



**BALTIMORE CITY COUNCIL  
ECONOMIC AND COMMUNITY DEVELOPMENT  
COMMITTEE**

*Mission Statement*

*On behalf of the Citizens of Baltimore City*, the Committee on Economic and Community Development (ECD) is responsible for supporting strong thriving communities. ECD will review proposed zoning and land use changes, tackle issues related to economic development, oversee housing policy, and promote equitable economic opportunity for all Baltimore residents.

**The Honorable Sharon Green Middleton**

PUBLIC HEARING

**July 2, 2024**

**2:00 PM**

**CLARENCE "DU" BURNS COUNCIL CHAMBERS**

**23-0447**

**Landmark List: Exteriors - 3110 Elm Avenue**

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*Staff: Marguerite Currin (443-984-3485)*



**BILL SYNOPSIS**

**Committee: Economic and Community Development**

**Bill: 23-0447**

**Title: Landmark List: Exteriors - 3110 Elm Avenue**

**Sponsor: Councilmember Ramos**

**Introduced: October 30, 2023**

**Purpose:** FOR the purpose of designating 3110 Elm Avenue (Block 3504B, Lot 006), as an historical landmark: exterior.

BY adding

- Article 6 - Historical and Architectural Preservation
- Sections 18A-8
- Baltimore City Code
- (Edition 2000)

**Effective: On the 30<sup>th</sup> day after enactment**

**Agency Reports**

City Solicitor	Approve for form & sufficiency
Commission for Historical & Architectural Preservation (CHAP)	No recommendation on status but recommends Changing the title
Dept of Housing & Community Development	Favorable
Planning Commission	Favorable
BMZA	No recommendation
Baltimore Development Corporation	Favorable

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## Analysis

### Background

Article 6 subtitle 4 details the process of designating a historical landmark. Subtitle 18A of Article 6 is the list of Exterior Historical Landmarks.

Article 6 (4-2) An ordinance of the Mayor and City Council is required to:

1. Add a structure and its appurtenant property to the Landmark List: Exteriors or the Landmark List: Public Interiors.
2. For a structure already on the Landmark List: Exteriors, to modify the boundaries of the appurtenant land or other property that is included in the Landmark designation.

Subtitle 6 (4-3). Criteria for designation.

a) Landmark List: Exteriors.

1. The Landmark List: Exteriors comprises those structures that, in accordance with the Commission's Historic Preservation Procedures and Guidelines, are considered to be of such special historical or architectural significance that, even if not located within an Historical and Architectural Preservation District, those structures and their exteriors (with or without, as the case may be, their appurtenant land and other property) should be extended the same protections as apply to structures within a District.
2. The boundaries of a structure on the Landmark List: Exteriors are as indicated by Ordinance, as follows:
  - a. By street address, which indicates that all appurtenant land or other property at that street address and on the same lot is included in and protected by the Landmark designation.
  - b. By Section, Block, and Lot Number, which indicates that all land or other property on that lot is included in the Landmark designation.
  - c. By a metes and bounds description or other clear delineation, which indicates that less than all land or other property at a street address or on a lot is included in the Landmark designation.

Article 6 (4-5 & 4-6)

1. The City Council must refer Landmark bills to the following agencies for reports and recommendations.
  - a. The Commission for Historical and Architectural Preservation.
  - b. The Planning Commission.
  - c. Other agencies that the Council President may designate.
2. A hearing where interested parties and the general public is required to place the bill on 2<sup>nd</sup> reader.

3. A notice must be given about the hearing at least 15 days before the hearing. The notice must be 1.) placed in a conspicuous place on the property and 2.) sent to each person who appears as an owner of the property in the City tax records. The notice must contain:
  - a. The identifying number of the bill to be heard.
  - b. The name and address of the person requesting the bill.
  - c. The date, time, place, and purpose of the public hearing.
  - d. The address of the subject property.
4. Number and manner of posted notices.
  - a. The number of posted notices and the manner of their posting are as follows:
    - i. At least 1 sign must be visible from each of the property's street frontages.
    - ii. Each sign must be posted at a prominent location, near the sidewalk or public right-of-way, so that it is visible to passing pedestrians and motorists.
    - iii. A window-mounted sign must be mounted inside the window glass and placed so that it is clearly visible to passing pedestrians and motorists; and
    - iv. Each sign must be at least 3 feet by 4 feet in size.
5. Responsibility for notice.
  - a. The notices required by this section are the responsibility of the following:
    - i. For a bill requested by the Commission for Historical and Architectural Preservation, the notices must be given by and at the expense of the Mayor and City Council of Baltimore.
    - ii. For a bill requested by or on behalf of an owner of the subject property, the notices must be given by and at the expense of the requester.
    - iii. In all other cases, the notices must be given by and at the expense of the City Council.

### **Bill Analysis**

This bill if enacted would designate 3110 Elm Avenue as a historical landmark and provide for a special effective date.

This bill would add 18A-8 to the landmark list and give the property exterior all the protections of landmark status.

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### **Additional Information**

**Fiscal Note:** Not Available

**Information Source(s):** Agency Reports, 23-0433 1<sup>st</sup> reader, Baltimore City Building Code,

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Analysis by: Anthony Leva  
Analysis Date: June 21 , 2024

Direct Inquiries to: 410-396-1091

**CITY OF BALTIMORE  
COUNCIL BILL 23-0447  
(First Reader)**

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Introduced by: Councilmember Ramos

Introduced and read first time: October 30, 2023

Assigned to: Economic and Community Development Committee

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REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Housing and Community Development, Department of Planning, Commission for Historical and Architectural Preservation, Board of Municipal and Zoning Appeals, Baltimore Development Corporation

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Landmark List: Exteriors – 3110 Elm Avenue**

3 FOR the purpose of designating 3110 Elm Avenue (Block 3504B, Lot 006), as an historical  
4 landmark: exterior.

5 BY adding

6 Article 6 - Historical and Architectural Preservation

7 Sections 18A-8

8 Baltimore City Code

9 (Edition 2000)

10 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the  
11 Laws of Baltimore City read as follows:

12 **Baltimore City Code**

13 **Article 6. Historical and Architectural Preservation**

14 **Subtitle 18A. Landmark List: Exteriors – 2020s**

15 **§ 18A-8. 3110 ELM AVENUE.**

16 3110 ELM AVENUE (BLOCK 3504B, LOT 006).

17 **SECTION 2. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day  
18 after the date it is enacted.

EXPLANATION: CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.

**ECONOMIC AND COMMUNITY  
DEVELOPMENT COMMITTEE**

**23-0447  
AGENCY REPORTS**

**LANDMARK LIST: EXTERIORS - 3110 ELM  
AVENUE**

FROM	NAME & TITLE	CHRIS RYER, DIRECTOR	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #23-0447 / LANDMARK LIST: EXTERIORS – 3110 ELM AVENUE		

TO The Honorable President and  
Members of the City Council  
City Hall, Room 400  
100 North Holliday Street

DATE: January 3, 2024

At its regular meeting of December 21, 2023, the Planning Commission considered City Council Bill #23-0447, for the purpose of designating 3110 Elm Avenue (Block 3504B, Lot 006), as an historical landmark: exterior.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #23-0447 and adopted the following resolutions, with seven members being present (seven in favor):

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #23-0447 be **approved** by the City Council.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

attachment

cc: Ms. Nina Themelis, Mayor's Office  
The Honorable Eric Costello, Council Rep. to Planning Commission  
Mr. Colin Tarbert, BDC  
Ms. Rebecca Witt, BMZA  
Mr. Geoffrey Veale, Zoning Administration  
Ms. Stephanie Murdock, DHCD  
Ms. Elena DiPietro, Law Dept.  
Mr. Francis Burnszynski, PABC  
Mr. Liam Davis, DOT  
Ms. Natawna Austin, Council Services





Brandon M. Scott  
Mayor

## PLANNING COMMISSION

Sean D. Davis, Chair; Eric Stephenson, Vice Chair

### STAFF REPORT



Chris Ryer  
Director

**December 21, 2023**

**REQUEST:** City Council Bill #23-0447/ Landmark List: Exteriors – 3110 Elm Avenue:  
For the purpose of designating 3110 Elm Avenue (Block 3504B, Lot 006) as an historical landmark: exterior.

**RECOMMENDATION:** Approval

**STAFF:** Lauren Schiszik

**INTRODUCED BY:** Councilmember Ramos

**OWNER:** Richard H. Wimbrough Jr.

#### **SITE/GENERAL AREA**

Site Conditions: This brick industrial building is located on a lot that is 200 wide by 143 feet deep. It has three street-fronting primary elevations, with the primary façade facing east on the 3100 block of Elm Avenue, and the other elevations facing Falls Cliff Road to the west and 32<sup>nd</sup> Street to the north. These three elevations are detailed with brickwork, cast concrete, and limestone; the south elevation, facing a one-story mid-century industrial building, is a secondary elevation that is simpler in design. The building has a rectangular footprint with frontage on Elm Avenue, Falls Cliff Road, and 32<sup>nd</sup> Street. The east elevation fronting Elm Avenue is two stories tall, and the west elevation fronting Falls Cliff Road is three stories tall. The Elm Avenue and Falls Cliff Road façades are seven bays wide; the north elevation of the building, facing 32<sup>nd</sup> Street, is twelve bays wide. The brick on all elevations is a highly fired red brick, laid in a common bond. The corners of the building feature an entrance bay that is flanked by slightly projecting pilasters that rise to the full height of the building, topped with a raised decorative parapet. All window openings have limestone sills and soldier course bond lintels. The large bays are filled with industrial steel windows of various sizes; all of the extant windows are original.

Attached to the south elevation, there is a two-story tall brick ell located at the center bay of that elevation. This ell extends to the south property line. It has loading docks facing both Elm Avenue and Falls Cliff Road, which are accessible from paved driveways. The ell housed the boiler room, and still has a large brick chimney that rises an additional 40' above the roof of the building, and is visible from many blocks away, due to the topography of the immediate vicinity.

General Area: This parcel is located in the southwestern portion of the Hampden neighborhood, overlooking the Jones Falls river valley. The Mount Vernon Mill Company owned this property and the immediately surrounding blocks until various points in the early 20<sup>th</sup> century. On the east

side of Elm Avenue, the development pattern is residential, dominated by two-story 1920s brick rowhouses with front porches overlooking front yards. The Florence Crittenton Home, a Baltimore City Landmark and Maryland Historical Trust easement property, is located immediately east of 3110 Elm Ave. The property has a historic 19<sup>th</sup>-century stone mansion house with a 1920s dormitory addition at the center of the property, which was originally the home of the owner of the Mount Vernon Mills. Between 2018 and 2020, three-story brick rowhouses were constructed to the west and north of the mansion house, fronting Elm Avenue and 32<sup>nd</sup> Street. These rowhouses were approved by both CHAP and the Maryland Historical Trust and stylistically drew on the neighborhood's architectural context. The rowhouses on Elm Avenue were designed to reflect the industrial architectural details of this building at 3110 Elm Ave. On the west side of Elm Avenue, the buildings are one- to three-story brick or concrete industrial buildings that are largely utilitarian in design. 3001 Elm Avenue was originally an outbuilding constructed in the late 19<sup>th</sup> century to serve the mansion house, the rest of the buildings on the 3100 and 3200 blocks of Elm Avenue and Falls Cliff Road were constructed between 1930 and 1956. The former Noxzema factory on Falls Cliff Road was recently converted to housing and artist studio space and is now called the Fox Building.

## **HISTORY**

The brick industrial building constructed in 1930 for John H. Ferguson in Hampden is an excellent example of the post-WWI industrial development in the residential neighborhoods of Baltimore City. This development pattern became a strong economic force and character-defining element in many neighborhoods of the city. The property represents the industrial diversification in Hampden when many of the long-standing industries were becoming obsolete, showing how Hampden reinvented itself from a 19<sup>th</sup>-century industrial mill village to an industrial city neighborhood in the 20<sup>th</sup> century. This property is an excellent example of 1920s and 1930s industrial architecture in Baltimore City, utilizing modern building materials and engineering practices to accommodate 20<sup>th</sup>-century machinery. The building is largely unchanged from 1930 and retains sufficient physical integrity to convey its historic association.

There are no previous legislative or Planning Commission actions regarding this site.

## **CONFORMITY TO PLANS**

The request conforms to the goals and objectives of the Baltimore City Comprehensive Master Plan, specifically PLAY Goal 1: Strengthen Stewardship of Historical and Cultural Resources; and LIVE Objective 4: Protect and Enhance the Preservation of Baltimore's Historic Buildings and Neighborhoods.

## **ANALYSIS**

Background: Councilmember Ramos initiated a potential landmark designation request in September 2022, and formally requested the designation in November 2022. This was in response to a development proposal for the parcel. The potential landmark designation hearing was postponed several times this year at the request of Councilmember Ramos and/or the owner's legal counsel due to negotiations with a potential buyer of the property.

This property was designated as a Potential Baltimore City Landmark by CHAP in September 2023, at the request of Councilmember Ramos. This is an immediate but temporary protection for historically significant properties. This designation received dozens of letters of support from surrounding residents.

This is the second public hearing for this property as part of the Baltimore City Landmark designation process. The first hearing was the December 12, 2023 hearing of the Commission for Historical and Architectural Preservation (CHAP), during which the Commission reviewed and recommended approval of Landmark designation because it meets criteria 1 and 3 of CHAP's criteria for designation. The Commission recommended approval of the landmark designation.

### **Equity Analysis**

1. Short- or long-term impact on surrounding community: The designation of this structure as a Baltimore City Landmark will have a physical impact on the surrounding community, as this designation generally results in the preservation of significant historic sites in perpetuity.
2. Impact on Baltimore's existing patterns of inequity: The designation of this property as a Baltimore City Landmark will ensure a public process with opportunity for citizen's input regarding proposed changes to the building.
3. Has the community been meaningfully engaged: Community members – especially those in the immediate vicinity of this property – have been engaged for over a year regarding the possibility of landmark designation by Planning staff by both community planner Marie McSweeney Anderson and historic preservation planner Lauren Schiszik through multiple meetings, phone calls, and email communications.
4. How are residents who have been historically excluded from planning processes being authentically included in the planning of the proposed policy or project: This designation will ensure that any major proposed alterations to this property, including major additions, significant alterations, or proposed partial or full demolition, would require a public hearing in front of the Commission for Historical and Architectural Preservation (CHAP). This hearing would offer an opportunity for public testimony and input into any design proposal. There is currently no requirement for public input regarding proposed alterations to this structure.
5. Impact on Internal Operations: The designation of this property as a Baltimore City Landmark will result in historic preservation staff completing design review for all proposed exterior work. This may include advisory discussion sessions prior to the submission of applications, and the reviews themselves may entail public consideration by the Commission for Historical and Architectural Preservation, depending on the magnitude of proposed alterations. The CHAP review would replace UDAAP review in the case of a major redevelopment.

Community Notification: Hampden Community Council, South Hampden Neighbors, Audubon Maryland, and close to 30 individual neighbors were notified of this hearing. Additionally, the property has been posted in accordance with Planning Commission guidelines.



**Chris Ryer**

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CITY OF BALTIMORE

BRANDON M. SCOTT,  
Mayor



DEPARTMENT OF LAW  
EBONY M. THOMPSON,  
CITY SOLICITOR  
100 N. HOLLIDAY STREET  
SUITE 101, CITY HALL  
BALTIMORE, MD 21202

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February 13, 2024

The Honorable President and Members  
of the Baltimore City Council  
Attn: Natawna B. Austin, Executive Secretary  
Room 409, City Hall  
100 N. Holliday Street  
Baltimore, Maryland 21202

Re: City Council Bill 23-0447 – Baltimore City Landmark List: Exteriors — 3110 Elm Avenue

Dear President and City Council Members:

The Law Department reviewed City Council Bill 23-0447 for form and legal sufficiency. It would designate 3110 Elm Avenue (Block 3504B, Lot 006), as an “historical landmark: exterior” by adding § 18A-8 to Subtitle 18A of Article 6 of the Baltimore City Code. The Ordinance would take effect thirty days after enactment.

An ordinance of the Mayor and City Council is required to add a structure to the “Landmark List: Exteriors.” City Code, Art. 6, §4-2(1). The City Council must refer the bill for written reports and recommendations to the Commission for Historical and Architectural Preservation (CHAP), and the Planning Commission. The Council President can also designate other agencies to review and make recommendations. See City Code, Art. 6, §4-5(a). The bill to designate an exterior or interior structure as a landmark may not be placed on the second reading calendar until CHAP and the Planning Commission submit their reports to the Council or fail to do so within 100 days of referral of the bill to the agencies. See City Code, Art. 6, §4-5(b).

