

ABSTRACT

Title of Thesis: REFRAME: CREATING A NEW
PERSPECTIVE ON HISTORIC
PRESERVATION THROUGH A CENTER
FOR LOCAL PRESERVATION CRAFT

Ben Bernstein, Master of Architecture, Master of
Historic Preservation, 2023

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The Hampden Neighborhood of Baltimore developed and prospered as a mill town in the mid-nineteenth century. While the neighborhood declined socially and economically in the twentieth century as industry left the area it was able to regain a level of stability in the twenty-first century as new people entered the neighborhood and started to redevelop its character. These new residents are moving into housing stock that largely dates to the nineteenth century and early twentieth century. These domestic structures were built with historic techniques and have acquired architectural elements local to the Baltimore area. It is important that Baltimore's architectural heritage is preserved in the renovations and repairs of domestic structures. The creation of a center for the teaching of local construction craft through adaptive reuse will prove instrumental for the preservation of the historic character of Hampden.

REFRAME: CREATING A NEW PERSPECTIVE ON HISTOTRIC PRESERVATION
THROUGH A CENTER FOR LOCAL PRESERVATION CRAFT

by

Ben Isaac Bernstein

Thesis submitted to the Faculty of the Graduate School of the
University of Maryland, College Park, in partial fulfillment
of the requirements for the degree of

Master of Architecture
Master of Historic Preservation

2023

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Preface

Located along the Jones Falls, on the northern end of Baltimore City is the Neighborhood of Hampden. While it is part of the larger city of Baltimore, in many ways Hampden is like a small town. It has a historic commercial main street (known as the Avenue) that serves as the social center of the neighborhood and there are a variety of cultural traditions and local celebrations that distinguish it from the rest of Baltimore. While I was not raised in Hampden, it has always felt like my home. My grandfather, Melvin Bernstein, was raised in Hampden and his parents spent most of their lives working there. In the 1930s Melvin's parents, Isidore and Ethel Bernstein started a music store at the end of the Avenue, which quickly expanded into a furniture store. Melvin would start his law practice from an office within his parents' furniture store and then move into the building next to it, 1114 West 36th Street. I would visit my grandfather in this office when Hampden was quieter than it is today. Hampden was in a period of recovery in the early 2000s; there were still vacancies in the Avenue, but new stores and restaurants were showing up. The houses appeared as they had for decades, painted screens in the windows and formstone that slightly glistened on a sunny day.

My grandfather has passed away and Hampden is in a new age. The Avenue no longer has the same level of vacancies and there are always people on the sidewalk. The new Hampdenites are a different class of people. Young professionals are buying up the houses and imparting their own taste to the architectural makeup of the Hampden neighborhood. Historic elements are being removed in favor of modern

architectural elements. People do not know that some historic features of a house can be repaired or restored, so they simply remove or cover them over. The lack of preservation policy influencing Hampden's development is a problem that has not been addressed. Put forward here is a means for preservation activity in Hampden through the creation of a center for preservation craft education.

Dedication

This thesis is dedicated to the historic residents of Hampden, who created a neighborhood worth preserving.

Acknowledgements

This thesis could not have been accomplished without the help of my classmates, professors, and loved ones. Thank you to my committee members, Dr. Mohammad Gharipour, Dr. Donald Linebaugh, and Professor Lindsey May, for guiding me through this process and pushing me to do my best. I would also like to thank Professor Peter Wilson, who helped me dive into the details of this project.

I would also like to thank my parents, Cindy and Howard, and my partner Devin, whose support has been essential in fulfilling what I set out to accomplish.

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Chapter 1: Hampden in the Age of Industry

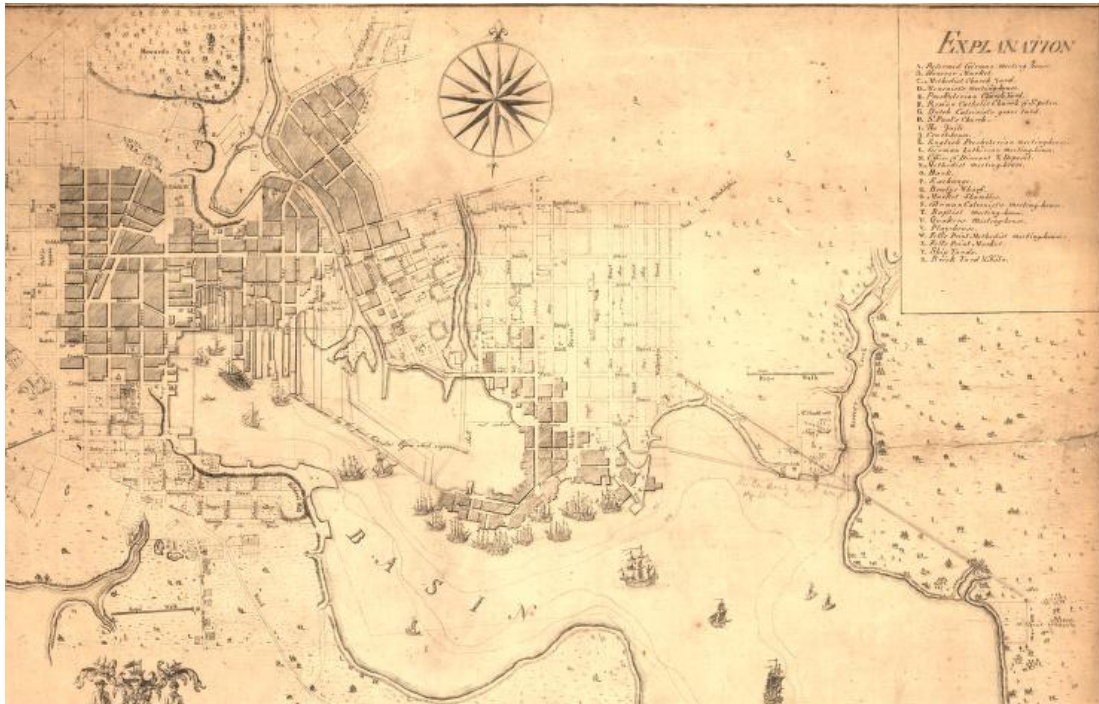


Fig., *Plan of the Town of Baltimore and its Environs*, A.P. Folie, 1792 (Source: Library of Congress)

