



## 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

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