Additionally, there must be a hearing on the bill before placing it on the second reading calendar. City Code, Art. 6, §4-6(a). Notice of that hearing, including bill number, name and address of requestor, date, time, place and purpose of the hearing, and address of the property, must be posted in a conspicuous place on the subject property and sent by first-class mail to the owners of record of the property. See Art. 6, §4-6(b). The notice must be mailed and posted at least 15 days before the public hearing, and the posted notice must meet the requirements set forth in Art. 6. See Art. 6, §4-6(d) & (e). If the ordinance to add a structure to the “Landmark List-Exteriors” was not initiated at the request of CHAP, the Council cannot hold a hearing on the ordinance until it receives CHAP’s written report and recommendations, or CHAP fails to file a report and recommendations within 100 days of referral. See Art. 6, §4-8.

Assuming CHAP and the Planning Commission file reports, and the notice and hearing requirements are satisfied, the Law Department can approve the bill for form and legal sufficiency.

Sincerely,

A handwritten signature in black ink, appearing to read "Michele Toth". The signature is written in a cursive style with a prominent initial "M".

Michele Toth  
Assistant Solicitor

cc: Nina Themelis  
Tiffany Maclin  
Elena DiPietro  
Hilary Ruley  
Ashlea Brown  
Jeff Hochstetler  
Teresa Cummings



## MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council  
c/o Natawna Austin, Executive Secretary

From: Alice Kennedy, Housing Commissioner

Date: February 20<sup>th</sup>, 2024

**Re: Council Bill 23-0447 Landmark List: Exteriors – 3110 Elm Avenue**

### Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 23-0447 for the purpose of designating 3110 Elm Avenue (Block 3504B, Lot 006), as an historical landmark: exterior.

If approved by the City Council, this ordinance would designate the exterior of 3110 Elm Avenue as a historical landmark.

### DHCD Analysis

The Commission for Historical and Architectural Preservation (CHAP) heard this Bill on December 12<sup>th</sup>, 2023 and recommended approval. CHAP staff noted in their report that this designation generally results in the preservation of significant historic sites in perpetuity. At its regular meeting of December 21<sup>st</sup>, 2023, the Planning Commission also concurred with the recommendation of its departmental staff and recommended that City Council Bill #23-0447 be approved by the City Council.

The subject property is not located within any of DHCD's Impact Investment Areas, Community Development Zones, or Streamlined Code Enforcement Areas. The community has been meaningfully engaged in the process and the designation of this structure as a Baltimore City Landmark may have a positive physical impact on the surrounding community.

### Conclusion

DHCD respectfully requests a **favorable** report on City Council Bill 23-0447.

*AK/sm*

*cc: Ms. Nina Themelis, Mayor's Office of Government Relations*



## MEMORANDUM

**DATE:** March 15, 2024  
**TO:** Economic and Community Development Committee  
**FROM:** Colin Tarbert, President and CEO   
**POSITION:** Favorable  
**SUBJECT:** City Council Bill No. 23-0447-Landmark List: Exteriors - 3110 Elm Avenue

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### **INTRODUCTION**

The Baltimore Development Corporation (BDC) is reporting on City Council Bill No. 23-0447 introduced by Councilmember Ramos.

### **PURPOSE**

The purpose of Council Bill 23-0447 is to designate the exterior of 3110 Elm Avenue (Block 3504B, Lot 006) a historical landmark.

### **BRIEF HISTORY**

The brick industrial building at 3110 Elm Avenue was built in 1930 and has housed a variety of businesses over the past 90 years, including the Mount Vernon Mill Company, the English-American Tailoring Company, the Monumental Printing Company Factory, and most recently, the Free State Bookbinders. The building is an example of post-WWI industrial development within the residential neighborhoods of Baltimore City, and buildings of this type are often desirable candidates for redevelopment and conversion into more contemporary uses because of their large windows, flexible floor plates, and high ceilings.

The exterior of the building has remained largely unchanged since 1930 and according to the Commission on Historical and Architectural Preservation (CHAP) retains enough physical integrity to convey its historical significance. Designating the exterior of the site as a historic landmark will ensure that the existing structure remains prominent in any reuse or redevelopment plan, and may open up the path to state, federal, and local historic tax incentives for that purpose. The designation is also consistent with the nearby Florence Crittenton Home, another Baltimore City Landmark that was originally part of the same tract of land.

While BDC strongly supports the preservation and redevelopment of historic buildings, it should be noted that designating a property as a local historic landmark places significant restrictions on redevelopment of the property. These restrictions may serve to significantly delay or entirely prevent economically viable redevelopment plans from materializing.

Given the strength of the real estate market in Hampden, BDC expects that this risk is lower than it may be elsewhere in the City. However, the idiosyncrasies of this large industrial building are such the exterior landmark status may serve to impair redevelopment and improvement of the property. In particular, historic protections may affect the ability to support design changes that would facilitate residential or commercial use.

Ultimately, BDC understands and supports landmark designation as a way to protect this building from complete demolition and replacement. Barring the availability of less extreme measures to guarantee that outcome, BDC supports this bill, noting the concerns that this will likely exacerbate and not resolve the ongoing vacancy of a challenging property.

**FISCAL IMPACT TO BDC**

None

**AGENCY POSITION**

The Baltimore Development Corporation respectfully submits a **favorable** response to City Council Bill No. 23-0447. If you have any questions, please contact Kim Clark at 410-837-9305 or [KClark@baltimoredevelopment.com](mailto:KClark@baltimoredevelopment.com).

cc: Nina Themelis, Mayor's Office of Government Relations

[DG]



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CITY OF BALTIMORE

Brandon M. Scott, Mayor



BOARD OF MUNICIPAL AND  
ZONING APPEALS

Rebecca Lundberg Witt, *Acting Executive  
Director*

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11/7/2023

The Honorable President and  
Members of the City Council  
City Hall  
100 N. Holliday Street  
Baltimore, MD 21202

**Re: CC Bill #23-0447- Landmark List: Exteriors- 3110 Elm Avenue**

Ladies and Gentlemen:

City Council Bill No. 23-0447 has been referred by your Honorable Body to the Board of Municipal and Zoning Appeals for study and report.

Pursuant to Article 32, Section 5-507 (b) the BMZA shall provide reports on legislation submitted to the City Council Section per Section 5-501 (2) which includes the following: (i) a variance; (ii) a conditional use; (iii) a map amendment; (iv) an educational campus master plan; (v) a hospital general development plan; (vi) an area of special sign control; and (vii) a planned unit development. The BMZA, as a quasi-judicial agency, will not be providing a report or comment.


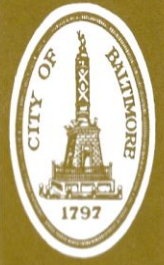
Sincerely,

A handwritten signature in black ink that reads "Rebecca R Witt".

Rebecca Lundberg Witt  
Acting Executive Director

CC: Mayor's Office of Council Relations  
City Council President  
Legislative Reference



<b>FROM</b>	NAME & TITLE	Eric Holcomb, Executive Director CHAP 	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Commission for Historical and Architectural Preservation 417 East Fayette Street, 8 <sup>th</sup> Floor		
	SUBJECT	COUNCIL BILL 23-0447 – Landmark List: Exteriors – 3110 Elm Avenue		

DATE:

April 8, 2024

**TO**

The Honorable President and  
Members of the City Council  
City Hall, Room 400  
100 North Holliday Street

The Commission for Historical and Architectural Preservation is in support of City Council Bill 23-0447 for the purpose of designating 3110 Elm Avenue as an historical landmark: exterior. The Commission also supports updating the name of the landmark to “The Bookbindery” instead of “3110 Elm Ave.”

At its hearing on December 12, 2023, the Commission for Historical and Architectural Preservation (CHAP) considered the staff report and the designation report and concluded that the property meets the following criteria for designation:

1. That are associated with events that have made a significant contribution to the broad patterns of Baltimore history; and
3. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

The Commission unanimously supports landmark designation. Attached please find the staff report and the landmark designation report.

At its hearing on February 13, 2024, the Commission recommended approval of a proposed update to the name of the landmark to “The Bookbindery”, which is a name that represents the long historical use of the property by several businesses. This staff report is also attached.

If you have any questions, please contact Mr. Eric Holcomb, Executive Director, at 410-371-5667.

cc: Ms. Nina Themelis, Mayor’s Office  
 The Honorable John Bullock, Council Rep. to CHAP  
 Mr. Colin Tarbert, BDC  
 Ms. Rebecca Witt, BMZA  
 Mr. Geoffrey Veale, Zoning Administration  
 Ms. Stephanie Murdock, DHCD  
 Ms. Elena DiPietro, Law Dept.  
 Mr. Francis Burnszynski, PABC  
 Mr. Liam Davis, DOT  
 Ms. Natawna Austin, Council Services



*Brandon M. Scott*  
Mayor

**COMMISSION FOR  
HISTORICAL & ARCHITECTURAL  
PRESERVATION**

*Harry Spikes, Chairman*

**STAFF REPORT**



*Chris Ryer*  
Planning Director

**December 12, 2023**

**REQUEST:** City Council Bill #23-0447 – Landmark List – 3110 Elm Avenue: Designate as a Baltimore City Landmark

**ADDRESS:** 3110 Elm Avenue

**RECOMMENDATION:** Approval of designation as a Baltimore City Landmark with a recommendation to update the legislation to name the property “Monumental Printing Company Factory”

**STAFF:** Lauren Schiszik

**PETITIONER(S):** Councilmember Odette Ramos

**OWNER:** Richard H. Wimbrough Jr.

**SITE/HISTORIC DISTRICT**

General Area: This parcel is located in the southwestern portion of the Hampden neighborhood, overlooking the Jones Falls river valley. This property and the immediately surrounding blocks all were owned by the Mount Vernon Mill Company until various points in the early 20<sup>th</sup> century. On the east side of Elm Avenue, the development pattern is residential, dominated by two-story 1920s brick rowhouses with front porches overlooking front yards. The Florence Crittenton Home, a Baltimore City Landmark and Maryland Historical Trust easement property, is located immediately east of 3110 Elm Ave. The property has a historic 19<sup>th</sup>-century stone mansion house with a 1920s dormitory addition at the center of the property, which was originally the home of the owner of the Mount Vernon Mills. Between 2018 and 2020, three-story brick rowhouses were constructed to the west and north of the mansion house, fronting Elm Avenue and 32<sup>nd</sup> Street. These rowhouses were approved by both CHAP and the Maryland Historical Trust, and stylistically drew on the neighborhood’s architectural context. The rowhouses on Elm Avenue were designed to reflect the industrial architectural details of 3110 Elm Ave. On the west side of Elm Avenue, the buildings are one- to three-story brick or concrete industrial buildings that are largely utilitarian in design. 3001 Elm Avenue was originally an outbuilding constructed in the late 19<sup>th</sup> century to serve the mansion house, the rest of the buildings on the 3100 and 3200 blocks of Elm Avenue and Falls Cliff Road were constructed between 1930 and 1956. The former Noxzema factory on Falls Cliff Road was recently converted to housing and artist studio space.

Site Conditions/Architectural Description: This brick industrial building is located on a lot that

is 200 wide by 143 feet deep. It has three street-fronting primary elevations, with the primary façade facing east on the 3100 block of Elm Avenue, and the other elevations facing Falls Cliff Road to the west and 32<sup>nd</sup> Street to the north. These three elevations are detailed with brickwork, cast concrete, and limestone; the south elevation, facing a one-story mid-century industrial building, is a secondary elevation that is simpler in design. The building has a rectangular footprint with a frontage of 112 feet on Elm Avenue and Falls Cliff Road, and 200 feet on 32<sup>nd</sup> Street. The east elevation fronting Elm Avenue is two stories tall, and the west elevation fronting Falls Cliff Road is three stories tall. The Elm Avenue and Falls Clift Road façades are seven bays wide; the north elevation of the building, facing 32<sup>nd</sup> Street, is twelve bays wide. The brick on all elevations is a highly-fired red brick, laid in a common bond. The corners of the building feature an entrance bay that is flanked by slightly projecting pilasters that rise to the full height of the building, topped with a raised decorative parapet. All window openings have limestone sills and soldier course bond lintels. The large bays are filled with industrial steel windows of various sizes ranging from 2 by 4 lights to 5 by 4 lights; all of the extant windows are original. Above the second-floor windows, there is a cast concrete belt course, and the parapet walls are also cast concrete. The upper stories of the corner bays feature a central 4 by 4 light fixed window flanked by stacked bond bricks; the window is above a decorative panel of brickwork laid in a geometric design. Below the parapet, set amongst decorative projecting and recessed header bricks is a cast concrete circle framed with bricks and cast concrete keystones, which resembles an oculus window.

Attached to the south elevation, there is a two-story tall brick ell located at the center bay of that elevation. This ell extends to the south property line. It has loading docks facing both Elm Avenue and Falls Cliff Road, which are accessible from paved driveways. The ell housed the boiler room, and still has a large brick chimney that rises an additional 40' above the roof of the building, and is visible from many blocks away, due to the topography of the immediate vicinity.

## **BACKGROUND**

- Councilmember Ramos initiated the potential landmark designation request in September 2022, and formally requested the designation in November 2022. This was in response to a development proposal to demolish the structure and construct a 155-unit apartment building on the site.
- The potential landmark designation hearing was been postponed several times this year at the request of Councilmember Ramos and/or the owner's legal counsel due to negotiations with a potential buyer of the property.
- The Commission approved the designation of this property as a Potential Baltimore City Landmark on September 12, 2023.
- Councilmember Ramos introduced the legislation to designate this property as a Baltimore City Landmark on October 30, 2023.

## **PROPOSAL & PROCEDURES**

The proposal is to designate this property as a Baltimore City Landmark.

This property was designated are a Potential Landmark in September. This is an immediate but temporary protection for historically significant properties. Notably, the protections of the

Potential Landmark List begin as soon as the notice for the CHAP Hearing has been posted, which means that the property is subject to CHAP review immediately after posting. If the property is designated to the Potential Landmark List, the timeframe of the protections are limited:

1. 180 days after the Commission’s decision to add the structure to that List, unless, before that date, a proposed ordinance is introduced into the City Council to add the structure to the Landmark List: Exteriors or the Landmark List: Public Interiors, respectively; or
2. If a proposed Landmark ordinance is introduced into the City Council before that 180th day but has not yet been enacted, 18 months from the date of the proposed ordinance’s introduction.

Councilmember Ramos introduced the legislation on October 30, 2023 and this property will have the protection of Landmark designation for 180 days after that date. This will provide ample time for the legislative process to be completed. Once this property is designated to the Landmark List, then it will continue to receive the full protection of the CHAP Ordinance.

## **APPLICATION OF GUIDELINES**

For requests to designate a property as a Baltimore City Landmark, CHAP staff applies the guidelines for historic designation, which considers the quality of significance in Baltimore history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, public interiors, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and

1. That are associated with events that have made a significant contribution to the broad patterns of Baltimore history; or
2. That are associated with the lives of persons significant in Baltimore's past; or
3. That embody the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
4. That have yielded or may be likely to yield information important in Baltimore prehistory or history.

Staff has determined that the Monumental Printing Company Factory at 3110 Avenue meets two of the four designation criteria:

1. That are associated with events that have made a significant contribution to the broad patterns of Baltimore history; or
3. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

The Monumental Printing Company Factory, a brick industrial building constructed in 1930 for

John H. Ferguson in Hampden is an excellent example of the post-WWI industrial development in the residential neighborhoods of Baltimore City. This development pattern became a strong economic force and character-defining element in many neighborhoods of the city. The property represents the industrial diversification in Hampden when many of the long-standing industries were becoming obsolete, showing how Hampden reinvented itself from a 19<sup>th</sup>-century industrial mill village to an industrial city neighborhood in the 20<sup>th</sup> century. This property is an excellent example of 1920s and 1930s industrial architecture in Baltimore City, utilizing modern building materials and engineering practices to accommodate 20<sup>th</sup>-century machinery. The building is largely unchanged from 1930 and retains sufficient physical integrity to convey its historic association.

### **NEIGHBORHOOD COMMENTS**

The property is not located within a CHAP district; therefore, comments from an Architectural Review Committee are not applicable. Over two dozen letters have been submitted to CHAP regarding this property for the previous CHAP hearing regarding this item. All of the letters are supportive of landmark designation, with many letters expressing concern about the migratory chimney swifts, and a few opposing demolition of the building.