Baltimore Industry

To understand the neighborhood that is now known as Hampden, it is necessary to explain the context from where this neighborhood originated. Baltimore developed from its port, which was created by the colonial General Assembly of Maryland in 1707 for the export of tobacco.¹ This point proved economically strategic due to its location, being “200 miles closer to Midwest markets than another eastern port. Goods placed on a boat could be transported to America’s heartland faster and cheaper by being routed up the Chesapeake Bay and Patapsco [River].”²

¹ Craig Swain, “An Active Port for 300 Years Historical Marker,” Historical Marker, April 17, 2020, <https://www.hmdb.org/m.asp?m=34845>.

² Ibid.

The port's proximity to fertile land in the countryside enabled easy transportation of crops for export to England and the colonies. In 1729, the Town of Baltimore was established³ north of the Patapsco River and west of the Jones Falls. By 1742, shipments of tobacco were being exported from Baltimore to England at a regular rate.⁴ The late 1740s saw the start of German migrants making their way from Pennsylvania to find economic opportunity in Baltimore.⁵ This influx of immigrants would coincide with the formation "of establishments for the spinning of wool and flax and the weaving of linens and wool, as well as the manufacture of leather goods."⁶ This early development was slow; in 1752 there were just 25 houses in Baltimore.⁷ As the century progressed, Baltimore would also become a significant exporter of wheat. By 1800, development soared with Baltimore growing to over three thousand houses and its incorporation into a city (see fig. 1).⁸

Woodberry and Hampden

Baltimore's growing wheat industry in the mid-18th century led to the formation of gristmills along the upper Jones Falls.⁹ This area north of the city developed into a settlement known as Woodberry.¹⁰ The Jones Falls feeds into the Baltimore harbor and this portion of it has the drop required to run gristmills. In the

³ Suzanne Ellery Greene, *Baltimore: An Illustrated History*, Second Edition (Woodland Hills, CA: Windsor, 1980), 4.

⁴ *Ibid.*, 10.

⁵ *Ibid.*, 10.

⁶ *Ibid.*, 10.

⁷ Priscilla L. Miles, *Historic Baltimore: Twelve Walking Tours of Downtown, Fells Point, Locust Point, Federal Hill & Mount Clare* (Baltimore, MD: Priscilla L. Miles, 1987), vi.

⁸ *Ibid.*

⁹ Mark Chalkley, *Hampden-Woodberry* (Charleston, SC: Arcadia Pub., 2006), 9.

¹⁰ *Ibid.*

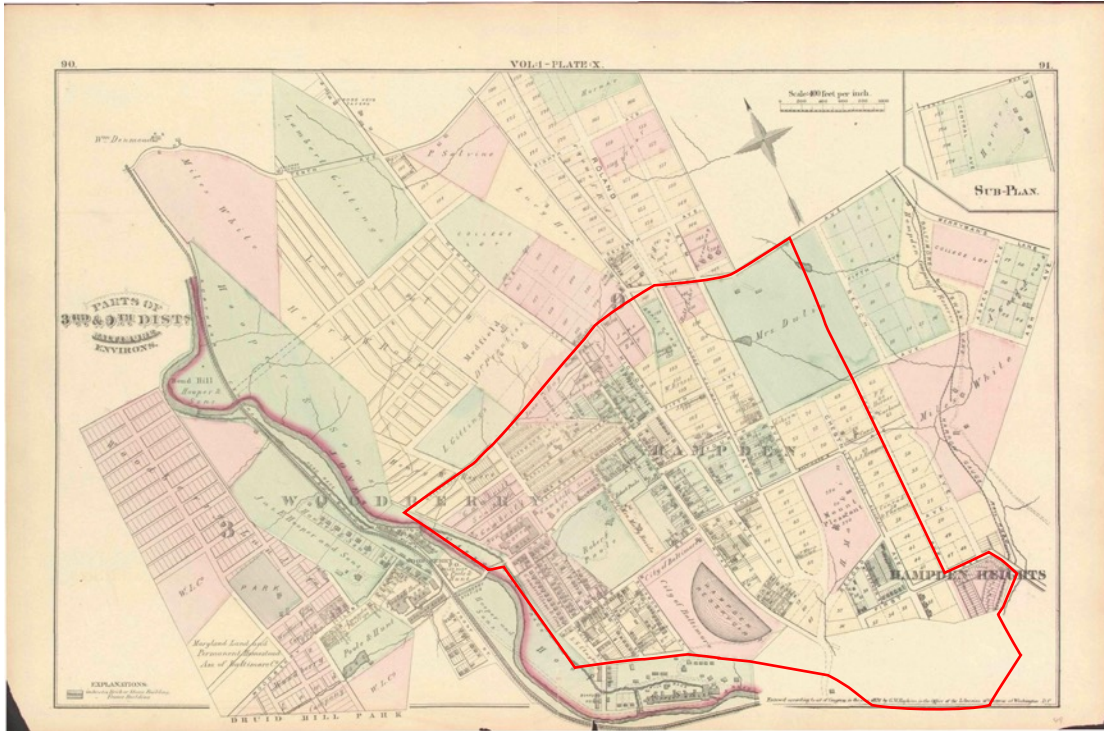


Fig. 2. *Atlas of Baltimore City and its Environs*, G.M. Hopkins, 1876 (Source: Maryland State Archives).
 Hampden forming to the east of the Jones Falls and South of Fourth Ave., now 41st Street.²

1830s, cotton mills started to replace gristmills as the textile industry in Baltimore City expanded. By the 1840s, mill owners were “actively recruiting employees from the hinterlands of Maryland, Pennsylvania, and Virginia.”¹¹ The mill owners would construct housing adjacent to the mills to house these new workers. The growth of Woodberry as a mill town coincided with the creation of the adjacent village of Hampden to house these new mill workers (see fig. 2). In the early 1860s, Henry Mankin developed the first housing in Hampden, providing mill workers the ability to live with some level of distance between them and their work.¹²

¹¹ Ibid.

