turner**, **Jack Chaffin** and **Jeana Chaffin**, **Suzanne Crockett-Jones** and **Josh Crockett**. Thank you **Terry Holthause** for sacrificing a lovely day in the sun to stay in your fortress and be our bank all day.

Thanks to all of the festival committee members who pitched in, and thanks to the more than 75 volunteers who manned a booth that day.

There are many people who helped make this festival a success in many ways. **Pat Turner's** generosity -- providing us with laborers to help hang banners, storage space to keep our supplies, and constant support keeping the wheels turning when it's needed -- is invaluable. **The Funk Box** and **Mother's** has been most generous in its sponsorship, making a significant contribution and providing a fun and fitting soundtrack for the day.

Neighborhood businesses **Coldwell Banker**, **Ron Zimmerman Realtor** and soon-to-be-here **SunTrust Bank** were all \$1,000 sponsors. **Federal Hill Fitness** provided the t-shirts again. Volunteer **Shawn Arnwine** updated our website, which got 5,228 hits on the day of the festival alone, (over 28,000 hits in the ten days leading up to the festival), and is hosted by **New Blood**, always at a discount. **Rob Dickerson** emailed logos hither and yon for us. **Jimmy Turner** let us use his second floor all day. And **Tommy Chegouras** spontaneously donated \$200 toward the clean-up.

The Street Beat Festival really is a community effort, which makes a successful day like the one we had on October 10<sup>th</sup> that much more sweet. The crowd had a great time and many will come back to shop or dine. Even Johnette, Concrete Blonde's non-blonde lead singer, shouted out, "This is a beautiful place!"





## NEW QUIZNOS TAKES THE CORNER

By Susan Kim

The southwest corner of Light and Cross Street is bright and welcoming again. Quiznos has moved into the corner space in what was once the long-vacant Rite Aid building.

That is where you will find Quiznos owner, Amir Assadi, "doing everything from cleaning the toilets to picking up trash to whatever needs to be done," sometimes putting in 100 hours a week, to bring the new business to Federal Hill.

Assadi loves Federal Hill and is glad to be part of the community. "Everyone is very friendly here. The customers and the other merchants are really great." He credits part of the friendliness to the fact that the Federal Hill business district is a business district in the center of a walking residential neighborhood. If he were in a big shopping mall, Assadi explains, it would not be conducive at all to neighborhood people walking by and popping in. But because Quiznos is on the corner of several small shops, a lot of the locals discover it just by strolling through the neighborhood.

Assadi also appreciates the all the public and private improvements taking place in Federal Hill. "Vibrant professional people keep moving to the neighborhood and that's a good clientele for Quiznos." In fact, one of those vibrant professionals is Assadi himself. He just bought a townhouse here. He has not been able to move in quite yet, but once he does, it will cut his commute down from a 30 minute drive to a short walk. Assadi says he is looking forward to being part of the community both professionally and personally.

1100 Light Street 410-244-5566

Hours of Operation: M-Sat 11am-9pm, Sun 12pm-8pm



## LOCAL EQUALS "METROPOLITAN"

by Marianne Di Fatta

Metropolitan Coffee House and Wine Bar is the latest addition to the booming business district in Federal Hill. The new establishment is located at 902 South Charles St, (former location of One World Café and Caffé Brio). Metropolitan owner Bruce Dorsey says that patrons will still find their favorite coffee drinks there, but Metropolitan offers much more. It is a full service restaurant, and a wine bar with a wide selection of wines, beer, and other drinks to please any palate; open for breakfast, lunch and dinner seven days a week, with later hours on the weekend and brunch on Saturdays and Sundays. Many will be happy to learn that Metropolitan is the first non-smoking bar in Federal Hill.

The outside has a new look with black and red colors that pay homage to the restaurant's name "Metropolitan." Noticeable changes to the interior include a brand new bar and bar stools and fresh and inviting wall colors. The walls display artwork for sale from featured artists.



Dorsey is a long time resident of the area; he has lived here for twelve years and has tended bar at many well-known hangouts. Dorsey thanked many of the other businesses and residents in the area for helping him get ready to open his doors. He noted that the neighborly support continues through his patrons. Dorsey said Metropolitan has really been "embraced by the community and has a vibrant crowd that has helped it to become a neighborhood hangout" in the short time since it's opened.

**In an ongoing effort to encourage beautification and restoration in the business district, Federal Hill Main Street will present the second annual Federal Hill Design Awards next month. All properties renovated or constructed within the last year are eligible. There are awards for best interior and exterior design in both retail and restaurant/bar categories. There is no need to apply. All projects meeting the above criteria will be considered. Last year's winners were: Pandora's Box-Best Retail Interior, Bandaloops-Best Restaurant/Bar Seasonal Display, Federal Hill Lounge-Best Restaurant/Bar Exterior, Shoffer's-Best Retail Seasonal Display, Dan Brothers-Best Retail Exterior, and Vespa-Best Restaurant/Bar Interior. For more information, contact [design@historicfederalhill.org](mailto:design@historicfederalhill.org).**

## FEDERAL HILL PRINTING & PROMOTIONS

David Lapidès has lived in the Big Easy (New Orleans) and the Big Apple (New York City), but he came back to Federal Hill when it was time to start his own business, just down the street from where he grew up. Lapidès, who was raised on Montgomery Street, opened Printing and Promotions at the corner of Light and Wheeling Streets this September. The company offers a full range of graphic design, printing, and promotions services, aimed at a customer base of downtown and Federal Hill companies. Lapidès says that his central Light Street location is ideal both for attracting and for serving this clientele. The Light Street office is filled with examples of printed promotion products—briefcases, mugs, flashlights, posters, gym bags, shirts, hats, and other great gimmicks. Printing and production is done at the Light Street location and also at other facilities, depending on the job. Examples of his work can be seen in Dinner-at-Your-Door's recent advertising campaign.