### **RECOMMENDATION**

**Staff recommends a finding of approval for the designation of this property as a Baltimore City Landmark, because it meets criteria 1 and 3 of CHAP’s criteria for designation. Staff further recommends an update to the legislation to name the property “Monumental Printing Company Factory” which will name the property for the business with the most historically significant association with the building.**



**Eric L. Holcomb**  
**Executive Director**

## Maps and Photos

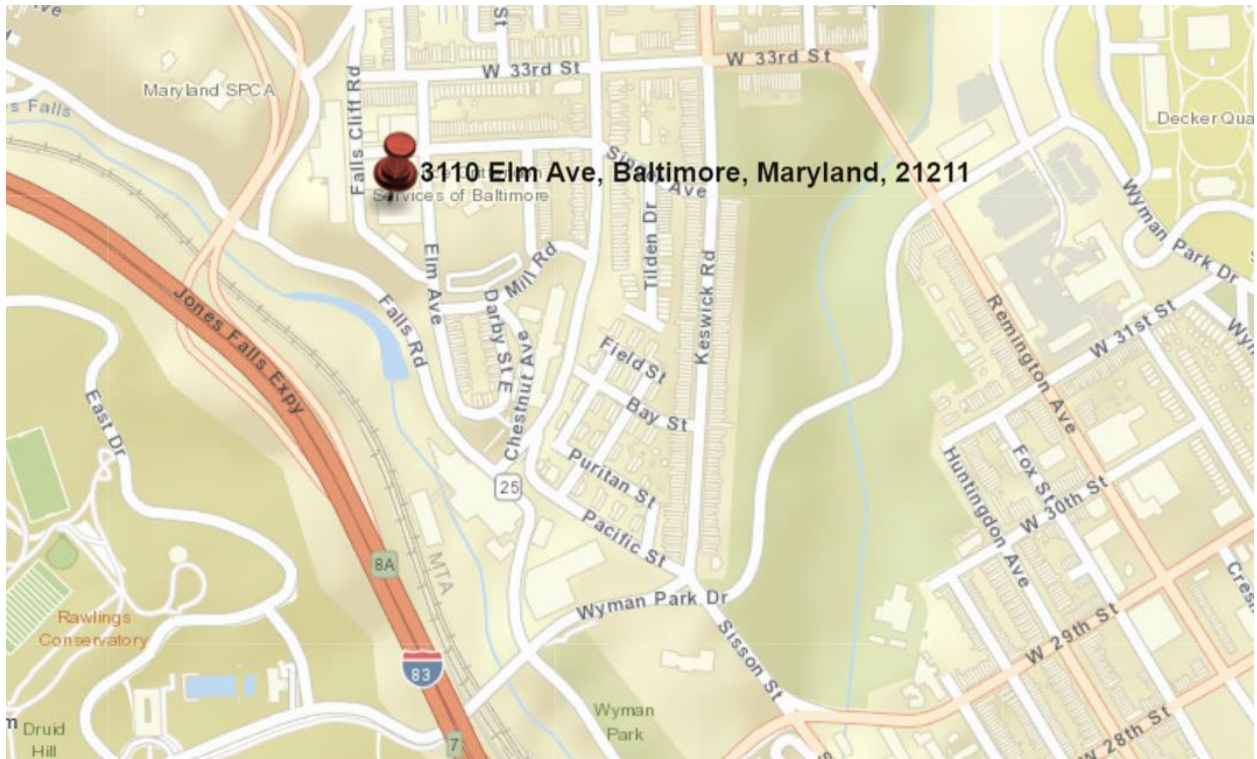


Image 1: 3110 Elm Avenue, Baltimore City View

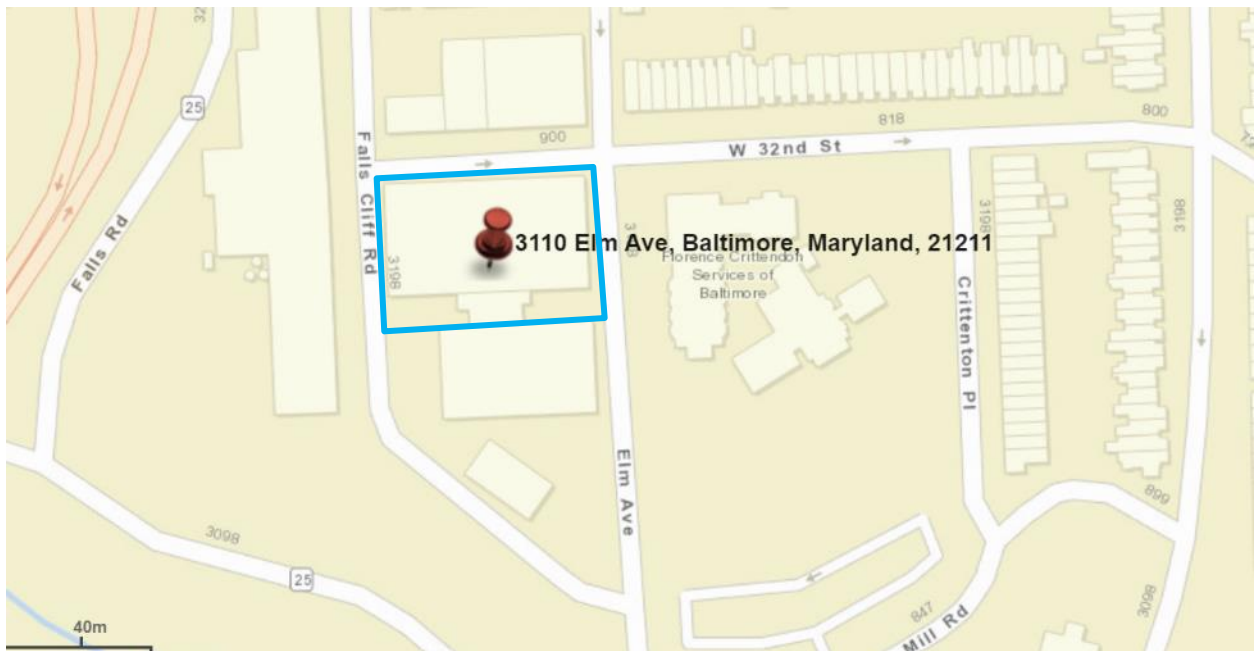


Image 2: 3110 Elm Avenue, outlined in blue, Baltimore City View





Image 3: Aerial view of 3110 Elm Avenue, Outlined in Blue, Connect Explorer, April 2022



Image 4: Aerial view 3110 Elm Avenue from the east, Outlined in Blue, Connect Explorer, April 2022

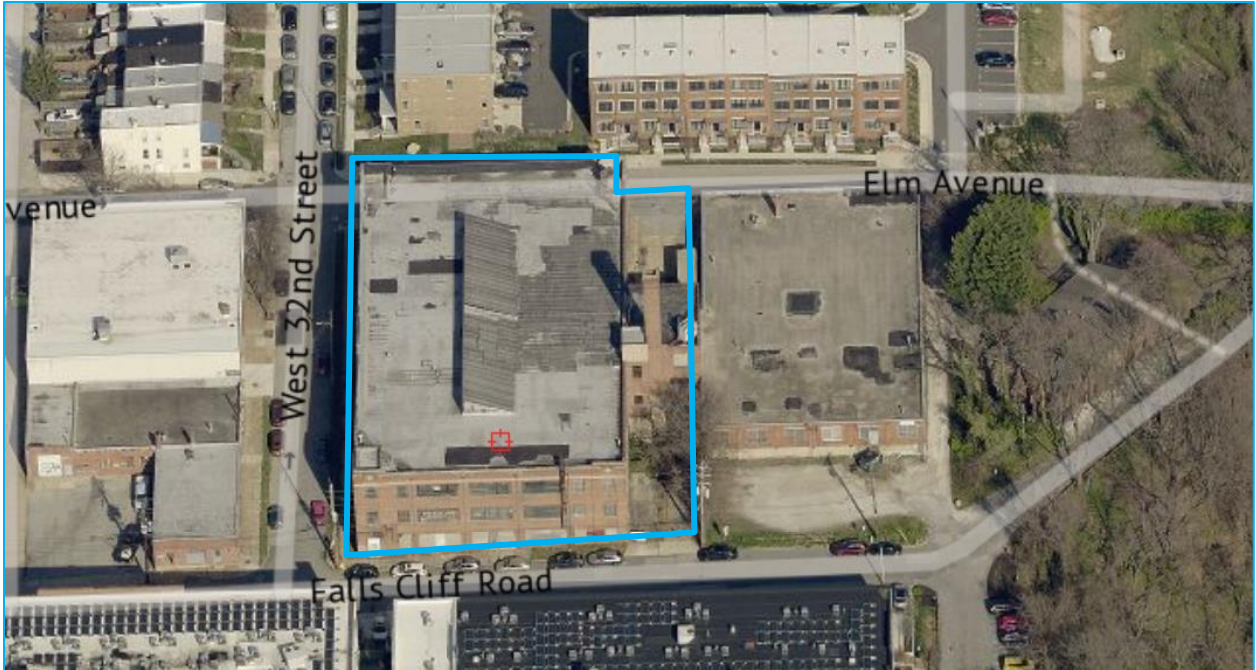


Image 5: Aerial view of 3110 Elm Ave. from the west, outlined in blue, Connect Explorer, April 2022



Image 6: Aerial view of 3110 Elm Avenue from the south, outlined in blue, Connect Explorer, April 2022



Image 7: Aerial view of 3110 Elm Avenue from the south, zoomed-in. Connect Explorer, April 2022



Image 8: Aerial view of 3110 Elm Avenue from the north. Explorer, April 2022

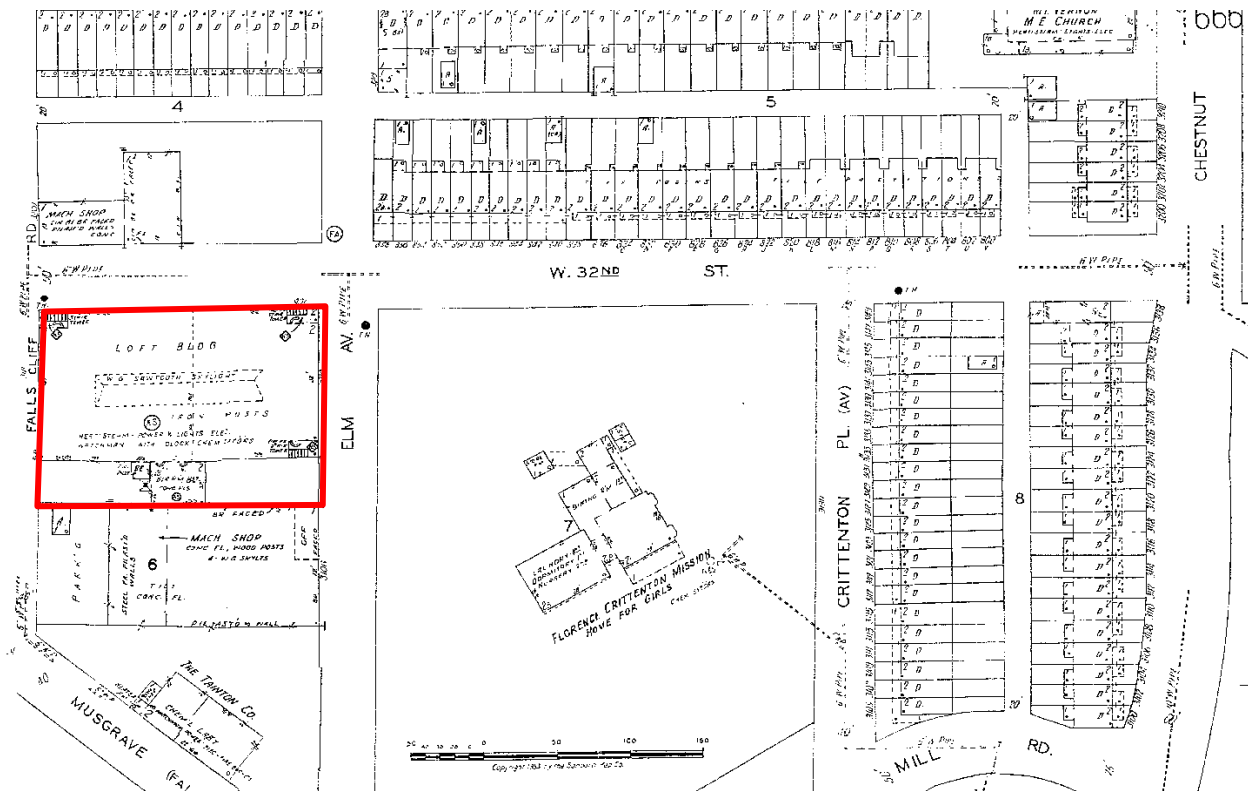


Image 9: 1914-1953 Sanborn map (Vol. 6, pg. 665, 1953), property boundaries outlined in red.

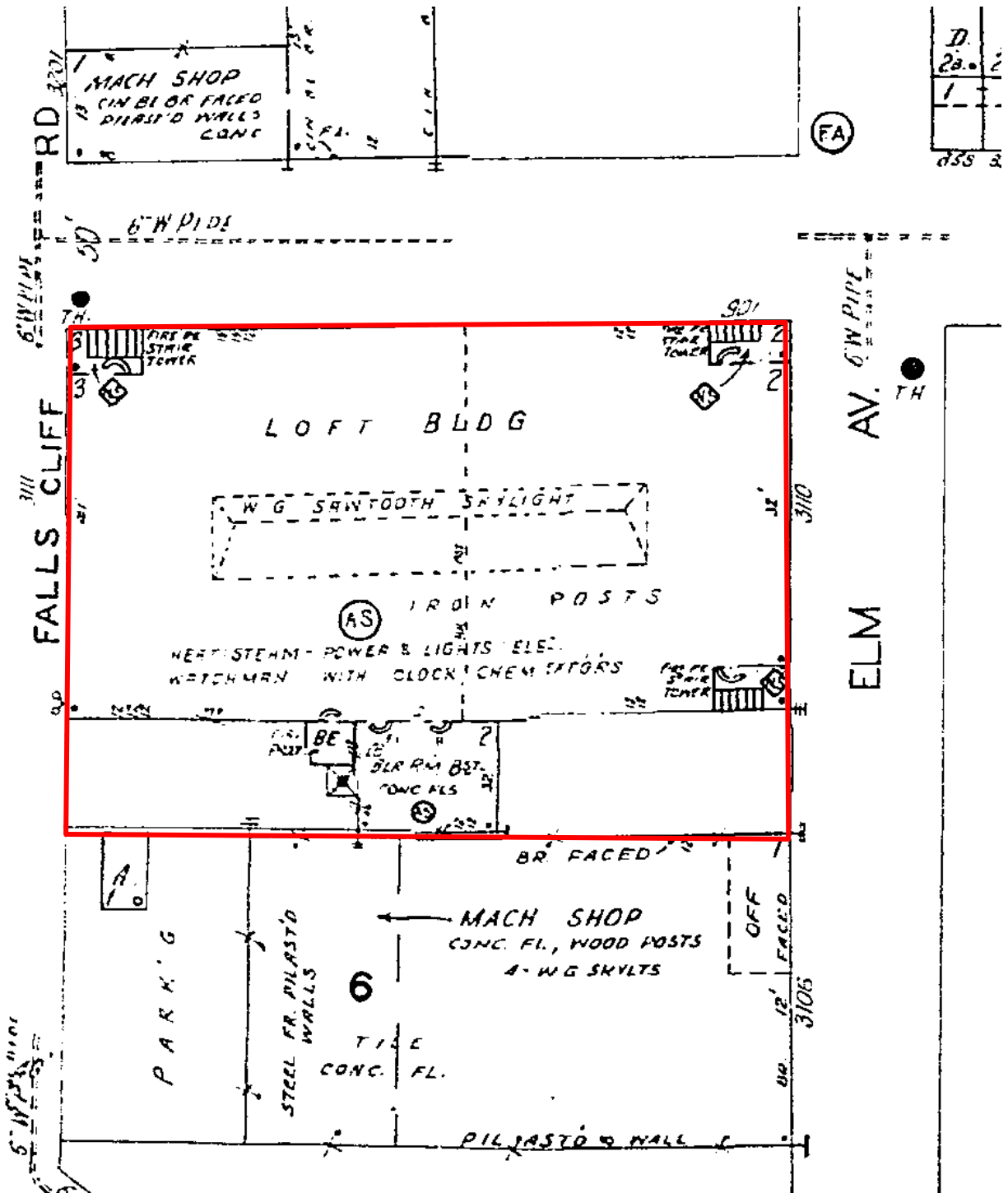


Image 10: 1914-1953 Sanborn map (Vol. 6, pg. 665, 1953), property boundaries outlined in red.