¹² University of Maryland at College Park. School of Architecture, and University of Maryland at Baltimore. *Hampden-Woodberry, Mill Communities of the Jones Falls Valley*, 1988.

In the 1880s, the housing provided by the mill owners was at the low rate of \$1 per room per month which would have been deducted from their paycheck.¹³ The wages of these mill workers ran between twelve and seventy-five dollars per month leaving them with the ability to save money.¹⁴ It was said in Scharffs 1882 *The History of Baltimore City and County* that “it is no uncommon thing for a family to save, without stinting themselves five-hundred dollars in from three to five years.”¹⁵ This ability to save combined with the local banks providing loans gave the mill workers the prospect of becoming homeowners.

Hampden was a distinct town that developed its own churches, a commercial main street, and a strong sense of community. This was a town of working-class



Fig. 3., A Radio Supply Co. truck travels down 36th Street in Hampden, 1935 (Source: *The Baltimore Sun*)

¹³ John Thomas SCHARF, *History of Baltimore City and County: ... Including Biographical Sketches of Their Representative Men. ... Illustrated* (Philadelphia: L.H. Everts, 1881), 837.

¹⁴ Ibid.

¹⁵ Ibid.

people, whose families were tied to the mills. Both adults and young children were employed at the mills. The tie between homelife and work-life meant that coworkers would also be neighbors and the community of Hampden would develop an identity that was unique to the Baltimore region.

The Avenue, located at 3rd Avenue (now W. 36th Street), was the heart and soul of the Hampden area. It was from the intersection of Chestnut Avenue and 3rd Avenue that Hampden first developed and it was on this Main Street that the social and communal life of Hampden would exist. Various shops, movie theaters, churches, and typical small-town amenities would emerge along the Avenue (see fig. 3).

Hampden is geographically and socially separate from its Baltimore context (see fig.4). To the west and south is Druid Hill Park. Wyman Park creates an eastern boundary. These geographic boundaries left room for Hampden to mostly develop in

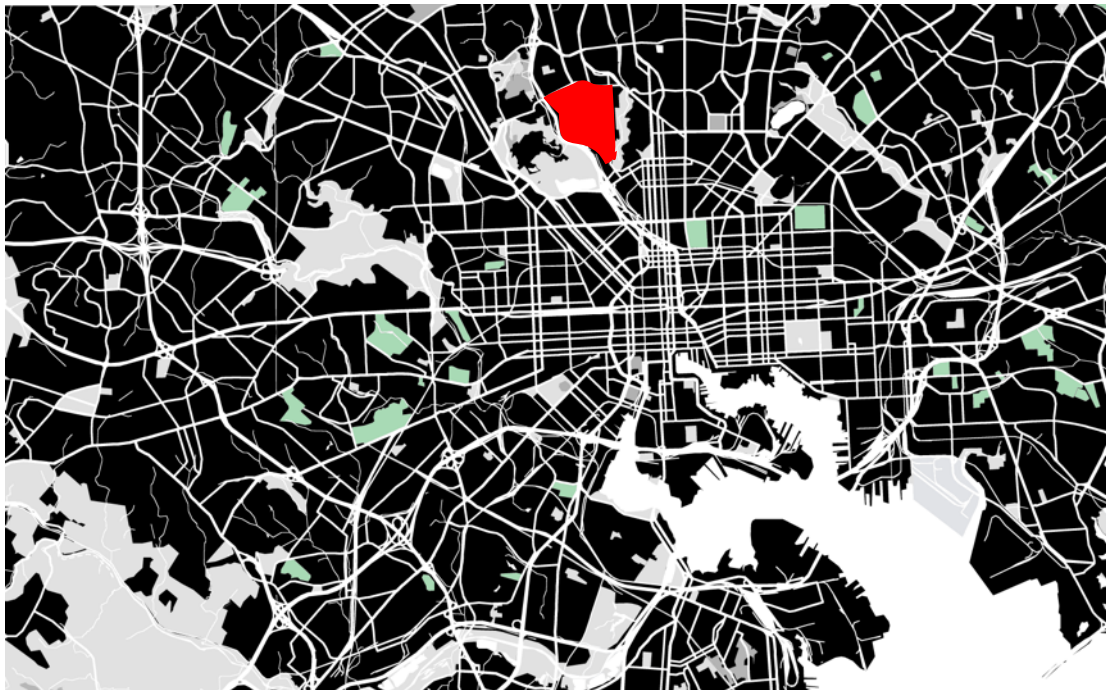


Fig.4, Hampden Relative to Baltimore (source: author's work)

the north with the affluent Roland Park creating a social boundary due to class division. Even as the electric streetcar connected Hampden with the city in 1885, the neighborhood would remain largely homogeneous.¹⁶

New industries would form in the following years and the Woodberry area would become home to Iron foundries, the Noxzema skin cream plant, Stieff Silver factory, the Green Spring Dairy, along with various textile companies¹⁷. In the 1880 census, Hampden was recorded as having a population of 2962 inhabitants.¹⁸ 1888 would see the Woodberry-Hampden area become annexed into Baltimore City.¹⁹ The Woodberry-Hampden area was an industrial powerhouse and at this time it was said that “at least one-half of all the cotton duck used in the world is made at Woodberry.”²⁰

