

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



**Monumental Printing Company Factory
Potential Landmark Designation Report
September 12, 2023**

3110 Elm Avenue
Baltimore, Maryland



Commission for Historical & Architectural Preservation

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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 19th-century industrial mill village to an industrial city neighborhood in the 20th 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 20th-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 32nd 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 32nd Street.¹ 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 32nd 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 32nd 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. 32nd 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.²

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 33rd 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 1925.³ 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.⁴ 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.⁵

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.⁶

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.⁷

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.⁸

The permit for the construction of the factory was issued by Walter G. Hammond, Engineer of Buildings on May 27, 1930.⁹ The Daily Record reported that the architect was “Fred. Thomas” and the construction cost was \$75,000.¹⁰ 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 20th 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.¹¹ He went on to design homes in Northwood and Mayfield in the 1930s and 1940s as those neighborhoods were developed.¹² 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.¹³ He served as the architect of Baltimore City's Park Board in the 1940s.¹⁴

The contractor and structural engineer were both leaders in their trades. The B. F. Bennett Company was founded by Benjamin F. Bennett, a prominent 19th-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."¹⁵ 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.¹⁶

The building has housed several industries over the past 90 years. The English-American Tailoring Company rented the building beginning in 1930 until 1936.¹⁷ The company, now over a hundred years old, today is located in Westminster, MD.¹⁸ From 1937-1974, this factory housed the Monumental Printing Company.¹⁹ 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.²⁰ In the 1940s, it leased space to the Chase Tool and Die Company, and in 1952, it also housed the State Directories Publication Company.²¹

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.²² The Noxzema Company moved out of that building to a new campus in Cockeysville the same year.²³ The successes of the company, as implied by its expansion, were short-lived, because Monumental Printing Company went into bankruptcy in 1974.²⁴

The Mayor and City Council of Baltimore acquired the property in 1975 and sold it to Rockland Industries, Inc. in 1983.²⁵ 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 2004.²⁶ Free State Bookbinders Inc. has operated in the building since May 1, 1984.²⁷

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.²⁸ 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.²⁹ Laurel Mill was renamed Mount Vernon Mill #1 and repurposed into a textile mill that produced cotton duck.³⁰ The Mt. Vernon Manufacturing Company was created in 1847, with Captain William Kennedy as President and David Carroll as Superintendent.³¹ 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.³² The nearby village of Woodberry was referred to as the "Lowell of Maryland" in 1873 by George Washington Howard in *The Monumental City*.³³

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.³⁴ The former Mount Vernon Methodist Episcopal Church, located at the southwest corner of 33rd 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.³⁵ 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 20th 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.³⁶

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.³⁷ Harvey notes that the 1910s and 1920s were a turning point for the Hampden mill workers.³⁸ 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.³⁹ There were two subsequent strikes in 1917 and 1918 at the Mount Vernon Mills that resulted in raises and other improvements.⁴⁰ 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.”⁴¹ 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.⁴² Over a thousand employees participated in the strike, which was the biggest strike in the state that year.⁴³ 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.⁴⁴ 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.⁴⁵ In the 1920s, the company also sold off other properties that it owned.⁴⁶

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.”⁴⁷ The Industrial Site Factory Commission even produced maps that identified potential industrial sites for development.⁴⁸ 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.⁴⁹ 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.⁵⁰ 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.⁵¹ 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.⁵² 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.⁵³ 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 1972.⁵⁴ 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 20th century.⁵⁵ 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.⁵⁶ 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.⁵⁷ He also served as the president of the Baltimore Federation of Labor from 1913 until 1920.⁵⁸ 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.”⁵⁹ Ferguson was also the president and editor of the *Labor Leader*, the publication of the Baltimore Federation of Labor.⁶⁰

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.⁶¹ 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.⁶² The period in which Ferguson served as president of the Baltimore Federation of Labor, at the end of World War I, was reportedly “turbulent”.⁶³

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.⁶⁴ 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.⁶⁵ 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.⁶⁶ Ferguson sought elected public office with campaigns for Mayor and Congress, but they were unsuccessful.⁶⁷