Image 11: View of the building from the intersection of Elm Avenue and 32<sup>nd</sup> Street.



Image 12: Main entrance to the building on Elm Street.



Image 13: The East elevation faces Elm Avenue.



Image 14: The East elevation faces Elm Avenue. The chimney stack, while set back from the street, is a prominent feature of the building.



Image 15: View north on Elm Avenue, showing the neighborhood context, with the one-story industrial building located to the south, and the newly-constructed rowhouses on the Crittenton Home property, which were approved by the CHAP Commission and which drew design details from this factory building, like the cast concrete window sills and lintels and multi-light windows.



Image 16: North elevation, facing 32<sup>nd</sup> Street.





Image 17: Detail of north elevation, facing 32<sup>nd</sup> Street near the intersection with Falls Cliff Road.



Image 18: View east on 32<sup>nd</sup> Street, showing the neighborhood context. The rowhouses in this photo are on the Florence Crittenton Home property, a Baltimore City Landmark. The architect designed these rowhouses to visually relate to the neighborhood context and used 3110 Elm Ave. as a design precedent.



Image 19: View of the building from the corner of 32<sup>nd</sup> Street and Falls Cliff Road. The doorway faces onto Falls Cliff Rd.



Image 20: West elevation, facing Falls Cliff Road.



Image 21: View of West elevation from Falls Cliff Road, with the Fox Building (formerly the Noxzema factory), across the street.



Image 22: The south elevation (left), chimney tower, and loading dock as viewed from Falls Cliff Road.

**Baltimore City  
Commission for Historical and  
Architectural Preservation**



**Monumental Printing Company Factory  
Landmark Designation Report  
December 12, 2023**

3110 Elm Avenue  
Baltimore, Maryland



Commission for Historical & Architectural Preservation

**ERIC HOLCOMB**, *Executive Director*

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**BRANDON M. SCOTT**  
*Mayor*



**CHRIS RYER**  
*Director*

## **Significance Summary**

3110 Elm Avenue, a brick industrial building constructed in 1930 for John H. Ferguson in Hampden is an excellent example of the post-WWI industrial development in the residential neighborhoods of Baltimore City. This development pattern became a strong economic force and character-defining element in many neighborhoods of the city. The property represents the industrial diversification in Hampden when many of the long-standing industries were becoming obsolete, showing how Hampden reinvented itself from a 19<sup>th</sup>-century industrial mill village to an industrial city neighborhood in the 20<sup>th</sup> century. This property is an excellent example of 1920s and 1930s industrial architecture in Baltimore City, utilizing modern building materials and engineering practices to accommodate 20<sup>th</sup>-century machinery. The building is largely unchanged from 1930 and retains sufficient physical integrity to convey its historic association.

## **Architectural Description**

This brick industrial building is located on a lot that is 200 wide by 143 feet deep. It has three street-fronting elevations, with the primary façade facing east on the 3100 block of Elm Avenue, and the other elevations facing Falls Cliff Road to the west and 32<sup>nd</sup> Street to the north. These three elevations are detailed with brickwork, cast concrete, and limestone; the south elevation, facing a one-story mid-century industrial building, is a secondary elevation that is simpler in design.

The building has a rectangular footprint with a frontage of 112 feet on Elm Avenue and Falls Cliff Road, and 200 feet on 32<sup>nd</sup> Street.<sup>1</sup> It has sawtooth light monitors in the center of the rooftop, which are not visible from the street, and have been covered over with roofing material. The east elevation fronting Elm Avenue is two stories tall, and the west elevation fronting Falls Cliff Road is three stories tall. The brick on all elevations is a highly-fired red brick, laid in a common bond. All window openings have limestone sills and soldier course bond lintels. The windows are industrial steel sash windows of various sizes ranging from 2 by 4 lights to 5 by 4 lights. Above the second-floor windows, there is a cast concrete belt course, and the parapet walls are also cast concrete. The corners of the building feature a bay that is flanked by slightly projecting pilasters that rise to the full height of the building, topped with a raised decorative parapet. The upper stories of the corner bays feature a central 4 by 4 light fixed window flanked by stacked bond bricks; the window is above a decorative panel of brickwork laid in a geometric design. Below the parapet, set amongst decorative projecting and recessed header bricks is a cast concrete circle framed with bricks and cast concrete keystones, which resembles an oculus window. Perhaps the architect added this detail as a visual tie to the same prominent feature on the towers of both Mount Vernon Mills No. 1 and No. 3, which were likely visible from this site when it was constructed.

The Elm Avenue façade is seven bays wide. At the base of the two corner bays are doorways; the doorway on the southern end of the building is simple. The doorway closest to 32<sup>nd</sup> Street is the primary entrance and features a large limestone door surround with an undersized replacement entry door and is flanked by scones. Elm Avenue slopes gently from the south to the north, and so the main entrance is several feet lower than the entrance at the other end of this elevation. This entrance has a much larger door surround and also features a brick water table, which then wraps around the north elevation of the building. The three central bays feature wide steel sash windows, with two 5 by 4 lights windows flanking a 4 by 4 light window. The second and sixth bay hold 4 by 4 light windows on both the first and second floors. The window openings in the central bay on

the first floor of this elevation have been infilled with solid concrete block and decorative breeze block; a weathered sign for Free State Bookbinders is mounted on the building above this bay. Regularly-spaced metal downspouts run down the face of this elevation from scuppers located at the roofline.

The north elevation of the building, facing 32<sup>nd</sup> Street, is twelve bays wide. The elevation has pilastered corner bays. The second and eleventh bays are quite narrow, with 2 by 4 light windows in the upper stories. The eight bays in the middle have wide steel sash windows, with two 4 by 4 lights windows flanking a 5 by 4 light window. 32<sup>nd</sup> Street slopes downward sharply from Elm Avenue to Falls Cliff Road, resulting in a building that is two stories tall on Elm Avenue and three stories tall on Fall Cliff Road. The brick water table at the base of the main entrance on Elm Avenue wraps the corner and runs along the full width of this 200' long elevation, turning into a belt course. There are window openings in about half of the bays at the ground level, but they are all infilled with concrete blocks. Above the two center bays of this elevation, the parapet wall rises to a pediment.

The west elevation of the building, facing Falls Cliff Road, mirrors that of the Elm Avenue elevation, except that it is three stories tall and has extensive electrical infrastructure attached to the building. Additionally, all of the window openings on the ground level of this elevation have been infilled with concrete blocks.

The south elevation of the building also features the bays of steel sash windows, but lacks the architectural ornamentation of the other elevation, lacking a cast concrete belt course, pilastered corner bays, or parapet wall. Attached to the south elevation, there is a two-story tall brick ell located at the center bay of that elevation. This ell extends to the south property line. It has loading docks facing both Elm Avenue and Falls Cliff Road, which are accessible from paved driveways. The ell housed the boiler room, and still has a large brick chimney that rises an additional 40 feet above the roof of the building, and is visible from many blocks away, due to the topography of the immediate vicinity. In the migratory seasons, chimney swifts traveling to and from South America stay in this chimney overnight, with more than a thousand birds staying in the chimney each night for several weeks every spring and fall.<sup>2</sup>

## **Property History**

The property at 3110 Elm Avenue was part of the landholdings of the Mount Vernon Company since the 1850s, if not earlier. The Mount Vernon Company's property was extensive, as illustrated by the 1876 Hopkins Atlas: bound by Falls Road to the west, Mount Vernon Mill # 1 to the south, Stone Hill's eastern edge at Cedar Avenue (now Keswick Road), and what is today 33<sup>rd</sup> Street to the north (Image 9). This property was part of the tract that was the home of David Carroll, owner and founder of the Mount Vernon Mills. Carroll's home, a large stone house today known as the Florence Crittenton Home, is a Baltimore City Landmark and is located just across Elm Avenue from this property. Following a labor strike in 1923, the Mount Vernon Mill Company sold off a lot of property, including Clipper Mill, David Carroll's home, and the majority of its workers housing in 1925.<sup>3</sup> In April 1929, the two parcels that comprised this property along with thirteen other properties owned by the Mount Vernon Land Company were sold via a Court-mandated receivership process to Thomas E. Biddison.<sup>4</sup> The lots are visible on the 1928 Sanborn Fire



Insurance map (Image 12), with a planned but unopened street running north to south between the parcels. A year later, on March 30, 1930, Biddison sold the parcels to John H. Ferguson, who consolidated them.<sup>5</sup>

Less than a month later, on April 20, 1930, the construction of a factory on the site was announced in the *Baltimore Sun*:

The English-American Tailoring Company will occupy the large factory planned for the southwest corner of Elm Avenue and Thirty-second street, in the Hampden district, according to an announcement. Bids for the erection of the building will be asked by Herman F. Doeleman, construction engineer, during this week with the expectation of completion of the structure about December 1. The building will be a modern two-and-a-half story factory, containing about 72,000 square feet of floor space. The lot is 237 by 200 feet and was acquired recently from Thomas E. Biddison by John X. Ferguson, who will erect the structure for the lessee. It is understood local manufacturers are behind the project.<sup>6</sup>

This was the second location of the English-American Tailoring Company; the original location was in the clothing manufacturing district in downtown Baltimore, at the corner of Paca and German (now Redwood) Streets.<sup>7</sup>

Additional details about the building were published in the *Sun* a month later:

Contract for the erection of a large clothing manufacturing building, planned for construction at Elm avenue and Thirty-second street, in the Hampden section, will be awarded to the B.F. Bennett Company, according to an announcement. The proposed building, which will be occupied by the English-American Tailoring Company, will be a two-and-a half-story structure, 112 by 200 feet, and improving a lot 237 by 200 feet. It will be built by John H. Ferguson for the manufacturing concern, and will represent an investment of about \$225,000. Work is expected to start about June 1, with completion by October 15. Herman F. Doelman is structural engineer.<sup>8</sup>

The permit for the construction of the factory was issued by Walter G. Hammond, Engineer of Buildings on May 27, 1930.<sup>9</sup> The Daily Record reported that the architect was “Fred. Thomas” and the construction cost was \$75,000.<sup>10</sup> The construction of this building during the first year of the Great Depression was a significant financial investment during a tenuous economic period.

The architect of the factory was Frederick Thomas, a Baltimore architect who was active in the first half of the 20<sup>th</sup> century. When he designed this factory in 1930, he was already established as a versatile architect. Between 1920 and 1930, he designed over a dozen homes mostly in the Tudor Revival and Colonial Revival styles in the exclusive (and exclusionary) Guilford, Homeland, and Bellona Gittings neighborhoods; and he ultimately designed over two dozen homes in those

neighborhoods.<sup>11</sup> He went on to design homes in Northwood and Mayfield in the 1930s and 1940s as those neighborhoods were developed.<sup>12</sup> Thomas also designed civic and religious buildings, including the firehouses for Engine Companies 53 and 54, the Augsburg Home for Orphans and the Aged, and the First Evangelical Church of Towson.<sup>13</sup> He served as the architect of Baltimore City's Park Board in the 1940s.<sup>14</sup>

The contractor and structural engineer were both leaders in their trades. The B. F. Bennett Company was founded by Benjamin F. Bennett, a prominent 19<sup>th</sup>-century contractor and philanthropist, in 1851. His company constructed many significant buildings in the city, including the Academy of Music, Broadway Market, Lovely Lane Methodist Church (First Methodist), the original Goucher College buildings, Mount Vernon Place Methodist Church, and numerous other churches and private residences "of more or less pretension to beauty and ornamentation."<sup>15</sup> When this factory was constructed, the company was run by a later generation. Four other buildings constructed by the B. F. Bennett Company are Baltimore City Landmarks: Lovely Lane Methodist Church (First Methodist), Ebenezer A.M.E. Church, the Appold-Faust Building, and Canton Methodist Episcopal Church, and one other building, the Harlem Theatre, is in the process of being designated as a Baltimore City Landmark. Herman F. Doleman, the structural engineer for the project, served as the engineer on numerous projects in Baltimore in the early twentieth century, specializing in large industrial buildings and office buildings.<sup>16</sup>

The building has housed several industries over the past 90 years. The English-American Tailoring Company rented the building beginning in 1930 until 1936.<sup>17</sup> The company, now over a hundred years old, today is located in Westminster, MD.<sup>18</sup> From 1937-1974, this factory housed the Monumental Printing Company.<sup>19</sup> John H. Ferguson, who constructed this factory, was the president of the Monumental Printing Company. However, the Monumental Printing Company wasn't the sole tenant in this building. From 1937 into the 1940s, it leased space to the Straus, Royer, and Strass, Inc, clothing manufacturers.<sup>20</sup> In the 1940s, it leased space to the Chase Tool and Die Company, and in 1952, it also housed the State Directories Publication Company.<sup>21</sup>

In 1967, Monumental Printing Company expanded into the Noxzema factory at 3100 Falls Cliff Road, utilizing almost 60,000 square feet in that building to expand its printing and warehousing.<sup>22</sup> The Noxzema Company moved out of that building to a new campus in Cockeysville the same year.<sup>23</sup> The successes of the company, as implied by its expansion, were short-lived, because Monumental Printing Company went into bankruptcy in 1974.<sup>24</sup>

The Mayor and City Council of Baltimore acquired the property in 1975 and sold it to Rockland Industries, Inc. in 1983.<sup>25</sup> It is unclear how the property was utilized during this time. The property was purchased by Charles M. Roebuck Jr. and Elsie M. Roebuck in 1984, who owned the property for twenty years before selling it to Richard H. Wimbrough Jr. in 2004.<sup>26</sup> Free State Bookbinders Inc. has operated in the building since May 1, 1984.<sup>27</sup>

## Contextual History

### Industry in Hampden

[Note: parts of this section were originally published in CHAP's "Florence Crittenton Home" Landmark Designation report]

From the 1800s until the end of World War II, the textile industry was the dominant industry in Hampden, with the Hooper and Mount Vernon Mills serving as the largest employers.<sup>28</sup> Mount Vernon Mill No. 1 and No. 3 served as the headquarters for the Mount Vernon-Woodberry Mills, one of the world's largest manufacturers of cotton duck. It played a significant role in Baltimore's textile industry for over 100 years, from 1847 until shutting down in 1972. David Carroll and Horatio Nelson Gambrill purchased several mill complexes along the Jones Falls beginning in the 1830s. In 1846, they purchased the Laurel Mill, a grist mill, along with six stone and six frame houses.<sup>29</sup> Laurel Mill was renamed Mount Vernon Mill #1 and repurposed into a textile mill that produced cotton duck.<sup>30</sup> The Mt. Vernon Manufacturing Company was created in 1847, with Captain William Kennedy as President and David Carroll as Superintendent.<sup>31</sup> The company quickly constructed a mill village with a company store, church, and housing for workers and their families. In many ways, this community was very similar in scope and design to mill villages in New England.<sup>32</sup> The nearby village of Woodberry was referred to as the "Lowell of Maryland" in 1873 by George Washington Howard in *The Monumental City*.<sup>33</sup>

By 1872, the village of Mount Vernon had a population of 700-800 people, "125 dwellings, a handsome church, extensive store, etc." set upon sixty acres.<sup>34</sup> The former Mount Vernon Methodist Episcopal Church, located at the southwest corner of 33<sup>rd</sup> and Chestnut Avenue was a gift from David Carroll to his employees in 1879, located on Mount Vernon Company land just northeast of his stone home.<sup>35</sup> David Carroll established a practice of paternalism to his workers, creating the social and physical structure of the mill town that existed through the early 20<sup>th</sup> century, wherein everything that a worker needed in life was fulfilled by the company. This made the workers and their families rely fully upon the company for their livelihood, housing, education – essentially everything – which made it far riskier for workers to strike or organize because they could lose their homes along with their jobs.<sup>36</sup>

There was some labor organizing in the last quarter of the nineteenth century in Hampden and Woodberry, and organizing increased significantly during World War I. Labor historian Bill Harvey credits this in part to the financial boon of the war demand for cotton duck; when mill owners' profits were high, they were more likely to concede to their workers' demands regarding pay, hours, and working conditions.<sup>37</sup> Harvey notes that the 1910s and 1920s were a turning point for the Hampden mill workers.<sup>38</sup> By 1916, the membership of the Textile Workers No. 977 of Hampden surpassed a thousand members, and later that year, the Local No. 977 negotiated a 5% wage increase for all workers, and recognition of the union by the Mount Vernon Mills, with both successes heralded by the *Labor Leader*, the newspaper of the Baltimore Federation of Labor.<sup>39</sup> There were two subsequent strikes in 1917 and 1918 at the Mount Vernon Mills that resulted in raises and other improvements.<sup>40</sup> However, these wins were short-lived.