Cotton duck is a heavy weight fabric used in the making of sails, along with other products such as tents and mailbags. It was the use of this fabric in sails that was most significant for the mills. Due to Baltimore’s reliance on clipper ships for trade, quality cotton duck was an important amenity. As the use of steam engines increased, the demand for cotton duck sails declined, affecting the economic stability of these mills. One new market for cotton duck was the canvas window awnings that were gaining popularity in the later part of the 19th century. These awnings would provide shade from the sun in the spring and summer months and could be painted in decorative colors. However, by the mid 20th century, the use of cotton duck for

¹⁶ Chalkley, *Images of America: Hampden-Woodberry*, 77.

¹⁷ *Ibid.*

¹⁸ *Ibid.*

¹⁹ *Ibid.*, 29.

²⁰ Scharf, *History of Baltimore City and County*, 837.

awnings fell out of favor for aluminum which proved to be more durable. Many houses would remove their awnings entirely in the conversion to air conditioning.

The Twentieth Century: A Period of Change

The population of Hampden changed after 1900 with the influx of European immigrants into the U.S. A small community of the immigrants would settle in Hampden, distinct from their Protestant Anglo-Saxon neighbors. Two-thirds of this immigrant population were Jews and one-fifth were Greek.²¹ Due to the mills' practice of not hiring immigrants, these new Hampdenites would make use of their previous business expertise and find work along The Avenue.



Fig. 5 Meadow Mill and surrounding area, 1901 (Source: Baltimore Industry Tours)

²¹ Karen Lewand and D. Randall Beirne, *North Baltimore: From Estate to Development: Baltimore Neighborhoods ; a Community Fact Book* (Baltimore, MD: Baltimore City Department of Planning, 1989), 68.

As the neighborhood continued to develop, the demand for houses would increase. By 1900, the construction industry in Hampden was developing rows of brick houses (see fig. 5). This construction boom shifted the labor demographic so that by 1920, “one third of the male labor force was associated with the construction trades.”²²

The market for cotton duck at the start of the 20th century was problematic for the textile mills, but with the start of World War I, there was a boom in demand. The military had a large need for cotton duck, it being used in tents, cords, and other wares, which would bring “more jobs, longer hours, and higher wages”.²³ The local iron foundry, Poole Foundry, would also see a similar boom. The high profits that the mills were bringing in also meant that they were more likely to give into workers’ demands.²⁴ There would be an increase in striking during this time. The mill workers fought for higher wages, safer working conditions, and less hours. In 1918, the workers of the Mt. Vernon Mills won the right for a 55-hour work week with the ability to refuse overtime work.²⁵

After the end of the war, the mills had to scale back production. The mills did not have the same profits and would not be able to deal with strikers as generously. The strike of 1923 saw the mill owners leverage their ownership of the housing against the mill workers, with several strike leaders being evicted.²⁶ The 1920s became uncertain times for the people of Hampden, with mill owners beginning to

²² Ibid.

²³ Bill Harvey, *The People Is Grass: A History of Hampden-Woodberry, 1802-1945*. (Baltimore, MD: Della Press, 1988), 32.

²⁴ Ibid.

²⁵ Ibid., 34.

²⁶ Ibid., 36.

sell off the company housing and the mills moving some of their production to the south, where labor was cheaper.²⁷ Some of the people of Hampden would turn to the Ku Klux Klan, which would gain a strong hold on the community. With the Great Depression, the 1930s proved to be even more bleak than the decade before for the people of Hampden. Those that weren't laid off from their job at the mills would be working significantly less hours.²⁸

The Second World War would improve the economy in Hampden, with an increase in jobs at the mills, but it was clear that the end of the war would place them in a similar condition as before. The decades following would see the mills and factories close, but other opportunities would arise. The people of Hampden would search for work outside of the Hampden-Woodberry area. Hampden's proximity to the rest of Baltimore meant that the people of Hampden could take advantage of the



Fig. 6, The Avenue, c.1975 (Source: Jenny G, Pinterest)

²⁷ *Ibid.*, 32.

²⁸ *Ibid.*, 39.

post-war boom and opportunities for work in the city. The economic forces that helped develop Hampden were no longer there, but the bonds and kinship among its residents meant that the community would endure.

After the post-war boom, the neighborhood would go into a faster rate of decline. Rather than going to The Avenue, people were choosing to shop and socialize elsewhere as suburban malls and shopping centers popped up around Baltimore. The Avenue was still a hub of community, but it was a shadow of what it once was as people started to move out of the neighborhood. By the 1970s, the theaters, bowling alleys, and neighborhood shops and restaurants were closing, and portions of The Avenue were left vacant (see fig. 6).²⁹ Unemployment would rise and only a quarter of residents would have high school diplomas.³⁰ Drug and alcohol addiction would also plague the people of Hampden.³¹ The world was moving on and people of Hampden were not able to keep up with it. The schools were becoming dilapidated, and attention was not being given to the maintenance of civic structures.³²

²⁹ Hampden Centennial Committee. *Souvenir Book of the Hampden Centennial Celebration, June 5-11, 1988: Historical Data and Program of Events*, (Hampden, Md.: Hampden Centennial Committee, 1988), 13.

³⁰ Jane A. Smith, "Many Changes have Left all-White Hampden Behind." *The Sun (1837-)*, May 31, 1987. <https://www.proquest.com/historical-newspapers/many-changes-have-left-all-white-hampden-behind/docview/1111897435/se-2>.