The Monumental Printing Company was established in 1916 and Ferguson became the secretary a year later, and president in 1919.⁶⁸ 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.⁶⁹ It was a family firm, run by three generations; John H. Ferguson retired in 1945 and was succeeded by his son, John Ferguson 3rd, who was president until 1964 when John Ferguson 4th became the final president of the firm.⁷⁰ 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.⁷¹ The site today is a surface parking lot. In 1921, the company constructed a new printing press at 1918 Harford Road.⁷² 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 1974.⁷³

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.⁷⁴ There were also "bitter strikes" at the Monumental Printing Company in 1937 and 1940, when the company was located at 3110 Elm Avenue.⁷⁵ 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.⁷⁶ 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.⁷⁷ 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 19th-century industrial mill village to an industrial city neighborhood in the 20th 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 20th-century machinery. The building is largely unchanged from 1930 and retains sufficient physical integrity to convey its historic association.

Maps and Photos

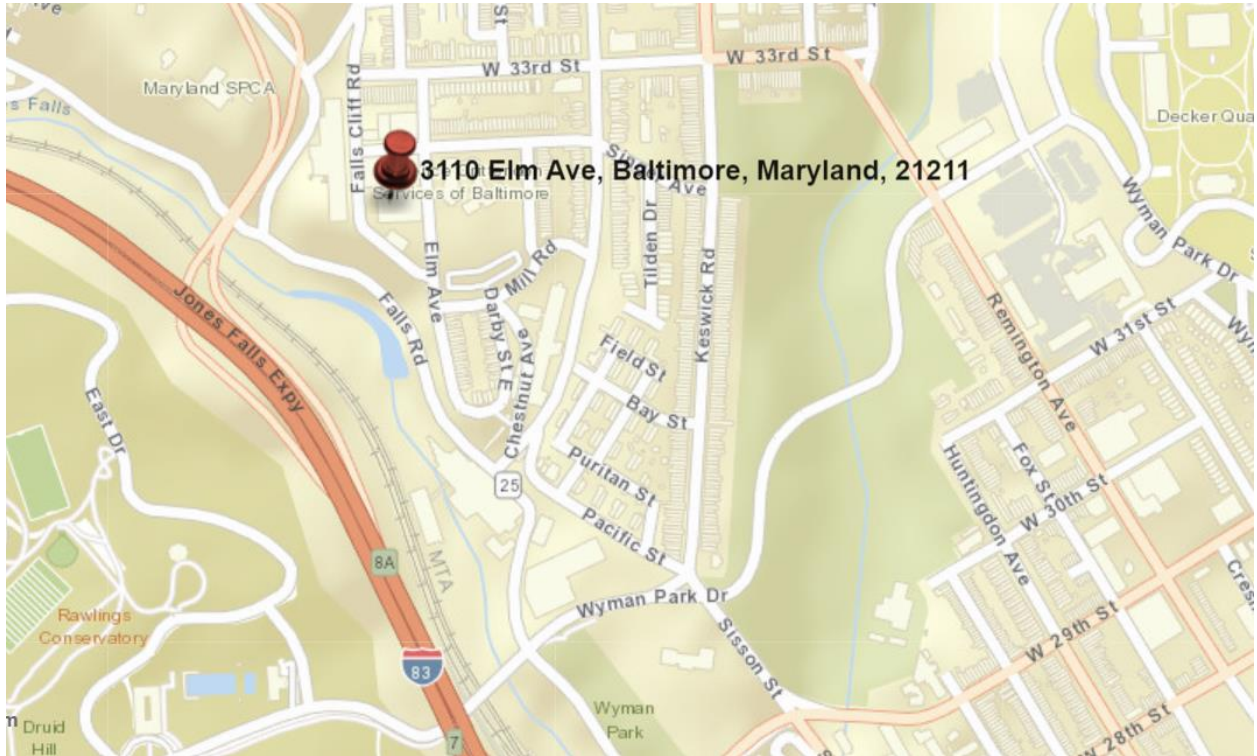


Image 1: 3110 Elm Avenue, Baltimore City View



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

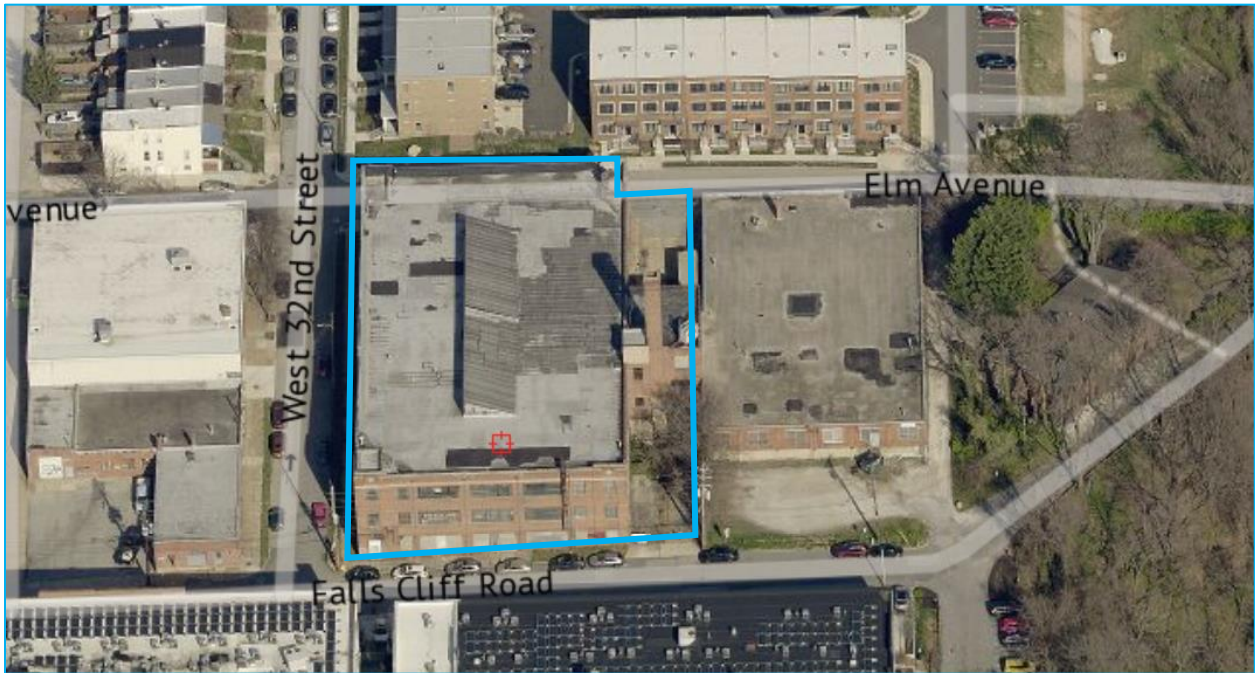


Image 5: Aerial view of 3110 Elm Ave. from the west, outlined in blue, Connect Explorer, April 2022



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.