A combination of forces started the decline of the cotton mills in Hampden-Woodberry in the 1920s, according to Tom Chalkley. The market for cotton duck for sails was ebbing, so "the mill

owners experimented with new products such as oil lamp wicks, sash cord for windows, and netting for fishing seines.”<sup>41</sup> The other driving force was labor. In 1923, the demands of the Mount Vernon Mills management regarding an increase in hours without a comparable raise in wages led to a workers’ strike that lasted over six weeks.<sup>42</sup> Over a thousand employees participated in the strike, which was the biggest strike in the state that year.<sup>43</sup> Management broke the strike, but this was essentially the death knell for the company. The company began moving operations to Southern states, where wages were lower.<sup>44</sup> In 1925, in an act of retaliation for the strike, the company sold off the majority of the company housing, where workers had previously lived for free as part of the paternalistic company-town system.<sup>45</sup> In the 1920s, the company also sold off other properties that it owned.<sup>46</sup>

While the cotton duck industry declined in the 1920s, industry as a whole boomed in Baltimore, likely building off of the World War I industrial production and the 1918 annexation that tripled the area of the city, encompassing suburban and rural land. Companies began moving their factories further out of downtown Baltimore into more residential settings and onto cheaper land. According to historian Sherry Olson, these changes in industry were part of a larger revisioning of the city: “In the green annex the factory city and the park city no longer seemed to be in conflict. Industry would be set in a park; workers and neighbors would enjoy ‘daylight houses’ and clean air. The whole city, well planned and well ordered, would be spacious, healthy, and productive.”<sup>47</sup> The Industrial Site Factory Commission even produced maps that identified potential industrial sites for development.<sup>48</sup> The new factories constructed in the more residential parts of the city were built with reinforced concrete, featuring “walls of glass windows in metal frames” that housed “relatively clean” industries that utilized machine power more than human power.<sup>49</sup> While the buildings often had a large floor plan, the density of workers in the factories was comparable to the density of the surrounding residential communities.<sup>50</sup> This represented a substantial change in working conditions for the factory workers and in how these industries impacted the communities in which they were located. The factory at 3110 Elm Avenue is representative of this pattern of industrial development in terms of the building itself, its location in Hampden, and the types of industries located in the building.

The decline of the cotton mill industry in Hampden Woodberry directly led to diversification in industry and employment. There are a few factory buildings in Hampden that were part of this industrial decentralization, built in the 1920s and early 1930s.<sup>51</sup> They include this building at 3110 Elm Avenue, the Noxzema factory located just across the street from this building at 3100 Falls Cliff Road, and the Stieff Silver factory at 800 Wyman Park Drive, immediately south of the Mount Vernon Mills company-owned housing community named Stone Hill. All three of these factories were built on land that had long been owned by the Mount Vernon Woodberry Mill Company or its real estate arm, the Mount Vernon Land Company, and sold off in the 1920s.<sup>52</sup> These new factories offered other employment options to residents of Hampden beyond the cotton mills and foundries of the Jones Falls Valley that were entering into a decades-long decline.<sup>53</sup> While there was a boom in cotton duck manufacturing during World War II, the cotton mill industry in Hampden declined through the mid-twentieth century, and Mount Vernon Mills shuttered their last factory in Hampden in 1972.<sup>54</sup> These other industries in the new factories on former Mount Vernon Company land – clothing, face cream, and silver manufacturing, and printing – were born out of the decline of the Mount Vernon Mill Company and provided much-needed stable employment

opportunities in the neighborhood into the late 20<sup>th</sup> century.<sup>55</sup> The products manufactured by these factories were all distributed nationally.

### **John H. Ferguson and the Monumental Printing Company**

This factory was built for John H. Ferguson, who was the president of the Monumental Printing Company. After graduating eighth grade, he left school and began working as a printer and typesetter, and quickly worked his way up in the printing and labor organizing ranks.<sup>56</sup> In the 1910s, Ferguson was a union leader in Baltimore and Maryland at large. In 1911, he was elected as the president of the Maryland-District of Columbia Federation of Labor.<sup>57</sup> He also served as the president of the Baltimore Federation of Labor from 1913 until 1920.<sup>58</sup> When he was elected as president of the Baltimore Federal of Labor, the *Sun* reported that he was “known to labor men throughout the country for his work in the labor movement and for his writings. He is well liked in the federation and his election was received with many prophecies of times of peace and unity for that sometimes excitable body.”<sup>59</sup> Ferguson was also the president and editor of the *Labor Leader*, the publication of the Baltimore Federation of Labor.<sup>60</sup>

The Baltimore Federation of Labor, established in 1883, was the Baltimore chapter of the American Federation of Labor, and today is known as the Baltimore Council of AFL-CIO Unions.<sup>61</sup> It served as an umbrella organization for industry-specific unions, and it fought for improving the lives of workers and labor conditions, such as, in the early twentieth century, advocating for the eight-hour workday, legalizing unions, and ending child labor.<sup>62</sup> The period in which Ferguson served as president of the Baltimore Federation of Labor, at the end of World War I, was reportedly “turbulent”.<sup>63</sup>

Ferguson’s service as president of the Baltimore Federation of Labor while also being president of the Monumental Printing Company led to conflicts of interest regarding labor organizing. In 1920, this came to a head around negotiations with the Pressman’s Union, and there was a strike at Monumental’s printing plant; he ultimately submitted his resignation as the president of the Baltimore Federation of Labor.<sup>64</sup> In December 1920, he was expelled as a delegate to the Baltimore Federation of Labor following charges of “unfairness to organized labor” made by members of the bindery women’s union against both the Monumental Printing Company and Ferguson personally.<sup>65</sup> Following this, he left labor organizing altogether. He served on the School Board, and also served as a member of the Commission for Opening Roads.<sup>66</sup> Ferguson sought elected public office with campaigns for Mayor and Congress, but they were unsuccessful.<sup>67</sup>

The Monumental Printing Company was established in 1916 and Ferguson became the secretary a year later, and president in 1919.<sup>68</sup> The company published a variety of print materials over its existence, starting with materials like City tax bills and later printing national journals and “house organs”, which were company newspapers and magazines.<sup>69</sup> It was a family firm, run by three generations; John H. Ferguson retired in 1945 and was succeeded by his son, John Ferguson 3<sup>rd</sup>, who was president until 1964 when John Ferguson 4<sup>th</sup> became the final president of the firm.<sup>70</sup> The son and grandson started as apprentice printers in the firm. In 1919, the Monumental Printing Company was located at 552 East Street, in what is today the Oldtown neighborhood.<sup>71</sup> The site today is a surface parking lot. In 1921, the company constructed a new printing press at 1918 Harford Road.<sup>72</sup> This building is also no longer extant. In 1937, the company moved to this factory at 3110 Elm Ave. where it remained until the company went into bankruptcy in 1974.<sup>73</sup>

Ferguson started his life as a leader in labor organizing, but once he became the president of the Monumental Printing Company, he was on the other side of the table. There was a nationwide printers' strike in 1921, and the employees from Monumental Printing Company, who were not unionized, were among the 2,000 men, women, and children in the Baltimore printing trades who participated in the walkout.<sup>74</sup> There were also "bitter strikes" at the Monumental Printing Company in 1937 and 1940, when the company was located at 3110 Elm Avenue.<sup>75</sup> There are no details about these strikes that are easily accessible via historic newspapers, and so the extent or nature of the grievances of the employees is unknown. However, there is also evidence of the company providing stable careers for employees. Various obituaries of former employees of the Monumental Printing Company are all notable for the longevity of their tenure there – generally 25-30 years.<sup>76</sup> In the 1970s, Monumental Printing Co and another printing company participated in a then-innovative program with the Maryland Penitentiary and the Maryland/DC AFL-CIO to train inmates in printing and create a pipeline to jobs once they were released.<sup>77</sup> Thus, the company was involved with labor unions in positive ways at both the start and end of its existence, while its relationship was stormier at other points.

### **Application of Landmark Designation Criteria**

The property meets CHAP Landmark Designation criteria, as follows:

The quality of significance in Baltimore history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, public interiors, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

1. That are associated with events that have made a significant contribution to the broad patterns of Baltimore history; or
3. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

3110 Elm Avenue, a brick industrial building constructed in 1930 for John H. Ferguson in Hampden is an excellent example of the post-WWI industrial development in the residential neighborhoods of Baltimore City. This development pattern became a strong economic force and character-defining element in many neighborhoods of the city. The property represents the industrial diversification in Hampden when many of the long-standing industries were becoming obsolete, showing how Hampden reinvented itself from a 19<sup>th</sup>-century industrial mill village to an industrial city neighborhood in the 20<sup>th</sup> century. This property is an excellent example of 1920s and 1930s industrial architecture in Baltimore City, utilizing modern building materials and engineering practices to accommodate 20<sup>th</sup>-century machinery. The building is largely unchanged from 1930 and retains sufficient physical integrity to convey its historic association.

## Maps and Photos

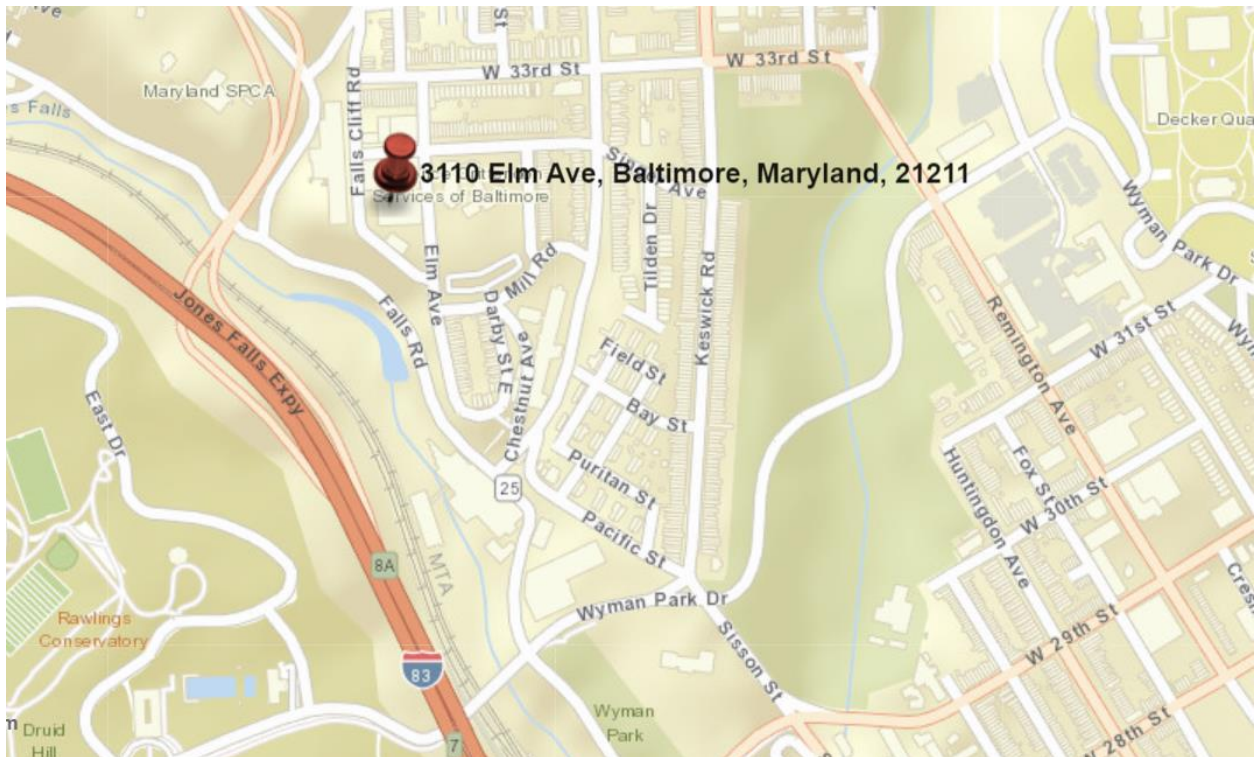


Image 1: 3110 Elm Avenue, Baltimore City View

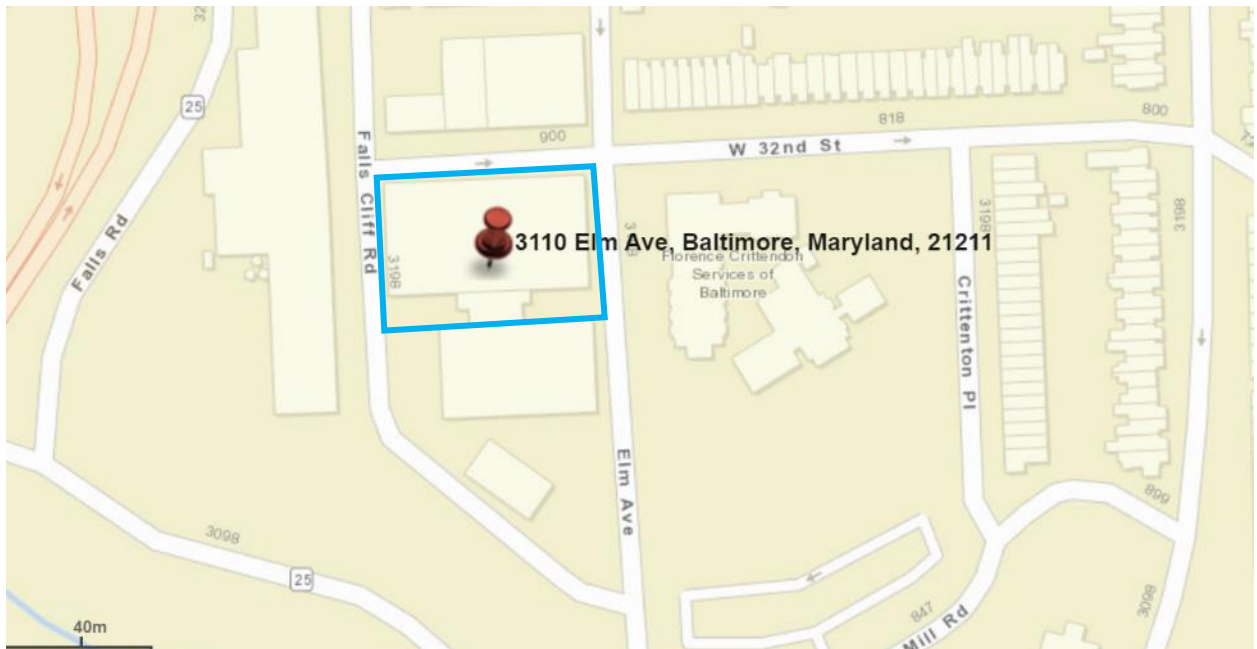


Image 2: 3110 Elm Avenue, outlined in blue, Baltimore City View



Image 3: Aerial view of 3110 Elm Avenue, Outlined in Blue, Connect Explorer, April 2022



Image 4: Aerial view 3110 Elm Avenue from the east, Outlined in Blue, Connect Explorer, April 2022



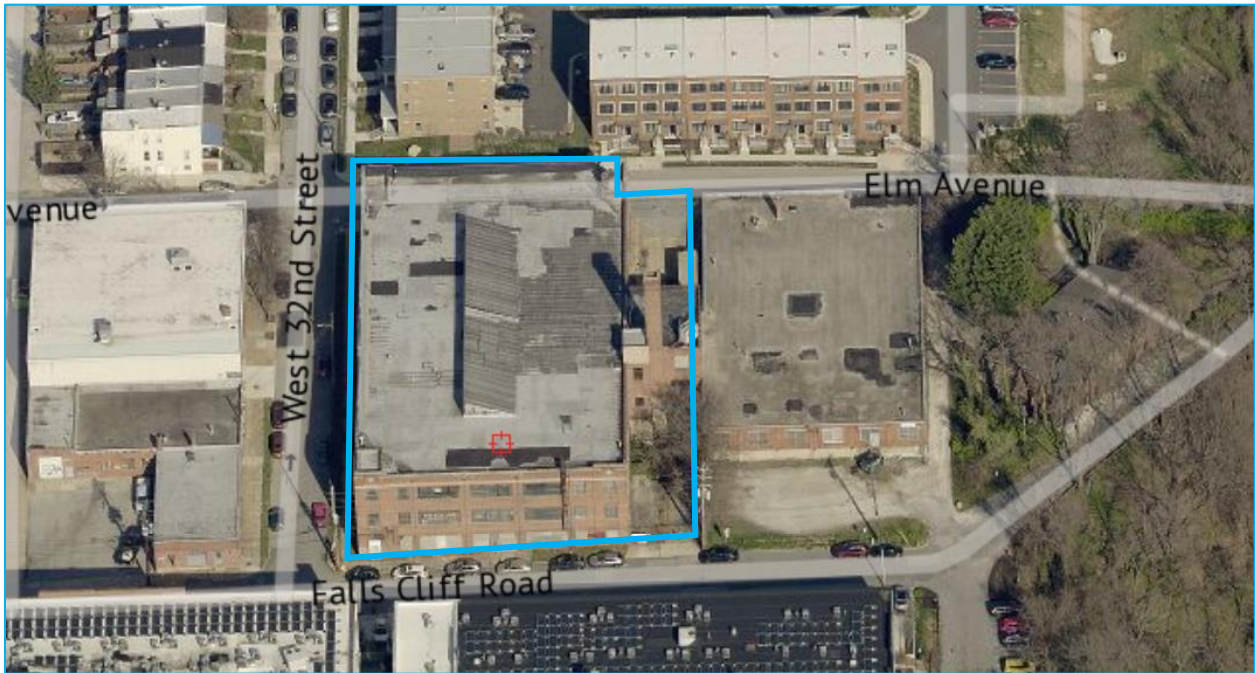


Image 5: Aerial view of 3110 Elm Ave. from the west, outlined in blue, Connect Explorer, April 2022



Image 6: Aerial view of 3110 Elm Avenue from the south, outlined in blue, Connect Explorer, April 2022



Image 7: Aerial view of 3110 Elm Avenue from the south, zoomed-in. Connect Explorer, April 2022



Image 8: Aerial view of 3110 Elm Avenue from the north. Explorer, April 2022



Image 9: 1876 map of the Mount Vernon Company property. The approximate location of this parcel is marked with a red X. In *City Atlas of Baltimore, Maryland and Environs* (Philadelphia: G.M. Hopkins, 1876), Vol. 1, Plate R, pg. 68-69.