³¹ Weldon Wallace, "We Live here: Feeling Neglected, Hampden Organized and did Something." *The Sun (1837-)*, Jul 23, 1973. 2, <https://www.proquest.com/historical-newspapers/we-live-here/docview/541305090/se-2>.

³² *Ibid.*

Chapter 2: Character of Present Day Hampden



Fig. 7, The Avenue and Surroundings (Source: google maps)

Development

The residents of Hampden were able to see the decline of their neighborhood and actively combat it. It started with correcting the hazards in the school and once they saw what they could accomplish collectively, the Hampden-Woodberry Community Council was formed to react to the other problems that they were facing, such as the need for a new fire engine and the conditions of the Roosevelt Park Recreation Center.³³ At this time, the Hampden Businessmen's Association would take a larger role in improving the conditions of the Avenue through encouraging the installation of new facades and clean-ups.³⁴ With the help of Mayor William Donald

³³ Ibid.

³⁴ Ibid.

Schaefer, new street lights were installed along The Avenue.³⁵ The Baltimore Department of Social Services opened an office in Hampden to assist with the local drug and alcohol abuse problem and other community organizations would form to assist those in need.³⁶ The Hampden Family Center was one of the significant community organizations to form in this period.

In the late 1980s, the old, functionally obsolete industrial spaces of the Hampden area started to be adapted as workspaces for artists and craftsmen. A new flavor to the Hampden community was starting to develop in the 1990s as artists, young families, middle-class and upper-class professionals, and people of color started to move into the neighborhood.³⁷ Hampden was starting to shed its reputation of bigotry (which it had acquired throughout the twentieth century)³⁸ and was finally developing a level of diversity at the close of the twentieth century. Stephanie Shapiro of the Baltimore Sun wrote in 1995 that Hampden “has become a cheap, convenient and safe destination for gays, artists, new merchants, young families, and even a few African-Americans.”³⁹

The end of the 20th century saw the Avenue become home to a local coffee house, craft shops, and antique stores.⁴⁰ It was recorded in the mid 1990s that within an 18-month period, 17 shops opened along The Avenue, filling in vacancies and

³⁵ Ibid.

³⁶ Ibid.

³⁷ Stephanie Shapiro, Sun Staff, "The Changing Face of Hampden: A Work in Progress: After Decades, the Baltimore Enclave may be Shedding its Reputation as a Bastion of Intolerance," *The Sun (1837-)*, Dec 09, 1995. <https://www.proquest.com/historical-newspapers/changing-face-hampden/docview/2463204428/se-2>.

³⁸ Jane A. Smith, "Many Changes have Left all-White Hampden Behind," *The Sun (1837-)*, May 31, 1987. <https://www.proquest.com/historical-newspapers/many-changes-have-left-all-white-hampden-behind/docview/1111897435/se-2>.

³⁹ Shapiro, "The Changing Face of Hampden," *The Sun (1837-)*, Dec 09, 1995.

⁴⁰ Ibid.

helping to bring back the vibrancy that the main street once had.⁴¹ Establishments such as Frazier’s Lounge and Restaurant, Zissimos Bar, and Falkenhans Hardware, and Griffith’s Tavern, were able to survive the post-war boom era and endure into the 21st century. New establishments would form and become staples of the Hampden neighborhood, such as The Charmery, Atomic Books, and Golden West Café. The cultural shift in Hampden has revitalized The Avenue and it shows in how the architecture is evolving.



Fig. 8, Houses and Businesses along Chestnut Ave., 2022 (photo by author)

⁴¹ Ibid.

Hampden Architecture



Fig. 9, Rowhouses on Falls Road, 2022 (photo by author)

The architectural landscape of Hampden is made up of two- and three-story structures, most of which are brick (see figure 8). Duplexes and Federal style rowhouses line the side-streets, some with small yards in front of them and others with facades that meet directly with the sidewalk. The houses of Hampden are reflective of the traditional housing for Baltimore's middle class. The steps that lead up to the front doors of these rowhouses are usually marble, with some constructed of brick or concrete. Rusticated stone accent many of these rowhouses in their belt coursing, windowsills, and lintels. Most of these stone elements have been painted over in recent years.

The idea of personalization would become important in a neighborhood where the residents lived in houses developed to be uniform in appearance. Some brick houses were always painted, as the brick was fired at a lower heat and slightly more porous, thus requiring an exterior finish to be applied. Others may have elected to paint their house to distinguish it from their neighbors. This is evident when two identical houses, built by the same developers, are side by side, with one showing off the dark brownish-red of its hard-fired brick façade and the other being painted a vibrant color (see fig. 9).

The second quarter of the 20th century saw the introduction of Formstone, a brand of simulated stone masonry that would be clad on these rowhouses, sometimes as an alternative to this painting. Other brands would come about for this cementitious product. Some of these companies would even install plaques in their



Fig. 10, Formstone Plaque on Falls Road residence, 2022 (photo by author)

applied façade, guaranteeing it was genuine “FormStone,” or whatever name they called their product (see fig. 10). For those that had painted houses, the paint would need to be reapplied after a few years for it to maintain a clean appearance.

Formstone provided an alternative, where it would be applied once and last for decades, being cheaper overall. Many residents of Hampden would apply Formstone purely for aesthetic reasons. This cementitious material would be tinted and applied by hand, being carefully sculpted onto the façade by skilled craftsmen to resemble stone. The appearance of this faux stone differed depending on the desires of the client, varying between coursed and uncoursed, rusticated and smooth. The color palette also varied from house to house, some looking more vibrant and fanciful than others. Sometime the original stone lintels would be visible, other times they would be covered over to better match the palette of the applied façade. Currently, people will sometimes paint over the faux stone façade, either in its entirety or in part, accenting the windowsills and lintels.