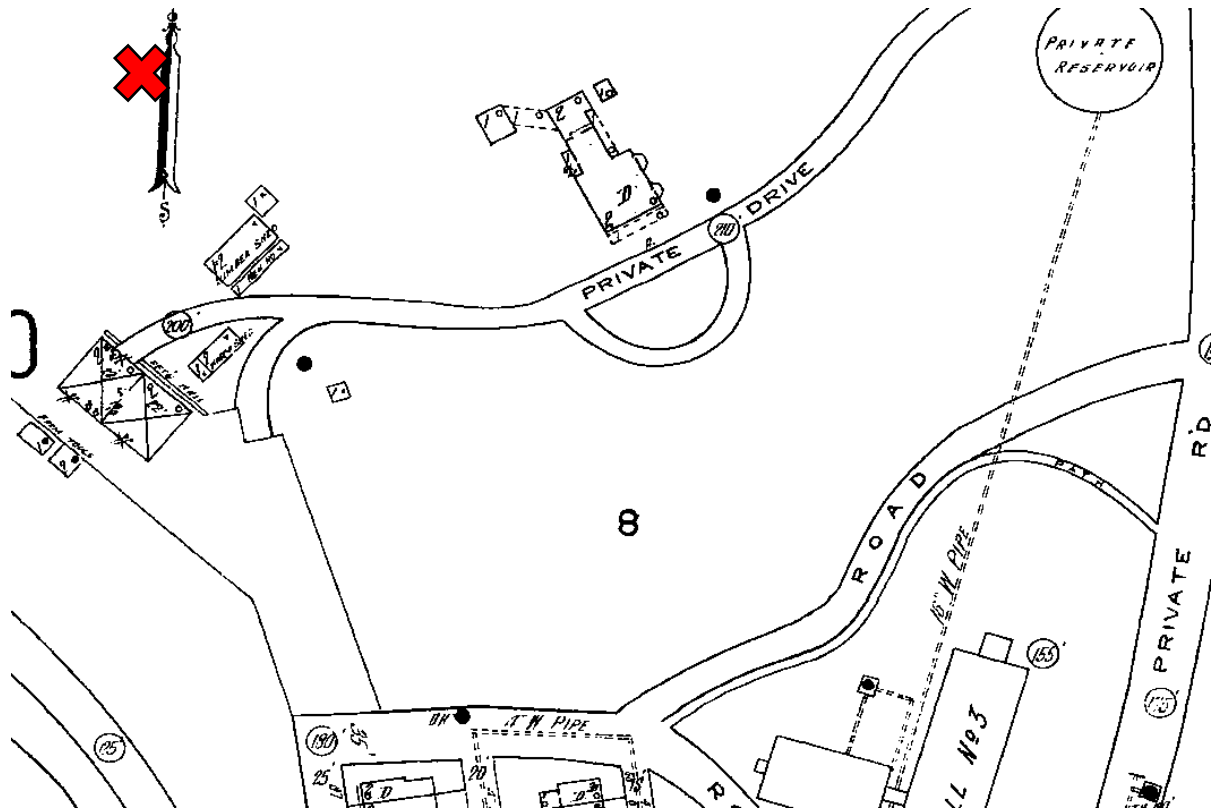


Image 11: 1914-1915 Sanborn Map (Vol. 7, 1915, Sheet 707), approximate location of this parcel marked with a red X.