## SAVE THE DATE!

The **9th Annual Festive Flavors of Federal Hill: Restaurant, Tavern and Gallery Crawl** will be held on **Tuesday, December 7, 2004**, from 6:00 p.m. to 10:00 p.m. This celebrated event is always extremely popular, selling out ahead of time, and is a great opportunity for you to sample the fares of new neighborhood businesses as well as enjoy a night out with your neighbors.

Ten groups of 25-30 people will make seven stops throughout the neighborhood: two gallery stops, two drink stops alternating with three food stops, and ending with a dessert and coffee stop. Each stop will be less than 30 minutes. As the evening progresses, the fun increases.

Please save the date. Tickets will be on sale at Movie Time Video, 1118 South Charles, Big Jims Deli in Cross Street Market, and Historic Federal Hill Main Street office at 1105 Light Street. Sponsored by South Baltimore Business Association. For more information or to have your business participate, contact Frieda Ulman, 443-838-9194 or email [fusulman@aol.com](mailto:fusulman@aol.com).



## THIS MONTH'S SPOTLIGHT: NICK'S INNER HARBOR SEAFOOD

Nick's Inner Harbor Seafood opened in Cross Street Market's first stall off Charles Street in 1971. Nick Chagouris' parents had been in the seafood business since the early 1900's with stalls in Lexington Market and Hollins Market. The Federal Hill neighborhood was quite different then, with occasional bar fights and police paddy-wagons, but the Chagouris family loved the neighborhood and especially the neighbors who shopped at the market daily and depended on Nick's fresh seafood. In 1987, Nick Chagouris tragically suffered a fatal heart attack in front of Cross Street Market; his son, Tommy, who had been working with his father for many years, took over the business. Tommy realized that the business needed to change fast to keep up with fast changes happening in the Federal Hill neighborhood; for the past seventeen years it has been his goal to keep the "flavor" of Nicks while adapting to the changing city scene. What a success he has had!

Nick's Seafood attracts old-time residents of South Baltimore, young professionals from north Baltimore, tourists from the Inner Harbor, and just about everyone else in-between. Its raw bar has been featured in national travel magazines; the steamed crabs and shrimp continually elicit comments such as: "Nicks is sooo Baltimore - this is what Baltimore feels like." Consequently his loyal clientele are always apprehensive when Tommy tries to improve the surroundings. His continual challenge is to upgrade the space while keeping his loyal change-averse customers happy.

Even with his hot, new restaurant on Insulator Drive (a lifetime dream come true), Tommy has no intention of leaving Cross Street Market because he loves the Federal Hill/South Baltimore neighborhood. Most of his fifteen employees live in South Baltimore too. His next goal is to increase the fresh seafood offerings and to improve his space – but not too drastically. He doesn't want to change the flavor of Saturday afternoons at the raw bar where the eclectic crowd savors the delicious seafood and the unmatched Baltimore scene.

Hours: Monday-Thursday, 8:00 a.m. to 7:00 p.m. – Friday & Saturday, 8:00 a.m. to 10:00 p.m. – Sundays 11:00 a.m. to 7:00 p.m. (with extra hours on Ravens game days) Phone: 410-625-2020.

## Sponsorship Opportunity

Looking for an easy (and inexpensive) way to get your name out to Federal Hill businesses and residents? Sponsor this newsletter. We will place your ad and feature you as the month's highlight. Contact Federal Hill Main Street at [newsletter@historicfederalhill.org](mailto:newsletter@historicfederalhill.org) or call 410.727.4500.

# PLANNING TO IMPROVE YOUR BUILDING'S FAÇADE?

THE BALTIMORE DEVELOPMENT CORPORATION CAN HELP!

FIND OUT ABOUT THE BDC'S

## Façade Improvement Grant (FIG) Program...

- What is the FIG program?
- *A program administered by the BDC to improve facades of business buildings*
- How much are the grants?
- *The FIG program offers up to **\$2,500** in matching grants*
- Which properties are eligible?
- *Building owners and merchants (with owner approval) that are located in the Federal Hill / South Baltimore business district*
- What is an eligible use of funds?
- *Architectural and related professional fees*
  - *Labor, materials, fixtures, etc. necessary for the proper execution and completion of facade rehabilitation*
  - *Repair or alteration of exterior facades to recover and/or preserve significant historical and architectural features*
  - *Exterior painting*
  - *Door and window replacements*
  - *Installation of siding and trim treatments including awnings and flower boxes*
  - *Appropriately scaled window areas for display with lighting to facilitate night viewing*
  - *Signs which are attractively integrated into the architecture of the building*
  - *Removal of barriers to access for people with disabilities*
  - *Removal of heavy, unattractive, roll-down security grates*
- Which activities are ineligible?
- *New construction*
  - *Property acquisition*
  - *Interior remodeling*
  - *Residential properties*
  - *Rear facades*
- How do I apply and obtain more information?
- *Obtain an application at the Federal Hill Main Street office (1105 Light Street) or from the BDC*
  - *If you have questions about the program or your project's eligibility, please contact:*

*David Garza, BDC Economic Development Officer  
36 S. Charles Street, Suite 1600  
Baltimore, Maryland 21201-3015*