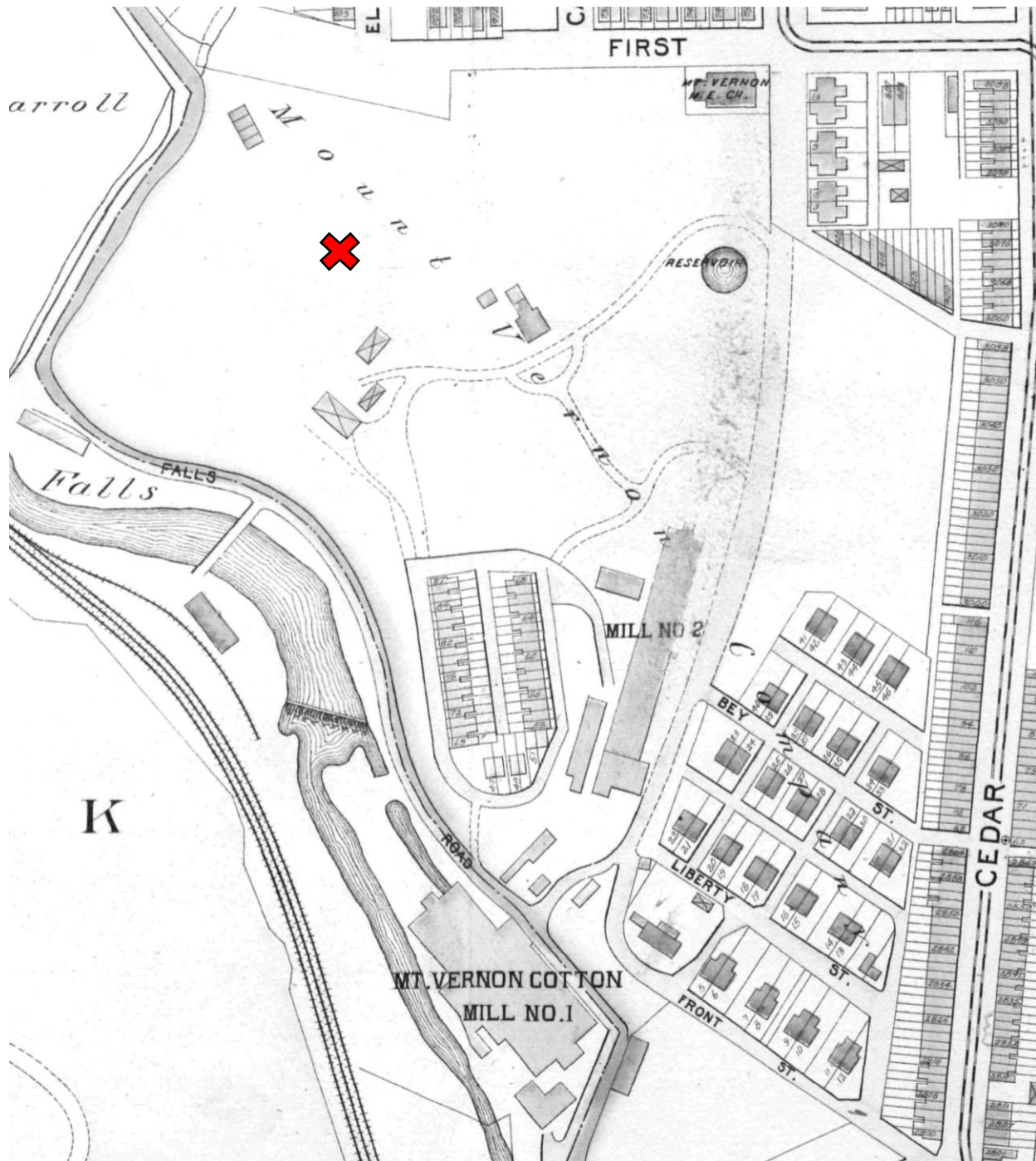


Image 10: Map depicting “Mount Vernon”, with the mills located to the south. The approximate location of this parcel is marked with a red X. In *Atlas of the City of Baltimore, Maryland* (Philadelphia: G.W. Bromley & Co, 1896), Plate 17.

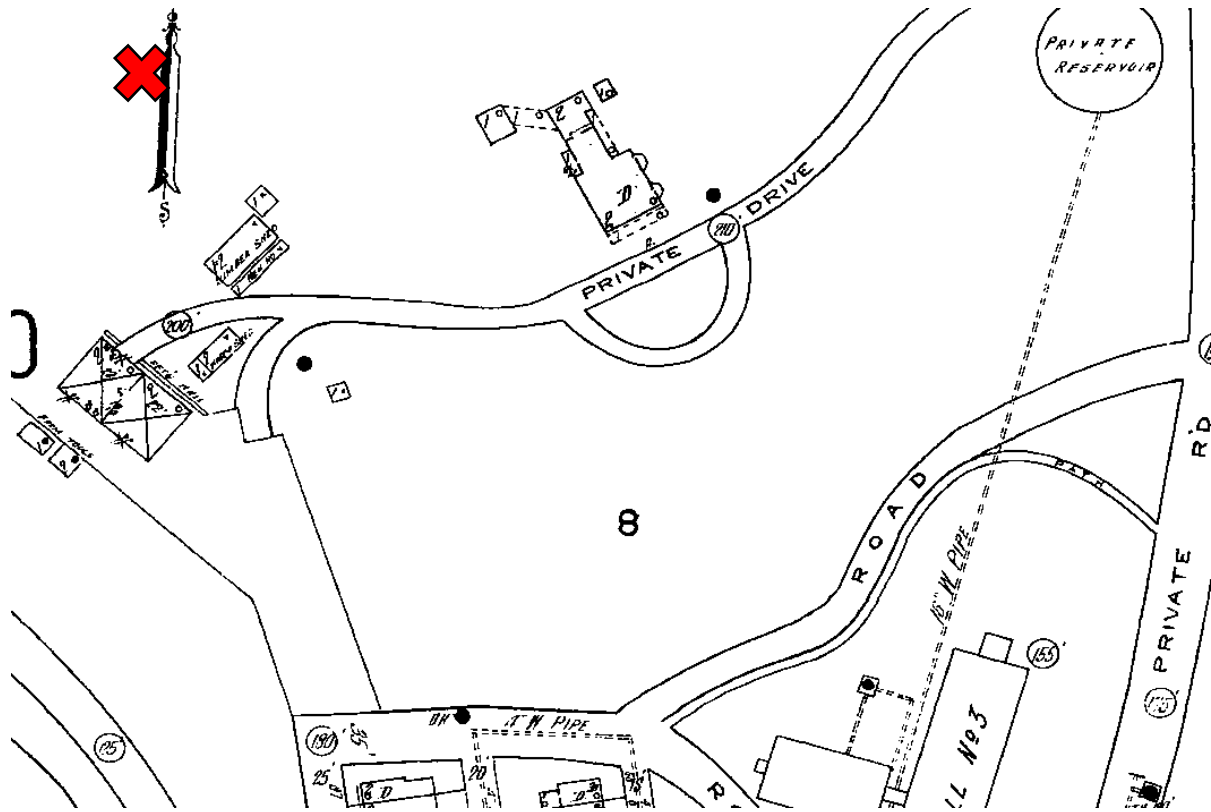


Image 11: 1914-1915 Sanborn Map (Vol. 7, 1915, Sheet 707), approximate location of this parcel marked with a red X.

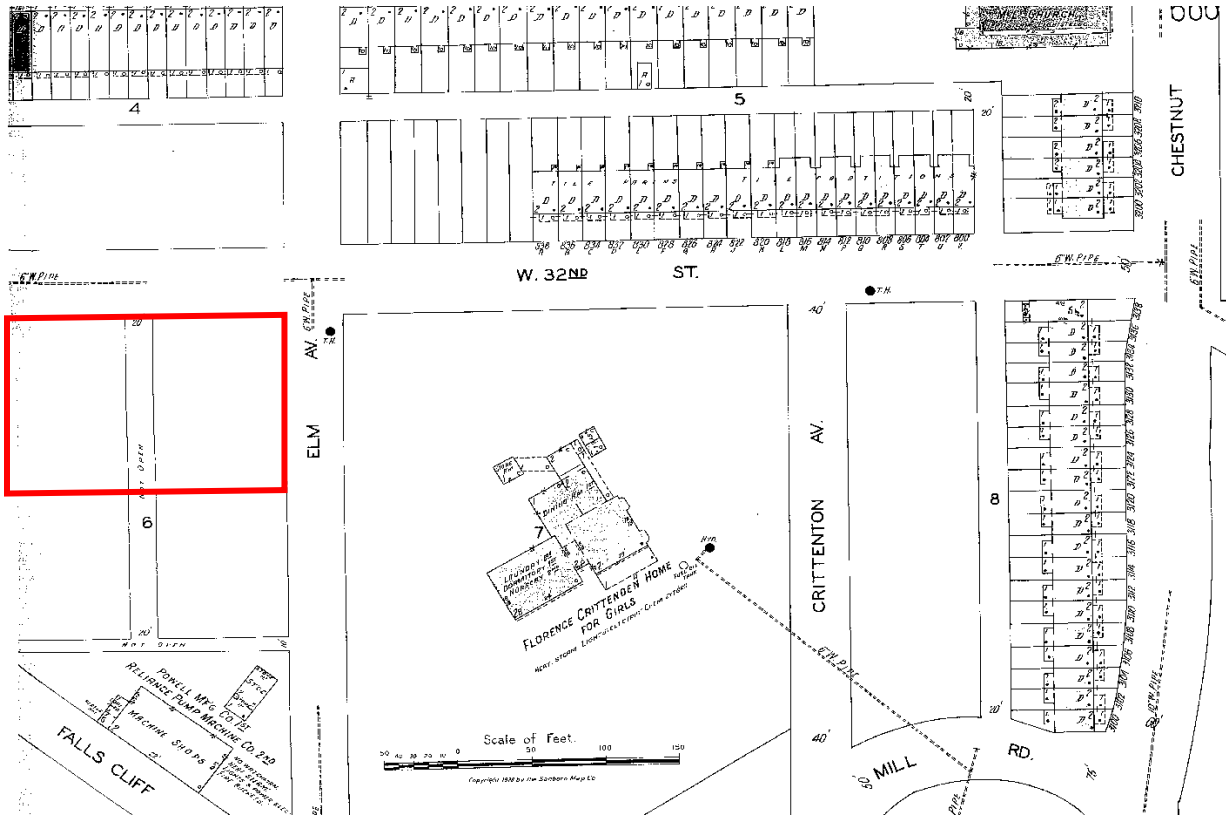


Image 12: 1928 Sanborn map (Vol. 6 1928 pg. 665), property boundaries outlined in red.

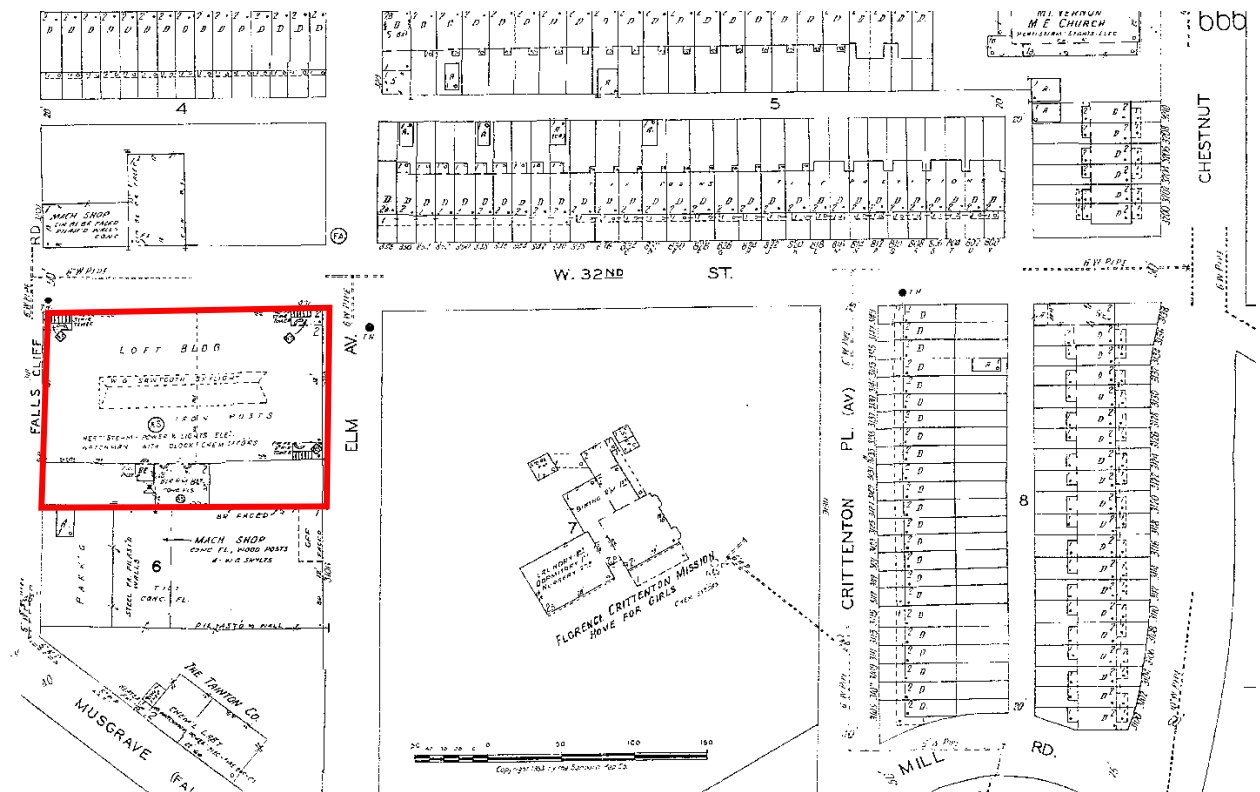


Image 13: 1914-1953 Sanborn map (Vol. 6, pg. 665, 1953), property boundaries outlined in red.