Formstone became a distinctive feature of Baltimore neighborhoods. Its application served as a sign of homeownership and “an indicator of the health of city neighborhoods in the 1950s and 1960s.”⁴² Mary Ellen Hayward and Charles Belfoure argue in *The Baltimore Rowhouse*, that the removal of Formstone in a neighborhood is a sign that “gentrification was in process.”⁴³

⁴² Mary Ellen Hayward and Charles Belfoure, *The Baltimore Rowhouse* (Princeton architectural Press, 2001), 182.

⁴³ Ibid.

Chapter 3: 1114 West 36th Street

Introduction

The primary means for entering The Avenue is through the intersection of Falls Road and West Thirty-sixth Street. One of the primary elements of this entry point is 1114 West Thirty-sixth Street, a three-story brick building bearing a billboard

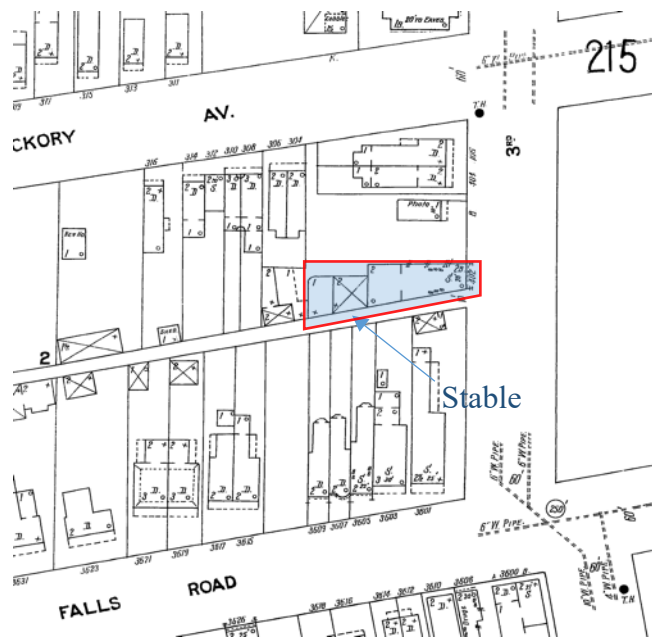


Fig. 11, 1114 W.36th St. with building filling the lot, 1901 (Source: 1901 Sanborn Insurance Map of Baltimore)

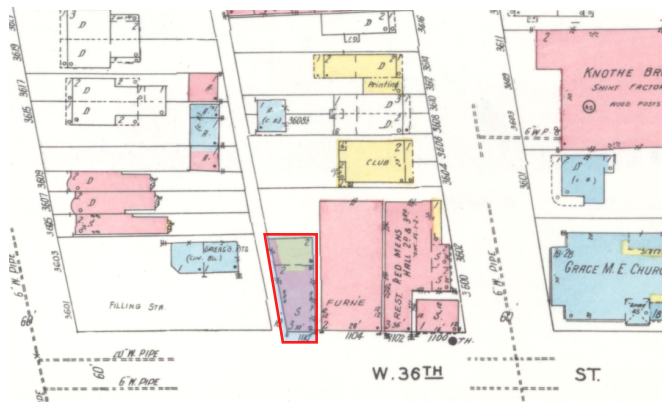


Fig. 12, 1114 W.36th St. at its current configuration, 1953 (Source: 1953 Sanborn Insurance Map of Baltimore)

that faces towards Falls Road and a primary façade that faces the Avenue. The northeast block of the Falls Road/West Thirty-sixth street intersection contains a recessed one-story convenience store and parking lot that fills half the block, leaving the adjacent side wall of

1114 exposed. A ten-foot-wide alley sits between the convenience store parking lot and 1114 West Thirty-sixth Street. This location is currently an underutilized asset, being mostly vacant and in need of

renovation and structural repairs.

This site condition has existed for nearly a century (See fig. 11), with the convenience store location being previously used as a gas station since the middle of the twentieth century (see fig. 12). Originally at the address of 402 Third Avenue, the oldest parts of the structure at 1114 West Thirty-sixth Street property date to the last quarter of the nineteenth century (see fig. 13). The appearance of cut steel nails in wooden beams within a portion of the building dates the front portion of the building as pre-1890. (see fig. 15). The building was constructed at a time when Hampden was going through a period of expansion. The population was increasing, and the residents were making a stable living working in the mills and factories in Woodberry.

The 1901-1902 Sanborn Fire Insurance Map of Baltimore City shows that the building on the property had already been built up to have five separate additions, each attaching to the rear of the previous and that the first front portion was only two stories tall at this time. The building filled all the asymmetrical trapezoid shaped plot

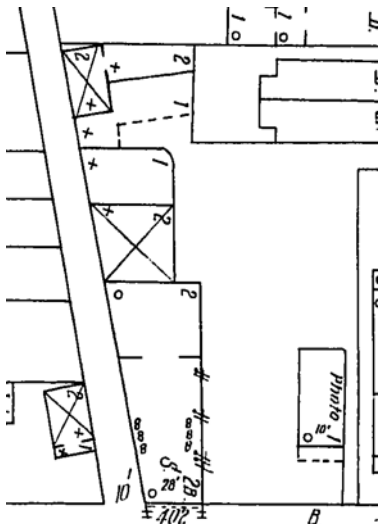


Fig. 13, enlargement of 1901 Sanborn Map, showing 1114 W.36th St when it was 402 3rd Avenue (Source: 1901 Sanborn Insurance Map of Baltimore)

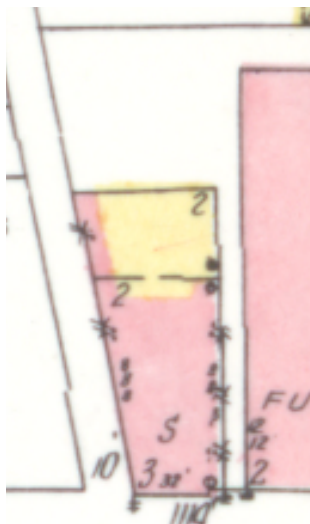


Fig. 14, 1114 W.36th St in 1953 with an additional floor and a height of 32' (Source: 1953 Sanborn Insurance Map of Baltimore)



Fig. 15, Pre-1890 cut nails in wood beam, December, 2022 (Source: photo by author)

and even onto a city-owned alley. Sometime before 1953, the third story was added to the street-facing component (See fig. 14).