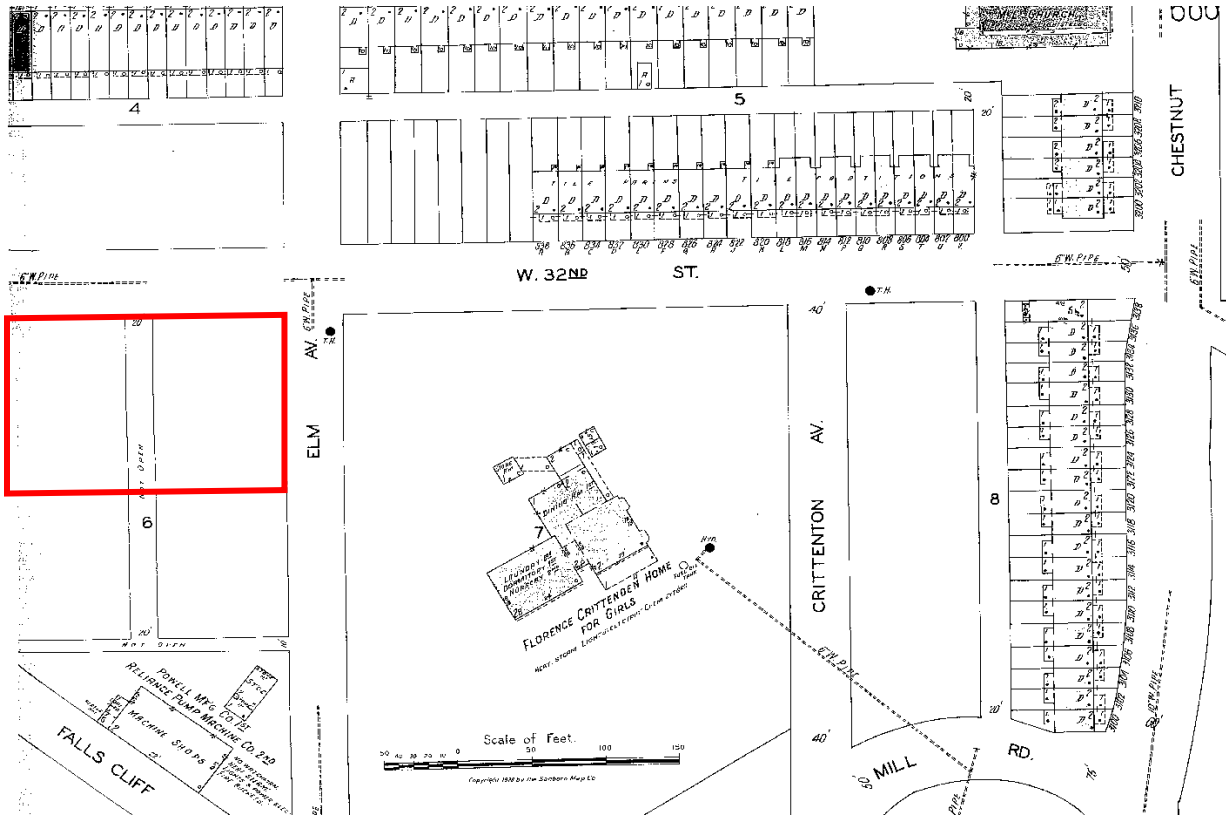


Image 12: 1928 Sanborn map (Vol. 6 1928 pg. 665), property boundaries outlined in red.