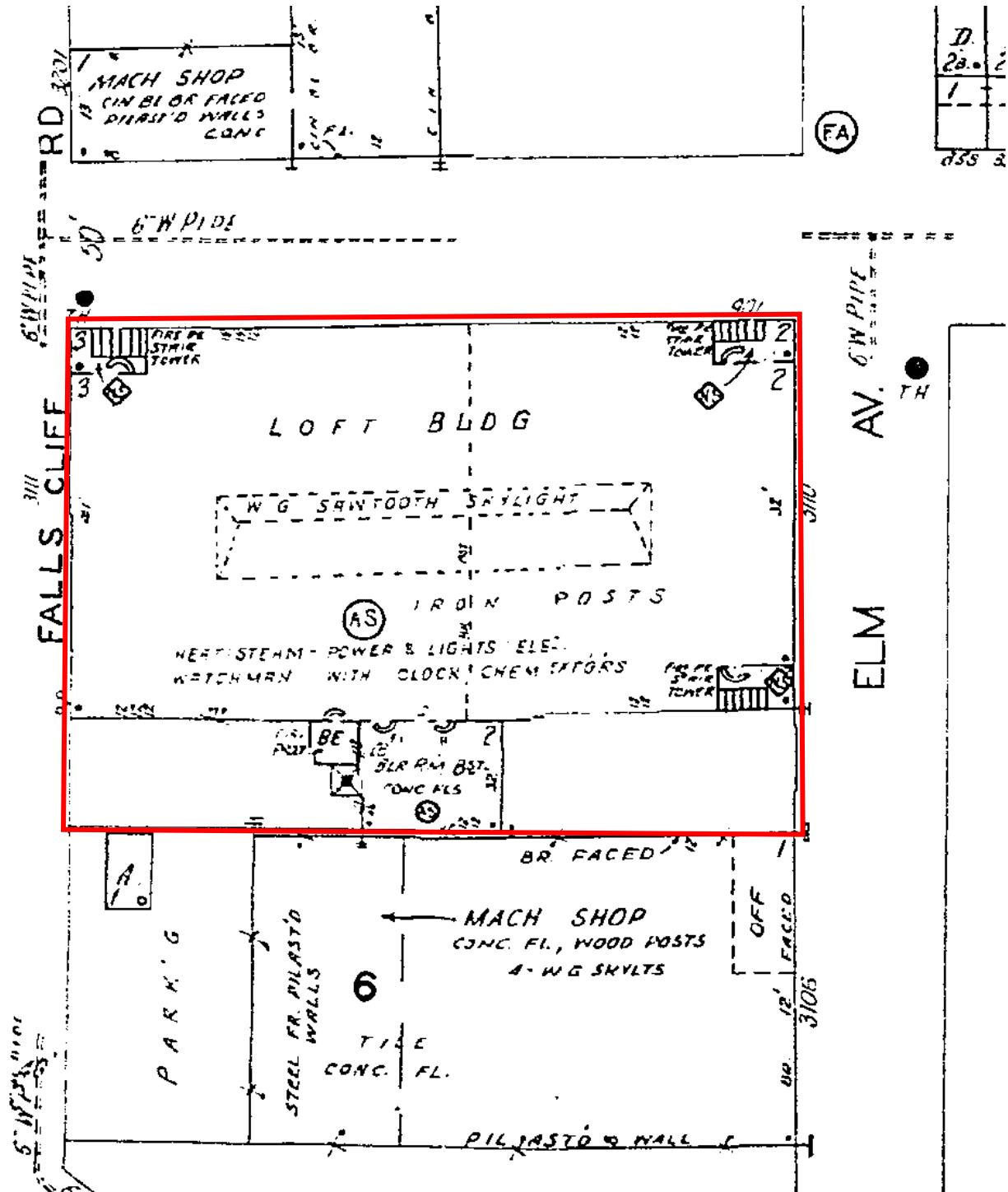


Image 14: 1914-1953 Sanborn map (Vol. 6, pg. 665, 1953), property boundaries outlined in red.



Image 15: View of the building from the intersection of Elm Avenue and 32<sup>nd</sup> Street.



Image 16: Main entrance to the building on Elm Street.





Image 17: The East elevation faces Elm Avenue.



Image 18: The East elevation faces Elm Avenue. The chimney stack, while set back from the street, is a prominent feature of the building.



Image 19: View north on Elm Avenue, showing the neighborhood context, with the one-story industrial building located to the south, and the newly-constructed rowhouses on the Crittenton Home property, which were approved by the CHAP Commission and which drew design details from this factory building, like the cast concrete window sills and lintels and multi-light windows.



Image 20: North elevation, facing 32<sup>nd</sup> Street.

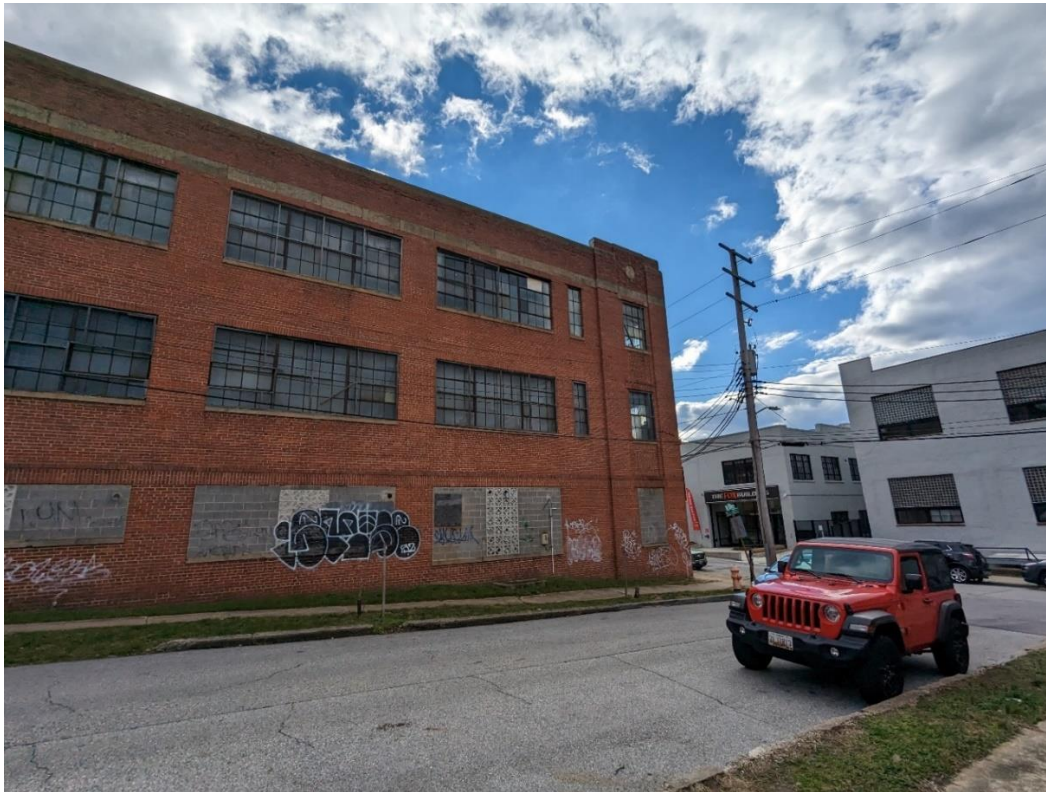


Image 21: Detail of north elevation, facing 32<sup>nd</sup> Street near the intersection with Falls Cliff Road.



Image 22: View east on 32<sup>nd</sup> Street, showing the neighborhood context. The rowhouses in this photo are on the Florence Crittenton Home property, a Baltimore City Landmark. The architect designed these rowhouses to visually relate to the neighborhood context and used 3110 Elm Ave. as a design precedent.



Image 23: View of the building from the corner of 32<sup>nd</sup> Street and Falls Cliff Road. The doorway faces onto Falls Cliff Rd.



Image 24: West elevation, facing Falls Cliff Road.



Image 25: View of West elevation from Falls Cliff Road, with the Fox Building (formerly the Noxzema factory), across the street.



Image 26: The south elevation (left), chimney tower, and loading dock as viewed from Falls Cliff Road.

<sup>1</sup> Jacques Kelly, “These Overnight Guests Swoop in by the Thousands,” *Baltimore Sun*, September 28, 2019.

<sup>2</sup> Kelly.

<sup>3</sup> D. Randall Beirne “Hampden-Woodberry: The Mill Village in an Urban Setting” *Maryland Historical Magazine*, Vol. 77, No. 1, Spring 1982, pg. 18; “Stone Hill Historic District”, Section 8, Page 5; Mount Vernon-Woodberry Mills Incorporated, Inc. and the Mount Vernon Land Company to The Florence Crittenton Mission of Baltimore City. Deed. 1925. Baltimore City Superior Court (Land Records) Liber 4457, Folio 309.

<sup>4</sup> “John P. Brandau and John S. L Yost, Receivers, Deed to Thomas E. Biddison, Liber SCL 4996, Folio 97-101,” April 26, 1929, Baltimore City Superior Court (Land Records).

<sup>5</sup> “Thomas E. Biddison and Amy D. Biddison, Deed to to John H. Ferguson. Liber SCL 5105, Folio 293,” March 31, 1930, Baltimore City Superior Court (Land Records).

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- <sup>6</sup> “REAL ESTATE DEALS AND BUILDING NEWS: Paper Box Company Leases Six Floors In Building At 125 South Greene St.,” *The Sun* (1837-), April 20, 1930.
- <sup>7</sup> “Fire Loss 1 -- No Title,” *The Sun* (1837-), November 27, 1914.
- <sup>8</sup> “REAL ESTATE DEALS AND BUILDING NEWS: Baltimore Fifth In Volume Of Construction During April, According To Survey,” *The Sun* (1837-), May 18, 1930.
- <sup>9</sup> “Miniature Golf Courses Get Permits To Operate,” *The Sun* (1837-), May 28, 1930.
- <sup>10</sup> “Building Permits,” *The Daily Record*, June 4, 1930.
- <sup>11</sup> Guilford National Register Committee with Dean Wagner, Consultant, “‘Guilford Historic District’ National Register of Historic Places Nomination Form” (Washington, D.C.: U.S. Department of the Interior, National Park Service, 2000), secs. 7; pages 5-6; Section 8, page 9, [https://mht.maryland.gov/secure/Medusa/PDF/NR\\_PDFs/NR-1268.pdf](https://mht.maryland.gov/secure/Medusa/PDF/NR_PDFs/NR-1268.pdf); Dean Wagner, “‘Greater Homeland Historic District’ National Register of Historic Places Nomination Form” (Washington, D.C.: U.S. Department of the Interior, National Park Service, 2001), sec. Resource Inventory, <https://npgallery.nps.gov/GetAsset/b9fe97f9-d7bd-4bd9-b3ec-a14e0d4a3b91>; Dean R. Wagner, “‘Bellona Gittings Historic District’ National Register of Historic Places Nomination Form” (Washington, D.C.: U.S. Department of the Interior, National Park Service, 2007), sec. 7, page 1, <https://mht.maryland.gov/secure/medusa/PDF/BaltimoreCity/B-5141.pdf>.
- <sup>12</sup> Dean Wagner, “‘Northwood Historic District’ National Register of Historic Places Nomination Form” (Washington, D.C.: U.S. Department of the Interior, National Park Service, 1997), secs. 7, pages 25 and 37, [https://mht.maryland.gov/secure/Medusa/PDF/NR\\_PDFs/NR-1199.pdf](https://mht.maryland.gov/secure/Medusa/PDF/NR_PDFs/NR-1199.pdf); “Classified Ad 5 -- No Title,” *The Sun* (1837-), October 11, 1936.
- <sup>13</sup> “ARCHITECTS CHOSEN FOR NEGRO SCHOOL: Flournoy & Flournoy Selected To Design Preston Street Building ESTIMATED COST \$500,000 Commission Agrees To Pay \$600 For Adjusting Engine House Plans,” *The Sun* (1837-), October 23, 1924; “PLANS ARE FINISHED FOR AUGSBURG HOME: Suburban Center For Orphans And Aged To Cost \$300,000 WORK WILL BEGIN IN FALL Group Will Be Greeted To Accommodate From 180 To 200 Persons,” *The Sun* (1837-), August 20, 1924; “Towson Lutherans Lay Cornerstone Today,” *The Sun* (1837-), October 6, 1946.
- <sup>14</sup> Katherine Scarborough, “Mount Clare Mansion Retains Charm,” *The Sun* (1837-), April 20, 1941.
- <sup>15</sup> National Register of Historic Places, Faust Brothers Building, Baltimore, Baltimore City, Maryland, B-1081, Section 8, 4., citing *Half Century’s Progress of the City of Baltimore*, (New York: International Publishing Co., n.d. [c.1886], p. 121; “BENJ. F. BENNETT DEAD: Venerable Builder And Philanthropist Succumbs ...,” *The Sun* (1837-1987); Apr 25, 1913; ProQuest Historical Newspapers: Baltimore Sun, The (1837-1987), pg. 14
- <sup>16</sup> “H. F. DOELEMEN, BUILDER, DIES: Consulting Structural Engineer Native Of Holland,” *The Sun* (1837-), May 31, 1944.
- <sup>17</sup> “REAL ESTATE DEALS AND BUILDING NEWS,” May 18, 1930; *Polk’s Baltimore (Maryland) City Directory 1936* (Baltimore, MD: R.L. Polk Co., 1936), 1687.
- <sup>18</sup> “English American Tailoring,” accessed January 5, 2023, <https://www.englishamericanco.com/>.
- <sup>19</sup> “Classified Ad 3 -- No Title,” *The Sun* (1837-), July 13, 1941; “Classified Ad 5 -- No Title,” *The Sun* (1837-), August 29, 1969.
- <sup>20</sup> *Polk’s Baltimore (Maryland) City Directory 1937* (Baltimore, MD: R.L. Polk Co., 1937), 1641; *Polk’s Baltimore (Maryland) City Directory 1942* (Baltimore, MD: R.L. Polk Co., 1942), 1747.
- <sup>21</sup> “REAL ESTATE, BUILDING NEWS: 25-Acre Caves Valley Country Place Of Hunter Moss And Wife Is Sold,” *The Sun* (1837-), October 10, 1943; “Classified Ad 4 -- No Title,” *The Sun* (1837-), July 19, 1952.
- <sup>22</sup> “Printing Firm Leases Space,” *The Sun* (1837-), January 13, 1967.
- <sup>23</sup> “Noxell In New Headquarters,” *The Sun* (1837-), March 12, 1967.
- <sup>24</sup> “Classified Ad 72 -- No Title,” *The Sun* (1837-), May 19, 1974.
- <sup>25</sup> “Mercantile Safe Deposit and Trust Company, Trustee under the Last Will and Testament of John H. Ferguson, Deceased, and John H. Ferguson IV, Deed to Mayor and City Council of Baltimore, Liber RHB 3210, Folio 636,” February 27, 1975, Baltimore City Superior Court (Land Records); “Mayor and City Council of Baltimore, Deed to Rockland Industries, Inc. Liber SEB 140, Folio 770-771,” September 13, 1983, Baltimore City Superior Court (Land Records).
- <sup>26</sup> “Rockland Industries Inc., Deed to Charles M. Roebuck, Jr. and Elsie M. Roebuck, Liber SEB 200, Folio 629,” March 20, 1984, Baltimore City Superior Court (Land Records); “Charles M. Roebuck Jr., Deed to Richard H Wimbrough Jr Roebuck Enterprise LLC, Liber FMC 5780, Folio 312,” July 16, 2004, Baltimore City Superior Court (Land Records).
- <sup>27</sup> Kelly, “These Overnight Guests Swoop in by the Thousands.”