Fig. 16, Main facade of 1114 W. 36th St., October 2022 (photo by author)

Exterior

Since its first iteration, the building was three bays wide, with the fenestration being spaced at irregular intervals (See fig. 16). The brick is laid in a running bond, with rowlock bricks forming windowsills. The second story windows are hooded with rowlock bricks. Angled bricks are placed as a decorative accent on the upper floors.

The lower floor is composed of a central door flanked by two windows with fixed glazing. These two window openings consist of a segmental arch (filled in with fan lites) above a square. This brick façade of the first floor is infill between two brick piers, the structure previously having a glazed storefront of the first floor until the 1970s. In recent years, this first floor of brick has been painted white.

One brick step leads up to this entry door and a shingled overhang roof covers this entry condition. Concrete blocks of non-standard size are applied to the base on each end of the first-floor facade. A bracketed sheet metal cornice crowns the flat-roof structure.

The west side of the building (see fig. 17), which faces onto Falls Road, is composed of brick laid in a five-to-one common bond. This brick pattern can be seen on the north three-quarters of the structure, with the last portion having been covered



Fig. 17, 1114 W. 36th Street, Western Elevation, October 2022 (photo by author)



Fig. 18, East side of the building, looking north, November 2022 (photo by Author)



Fig. 19, Rear of building, November 2022 (photo by author)

over in stucco. The building goes from three stories on the front half to two stories on the second half. Of what can be seen of the foundation, it appears to be constructed of unhewn stone and brick.

There is an egress door on the first floor and many of the windows have been bricked over on the second floor. Two windows at the end of the second floor have been boarded over. The third floor has five windows on the back half of the building, and one window closer to the front. It

is most likely that the billboard on the building covers some original windows on the third floor, but they have long since been filled in. A stepped parapet can be seen going down the first three portions of the building, with the last portion being covered in a front-facing gable roof. Tubes (that house various utilities) span across the building, connecting to the billboard and flowing into the brick.

The east side has lower visibility, with there being a five-foot gap between it and the neighboring structure (see fig. 18). The ground is higher in this space between buildings, having three concrete steps leading up to it. The first three portions of the building are constructed of brick, with a wood frame making up the last addition. There are two doors on this side and a steel fire stair that connect to the windows closest to the front.

The rear of the building lacks fenestration, being completely clad in asphalt shingle and constructed of wood frame (see fig. 19). It is possible that windows were once on this side, but later covered over by siding. Utility lines and a box housing utility equipment is the only element applied to the rear. The rear thirty feet of the property is empty land, with a lumber retaining wall that provides a boundary line between the property and Cash Alley (the neighboring alleyway). The 1901-1902 Sanborn Map shows that this part of the property held a small one-story fifth addition and a two-story stable, but these were removed by the time the property was recorded in the 1953 Sanborn Fire Insurance Map of Baltimore City (see figure 13 and figure 14). The small one-story addition was constructed over the property line and onto what is now a city owned alley.

Originally there was a basement to the property, as denoted by the 1901-1902 Sanborn Map and by irregularities in the brickwork on the western elevation. The building was constructed when Hampden still had dirt roads (see fig. 20), so it is possible that when the roads were paved in the 1930s⁴⁴ the basement began flooding

⁴⁴ Chalkley, *Hampden-Woodberry*, 59,63.



with the increase of impermeable surfaces in the neighborhood. By the time the property was recorded in the 1953 Sanborn Map it did not have a basement, meaning it was either sealed off or filled in.

Fig. 20, Hickory Street, north of 38th Street, 1933 (Source: Maryland Historical Society)

Interior

The building at 1114 West Thirty-sixth Street is currently divided into two distinct parts; a commercial space that occupies the first three quarters of the first floor and the rest of the first floor and two above floors are residential in nature, previously used as apartments. There is currently no means of egress between the commercial and residential.

The commercial space of the building is arranged with a public space in the front and private in the rear, with rooms in the rear that are connected by a central hallway that leads from the public space (see fig. 21a). There was once a first-floor passage between the commercial and residential portions of the property, but this was sealed up at some point (see fig. 21a and 22). A door remains from this on the residential side of the building.

The residential portion of the building can be entered through one of the eastern side doors. The rear of the first floor has been largely gutted, with wood frame and brick exposed. Painted brick marks the previous location of a staircase and remnants of plaster sprinkle the walls. Two brick piers stand in the middle of the floor

to support the floor above. Between them are remnants of an earlier brick chimney for a stove.