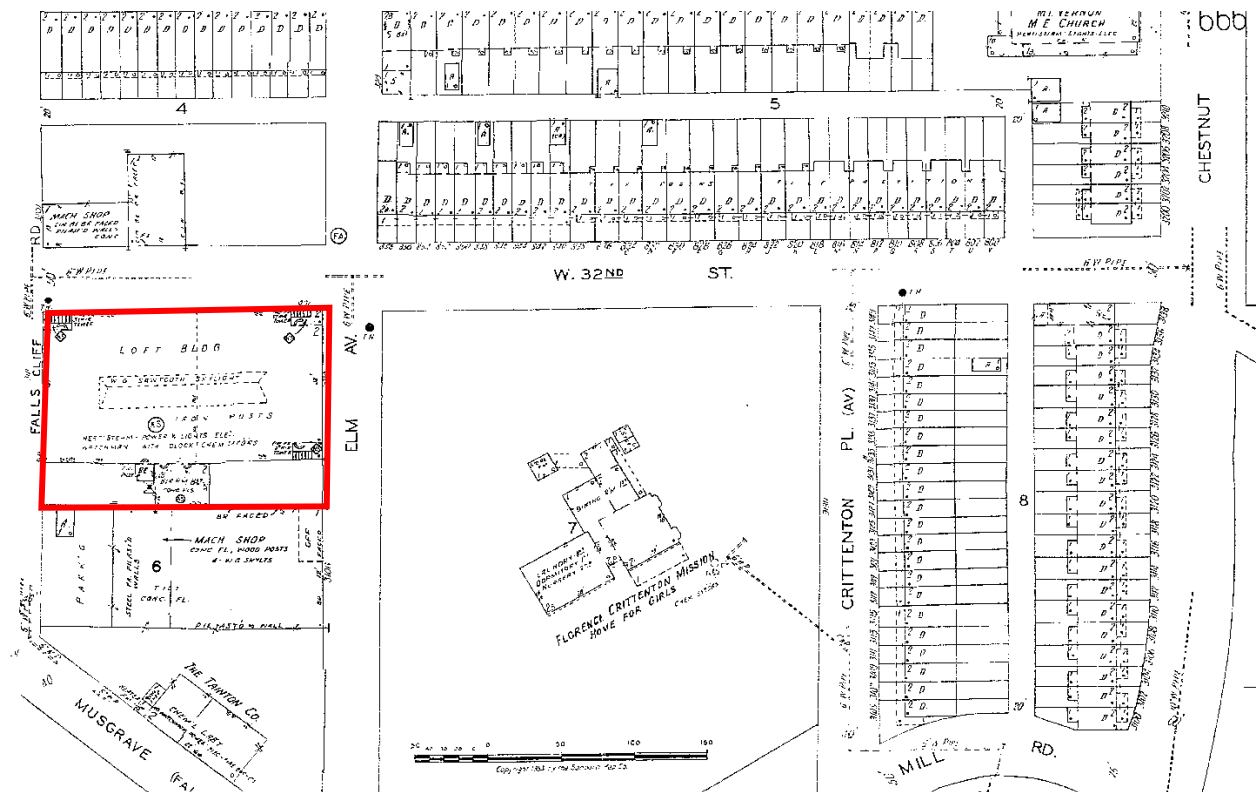


Image 13: 1914-1953 Sanborn map (Vol. 6, pg. 665, 1953), property boundaries outlined in red.