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- <sup>28</sup> Bill Harvey, *“The People Is Grass”: A History of Hampden-Woodberry, 1802-1945* (Baltimore, MD: Della Press, 1988), sec. Preface.
- <sup>29</sup> “Stone Hill Historic District”, Section 8, page 2.
- <sup>30</sup> James G. Bullock “A Brief History of textile manufacturing mills along the Jones Falls” in *Hampden-Woodberry* (Hampden-Woodberry Community Council, n.d.).
- <sup>31</sup> George Washington Howard, *The Monumental City: It’s Past History and Present Resources* (Baltimore: J. D. Ehlers and Co., 1873), pg. 668. Available as a Google Book.
- <sup>32</sup> “Stone Hill Historic District”, Section 8, Page 1.
- <sup>33</sup> George Washington Howard, pg. 667.
- <sup>34</sup> “The Industrial Interests: Baltimore Manufactories--A Tour Among the Cotton Mills”
- <sup>35</sup> “Local Matters” *The Sun (1837-1987)*; Jan 20, 1879; ProQuest Historical Newspapers: Baltimore Sun, The (1837-1987), pg. 4
- <sup>36</sup> Harvey, *“The People Is Grass”: A History of Hampden-Woodberry, 1802-1945*, 26–27.
- <sup>37</sup> Harvey, 32.
- <sup>38</sup> Harvey, 33.
- <sup>39</sup> Harvey, 33.
- <sup>40</sup> Harvey, 32.
- <sup>41</sup> Mark Chalkley, *Hampden-Woodberry* (Charleston, South Carolina: Arcadia Publishing, 2006), 61.
- <sup>42</sup> D. Randall Beirne, “Hampden-Woodberry: The Mill Village in an Urban Setting , Vol. 77, No. 1, Spring 1982,” *Maryland Historical Magazine* 77, no. 1 (Spring 1982): 18.
- <sup>43</sup> Harvey, *“The People Is Grass”: A History of Hampden-Woodberry, 1802-1945*, 36.
- <sup>44</sup> Chalkley, *Hampden-Woodberry*, 61.
- <sup>45</sup> “Stone Hill Historic District,” Section 8, Page 5.
- <sup>46</sup> “Mount Vernon Woodberry Mills Inc. Deed to Gideon N. Stieff, Liber SCL 4168, Folio 461-463,” March 24, 1924, Baltimore City Superior Court (Land Records); “The Mount Vernon Land Company Deed to the Noxzema Chemical Company, Liber SCL 4606, Folio 239-240.” (Baltimore City Superior Court Land Records, June 3, 1926); “John P. Brandau and John S. L Yost, Receivers, Deed to Thomas E. Biddison, Liber SCL 4996, Folio 97-101.”
- <sup>47</sup> Sherry H. Olson, *Baltimore: The Building of an American City* (Baltimore, MD: Johns Hopkins University Press, 1997), 302.
- <sup>48</sup> Olson, 304.
- <sup>49</sup> Olson, 304.
- <sup>50</sup> Olson, 304–5.
- <sup>51</sup> Scott Meacham, “‘Stieff Silver Company Factory’ National Register of Historic Places Nomination Form” (Washington, D.C.: U.S. Department of the Interior, National Park Service, 1999), sec. 8, page 3, [https://mht.maryland.gov/secure/Medusa/PDF/NR\\_PDFs/NR-1240.pdf](https://mht.maryland.gov/secure/Medusa/PDF/NR_PDFs/NR-1240.pdf).
- <sup>52</sup> “John P. Brandau and John S. L Yost, Receivers, Deed to Thomas E. Biddison, Liber SCL 4996, Folio 97-101”; “The Mount Vernon Land Company Deed to the Noxzema Chemical Company, Liber SCL 4606, Folio 239-240.”; “Mount Vernon Woodberry Mills Inc. Deed to Gideon N. Stieff, Liber SCL 4168, Folio 461-463.”
- <sup>53</sup> Chalkley, *Hampden-Woodberry*, 129.
- <sup>54</sup> Chalkley, 61.
- <sup>55</sup> Chalkley, 61.
- <sup>56</sup> “LABOR HEAD, TO SCHOOL BOARD: John H. Ferguson Named By Mayor To Succeed H. J. Dugan,” *The Sun (1837-)*, May 13, 1919.
- <sup>57</sup> “FERGUSON LABOR HEAD: Baltimorean Elected By Maryland And District Federation TO MEET IN HAGERSTOWN NEXT Convention Passes Pro-Liquor Resolution And Indorses Suffrage For Citizens Of Washington,” *The Sun (1837-)*, September 16, 1911.
- <sup>58</sup> “FERGUSON LABOR HEAD: Elected President By Vote Of 127 To 35 CHARGES AGAINST POLICEMEN Commissioners To Be Asked To Try Sergeant Glenn And Patrolman Leonard As A Result Of Strike,” *The Sun (1837-)*, February 6, 1913; “FERGUSON STEPS DOIN AS LABOR’S PRESIDENT: His Resignation As Federation Head Accepted On His Appeal WILL CONTINUE AS DELEGATE Insists Upon Quitting As Officer When, He Says, Another Attempt Was Made To Discredit Him in Eyes Of Members,” *The Sun (1837-)*, October 7, 1920; “J. H. FERGUSON TO QUIT ORGANIZED LABOR TODAY: Will Resign Prom Local Federation, Of Which He Has Been President Seven Years HIS ADMINISTRATION STORMY Slakes Announcement After A Walkout Of The Printing Pressmen Of The City--Decision Was Made Several Days Ago,” *The Sun (1837-)*, September 12, 1920.
- <sup>59</sup> “FERGUSON LABOR HEAD,” February 6, 1913.



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- <sup>60</sup> *The American Printer*, vols. 68, No. 7, April 5, 1919, page 62.
- <sup>61</sup> “Collection: Baltimore Federation of Labor Records | Archival Collections,” accessed December 27, 2022, <https://archives.lib.umd.edu/repositories/2/resources/1104>.
- <sup>62</sup> “Collection: Baltimore Federation of Labor Records | Archival Collections.”
- <sup>63</sup> “LABOR FEDERATION TO MARK BIRTHDAY: Will Celebrate Fortieth Anniversary With Banquet September 2 GREEN TO MAKE SPEECH Early History Of Baltimore Organization Shown In Records,” *The Sun (1837-)*, July 14, 1929.
- <sup>64</sup> “FEDERATION REFUSES FERGUSON’S RESIGNATION: Baltimore Labor Union Declines To Allow President To Step Down MANY ATTEND THE SESSION Stormy Discussion Results In Decision To Retain. Official, Who Is Present At Meeting And Makes Address,” *The Sun (1837-)*, September 16, 1920; “LABOR FEDERATION TO MARK BIRTHDAY.”
- <sup>65</sup> “FERGUSON IS EXPELLED AS A LABOR DELEGATE: Baltimore Federation Unseats Its Former President By Vote Of 28 To 20 ‘UNFAIRNESS’ CHARGE UPHELD He Says, However, That He Will Continue To Flight, Despite Action Against Him,” *The Sun (1837-)*, December 23, 1920.
- <sup>66</sup> “LABOR HEAD, TO SCHOOL BOARD”; “NEW STREET BOARD PICKED BY JACKSON: John H. Ferguson, George D. Keith And Edmund Budnitz Appointed FIRST TO THE CHAIRMAN Robinette, Gould And Smith Retired As Outgrowth Of Bath Street Viaduct Probe,” *The Sun (1837-)*, August 5, 1931.
- <sup>67</sup> “J. H. FERGUSON ENTERS RACE FOR MAYOR: Former Supporter Of Incumbent Files Candidacy DISREGARDS REPORT JACKSON MAY RUN Curran-Ennis Subleaders Said To Be Backing R. R. Carman,” *The Sun (1837-)*, February 5, 1935; “TO PUSH LABOR CANDIDATE: Friends Of J. H. Ferguson Wish Him To Go To Congress,” *The Sun (1837-)*, July 13, 1913.
- <sup>68</sup> Maryland Commissioner of Labor and Statistics, *Annual Report of the Commissioner of Labor and Statistics of Maryland* (The Commissioner, 1914), 232, 1916 edition; *American Printer and Bookmaker: Jan.-Feb. 1900* (Moore Publishing Company, 1917), vol. Vol 64, No. 1, January 5, 1917, page 76.
- <sup>69</sup> *American Printer and Bookmaker*, vols. 64, No. 12, June 20, 1917, page 65; “Back Matter,” *AIBS Bulletin* 1, no. 3 (1951): 14–16; Harold S. Roberts, “FERGUSON NAMED BY PRINTING FIRM: President Of Monumental Succeeds His Father,” *The Sun (1837-)*, March 11, 1964.
- <sup>70</sup> Roberts, “FERGUSON NAMED BY PRINTING FIRM.”
- <sup>71</sup> *The American Printer*, vols. 68, No. 4, February 20, 1919, page 56.
- <sup>72</sup> “News Of Baltimore Real Estate,” *The Sun (1837-)*, June 16, 1921; “Real Estate Transaction 1 -- No Title,” *The Sun (1837-)*, November 13, 1921.
- <sup>73</sup> *Polk’s Baltimore (Maryland) City Directory 1937*, 1641.
- <sup>74</sup> “MORE THAN 300 STRIKE IN PRINTING SHOPS: Union Leaders Say Additional 1,200 Men, Women And Boys Will Join By Tomorrow WALKOUT ALL OVER COUNTRY G. K. Horn. Typothetre Head, Expects All Plants To Be Back To Normal By End Of Week,” *The Sun (1837-)*, May 3, 1921.
- <sup>75</sup> Harvey, “*The People Is Grass*”: *A History of Hampden-Woodberry, 1802-1945*, 41–42.
- <sup>76</sup> “OWEN SEXSMITH RITES TOMORROW: Printer Was A Collector Of Model Trains,” *The Sun (1837-)*, September 11, 1970; “James Keeling,” *The Sun (1837-)*, October 27, 1965; “Harold W. Meineke: Retired Proofreader,” *The Sun (1837-)*, May 25, 1991, sec. Maryland; “Howell, Retired Printer,” *The Sun (1837-)*, December 20, 1974.
- <sup>77</sup> Charles Balfour, “Unique Program Aids Inmates,” *The Sun (1837-)*, April 27, 1970.

**ECONOMIC AND COMMUNITY  
DEVELOPMENT COMMITTEE**

**23-0447**

**ADDITIONAL MATERIALS**

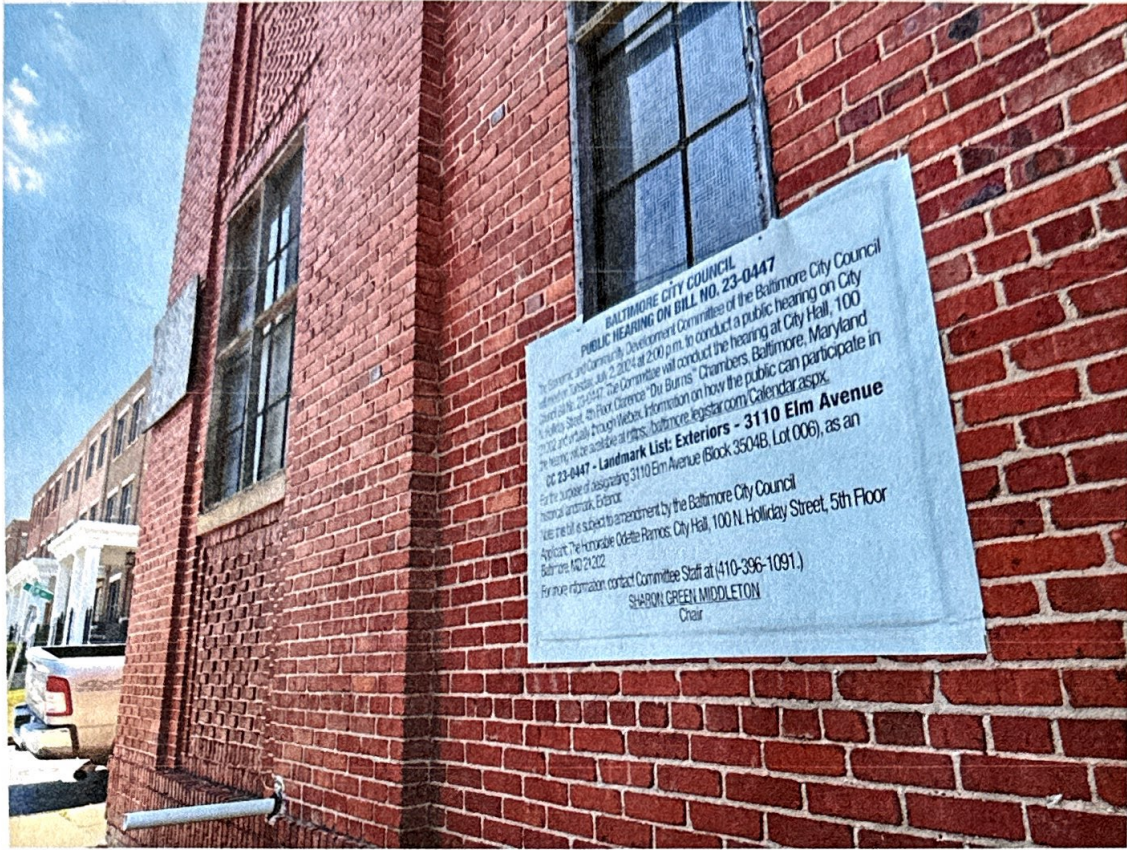
**LANDMARK LIST: EXTERIORS - 3110 ELM  
AVENUE**

**Baltimore City Council**  
**Certificate of Posting - Public Hearing Notice**  
**City Council Bill No.: # 23-0447**

*Today's Date: June 17, 2024*



*Made J.*



**BALTIMORE CITY COUNCIL**  
**PUBLIC HEARING ON BILL NO. 23-0447**  
 The Planning and Community Development Committee of the Baltimore City Council will hold a public hearing on July 2, 2024 at 2:00 p.m. to conduct a public hearing on City Council Bill No. 23-0447, "The Clarence 'Doc' Burns' Chambers, Baltimore, Maryland, 100 N. Holliday Street, 4th Floor. Information on how the public can participate in the hearing will be available at <https://baltimore.legistar.com/Calendar.aspx>.  
**23-0447 - Landmark List: Exteriors - 3110 Elm Avenue**  
 For the purpose of designating 3110 Elm Avenue (Block 3504B, Lot 006), as an historical landmark, Exterior.  
 This title is subject to amendment by the Baltimore City Council.  
 Applicant: The Honorable Odette Ramos, City Hall, 100 N. Holliday Street, 5th Floor  
 Baltimore, MD 21202  
 For more information contact Committee Staff at (410-396-1091).  
**SHARON GREEN MIDDLETON**  
 Chair

*Sharon*



**Address: 3110 Elm Avenue, Baltimore, MD 21211**

**Date Posted: June 16, 2024**

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**Name: Kathleen Littleton**

**Address: 838 W 32nd Street, Baltimore, MD 21211**

**Telephone: (443) 812-6462**

*Kath*

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**CERTIFICATE OF MAILING  
WRITTEN NOTICE TO PROPERTY OWNER(S)**

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**City Council Bill Number: 23-0447**

I HEREBY CERTIFY, under penalty of perjury, that the attached\* document was mailed to the following:

A. Property Owner: Richard H. Wimbrough, Jr.

B. Property Address: 3110 Elm Avenue, Baltimore, MD 21211

or

C.  List of Property Owners

*(Place a Check Mark Above & Attach A List of Property Owners with Addresses)*

On the following date: June 17, 2024

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**Mailed By:**

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**Applicant's Name: City Councilwoman Odette Ramos**

**Applicant's Organization: Baltimore City Council**

**Applicant's Title: City Councilwoman**

**Applicant's Address: 100 N. Holliday Street, Baltimore MD 21202**

**Applicant's Telephone Number: 410-396-4814**

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*\*Note: Please attach a copy of the document that was mailed to the property owner(s).*



**Odette Ramos**

**Baltimore City Councilwoman**

**District 14**

(410) 396 - 4814

[odette.ramos@baltimorecity.gov](mailto:odette.ramos@baltimorecity.gov)

100 N. Holliday Street, Room 506

Baltimore MD 21202

June 17, 2024

Richard H. Wimbrough, Jr.  
Roebuck Enterprises LLC  
3110 Elm Avenue  
Baltimore, MD 21211

RE: Council Bill 23-0447 - Landmark List: Exteriors – 3110 Elm Avenue

Dear Mr. Wimbrough:

Thank you for investing in Baltimore for the many years you and your family have been in business in Hampden.

I am writing to let you know the Economic and Community Development Committee of the Baltimore City Council will meet on Tuesday, July 2, 2024 at 2:00 p.m. to conduct a public hearing on City Council Bill No. 23-0447. The Committee will conduct the hearing at City Hall, 100 N. Holliday Street, 4<sup>th</sup> Floor, Clarence “Du Burns” Chambers, Baltimore, Maryland 21202 and virtually through Webex. Information on how the public can participate in the hearing will be available at <https://baltimore.legistar.com/Calendar.aspx>.

The purpose of this legislation is to designate your property – 3110 Elm Avenue (Block 3504B, Lot 006) – as a historic landmark in the list of the City’s historic landmarks.

Please let me know if you have any questions. I can be reached on 410-396-4814 or [odette.ramos@baltimorecity.gov](mailto:odette.ramos@baltimorecity.gov).

Sincerely,

Odette Ramos  
Baltimore City Councilwoman, District 14