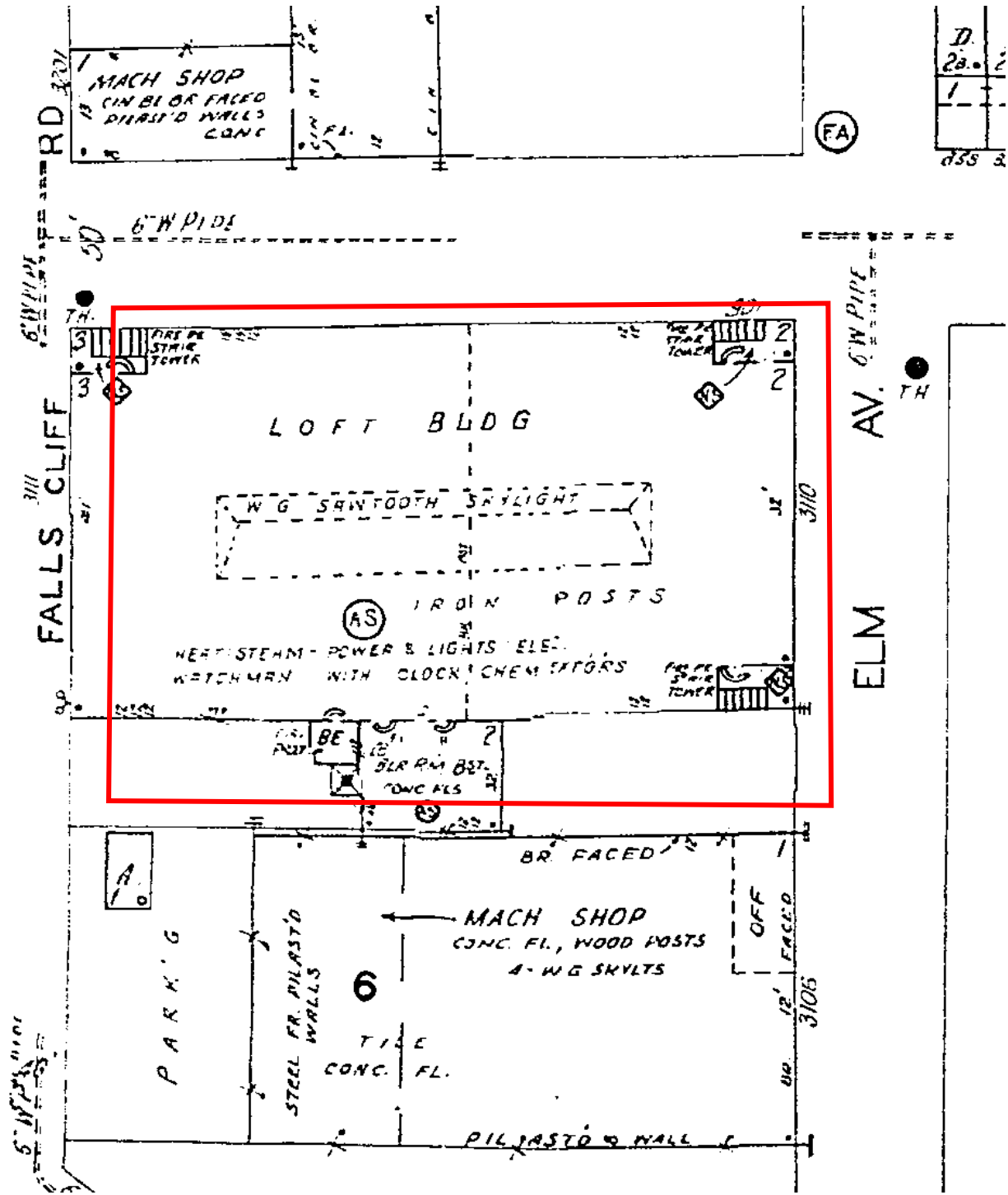


Image 14: 1914-1953 Sanborn map (Vol. 6, pg. 665, 1953), property boundaries outlined in red.



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

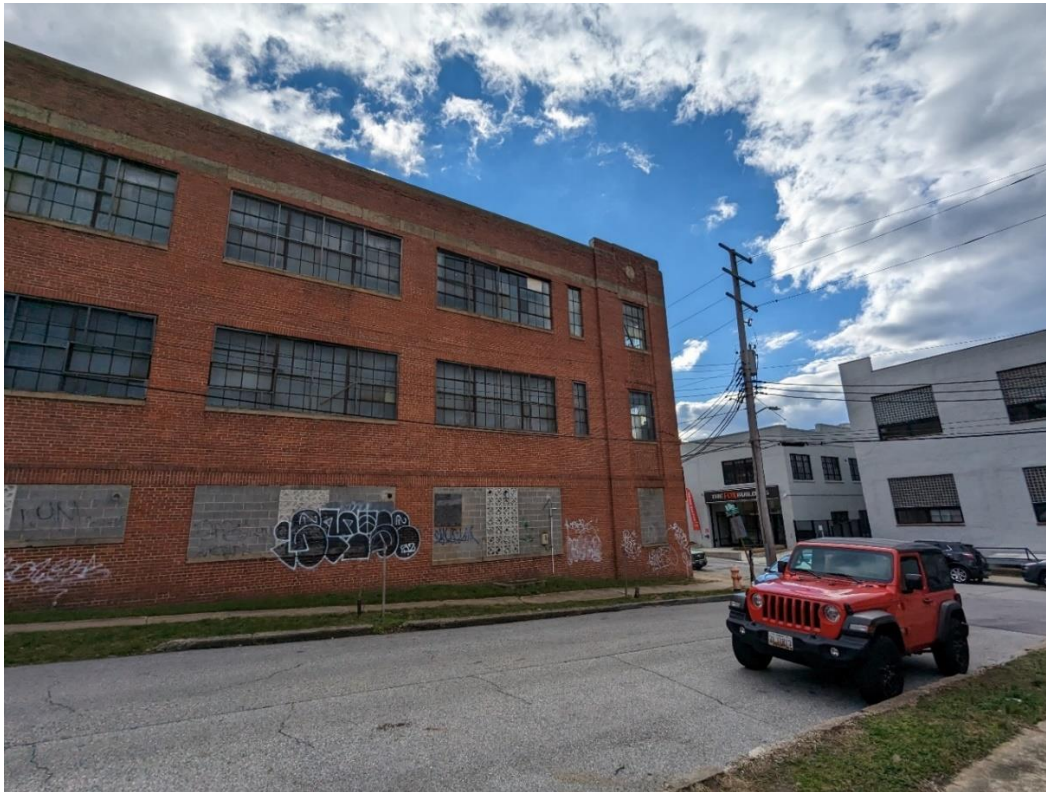


Image 21: Detail of north elevation, facing 32nd Street near the intersection with Falls Cliff Road.



Image 22: View east on 32nd 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 32nd 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.

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

² Kelly.

³ 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.

⁴ “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).

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

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- ⁶ “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.
- ⁷ “Fire Loss 1 -- No Title,” *The Sun* (1837-), November 27, 1914.
- ⁸ “REAL ESTATE DEALS AND BUILDING NEWS: Baltimore Fifth In Volume Of Construction During April, According To Survey,” *The Sun* (1837-), May 18, 1930.
- ⁹ “Miniature Golf Courses Get Permits To Operate,” *The Sun* (1837-), May 28, 1930.
- ¹⁰ “Building Permits,” *The Daily Record*, June 4, 1930.
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