Fig. 21a, Existing First Floor Plan, 2023 (Source: authors work)

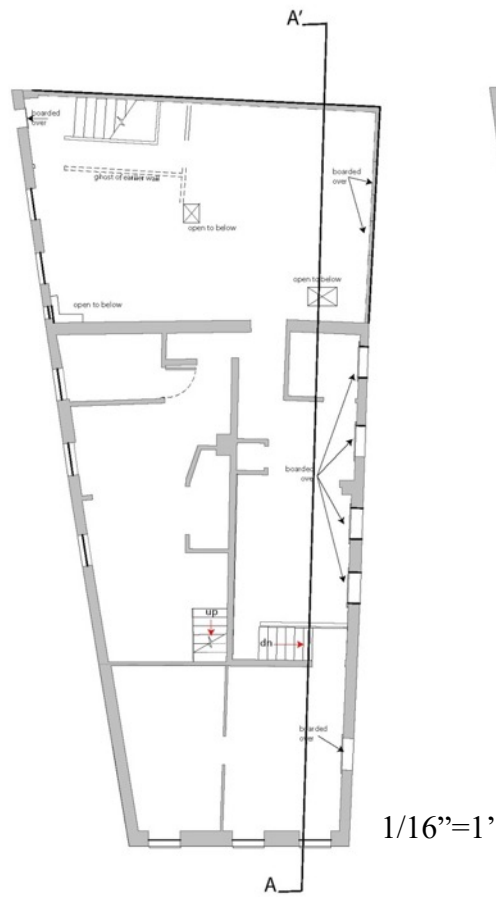


Fig. 21b, Existing Second Floor Plan, 2023
(Source: authors work)

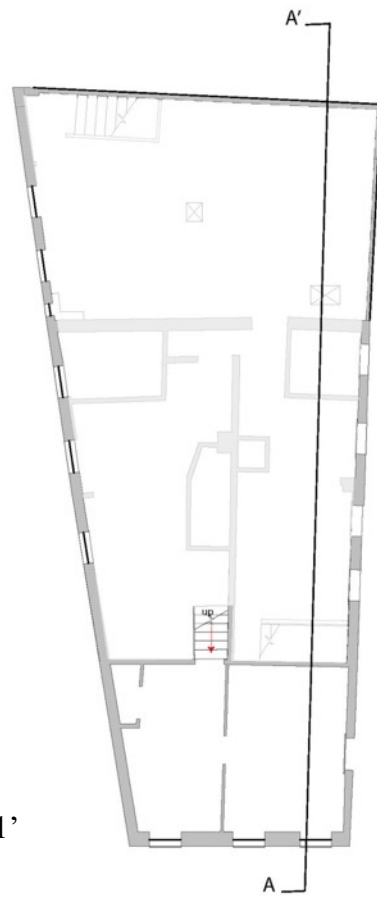


Fig. 21c, Existing Third Floor Plan, 2023
(Source: authors work)



Fig. 21d, Longitudinal Section of Existing Structure, 2023 (Source: authors work)



Fig.22, Sealed passage between the residential and commercial space, November 2022 (photo from author)



Fig.23, Second floor interior, rear portion of building, with wall finishes peeling off, November 2022 (photo by author)

A simple set of stairs with steel tube railing lead up to the second floor (see fig. 21b and 21d). This second floor shows elements of domesticity, as the various layers of wallpaper can be seen when first entered (see fig. 23). The exposed timber frame can be seen connecting into the older brick wall of the previous addition here. Wood studs and remnants of wall hint at how this end portion of the building was once divided,



Fig. 24, Second floor of 1114 W. 36th St. with doorway having been carved out of existing brick wall in foreground; exposed wood stud wall on rear of the property in background, 2022 (photo from author)

but it is not clear how the rooms were integrated into apartment units. It may be that this space had been split into two studio apartments. Concrete has been roughly applied to the older brick wall to secure the cracks that had formed through it. A doorway has been carved out of the brick wall to lead to more apartments (see fig. 24). On the other side of the brick wall a stud wall spans longitudinally through the second floor and splits it into two distinct units on the east and west sides of the building. Both units have bathrooms close to their entrances, though the eastern unit no longer bears any fixtures. The apartments open onto large rooms, possibly former living rooms. The western unit has kitchen cabinets and a sink at the northern end of this large room and the eastern unit is left without any such furnishings. Both units have closets for water heater closets. The middle of this space was once split by a brick wall that had previously been the rear of the building before the third addition was constructed. There remains a span of brick that had become engaged piers. Both spaces contain a flight of steps at the south end.

The stairs on the east descend to a bedroom, located four-and-a-half feet below the level of the rest of the second floor. The original floorboards of the second floor can be seen in the cavity below the current floor, showing a drop ceiling that was placed below it.

The stairs on the western unit, at the southern end of the living room lead up to a third-floor bedroom (see. Fig. 21c). These bedrooms on the front of the building connect to smaller rooms that dead end; it is likely that these were children's rooms or nurseries.

Historic Use and Inhabitants

It is possible that Hampden was not yet connected to the city by streetcar when the building was constructed, making it a key commercial asset for the community in a time when there was a limited number of shops that residents could easily access. The earliest documentation of this structure is an advertisement from July of 1894 in *The Baltimore Sun* that stated that the building was being rented out by John D. Todd as a “store and dwelling” with “the best stand in the neighborhood for any kind of business.”⁴⁵ This statement expressing the commercial significance of the Avenue and its intersection with Falls Road. It is likely that it became a grocery soon after, as an advertisement in *The Sun* was placed by Edward O. Davis in November of 1899 for his grocery store at this location. He was there for at least another year, having been mentioned as residing at 402 Third Avenue when applying for a marriage license for James Milton Massicott and Margaret A Cross in November of 1900.⁴⁶

The next business to operate from this location would be R. Hicks & Bro., a “groceries and provisions” store that was run by Robert Ricks and Charles Ricks.⁴⁷ At this time, the 1901-1902 Sanborn Map records the property as having a basement (which was filled in sometime later). The contents of this business were sold at auction in September of 1902.⁴⁸ A horse and two wagons were listed as part of this

⁴⁵ "Classified Ad 15 -- no Title," *The Sun (1837-)*, Jul 21, 1894, <https://www.proquest.com/historical-newspapers/classified-ad-15-no-title/docview/535571995/se-2>.

⁴⁶ "Other 16 -- no Title," *The Sun (1837-)*, Nov 27, 1900, <https://www.proquest.com/historical-newspapers/other-16-no-title/docview/536295982/se-2>.

⁴⁷ "LEAVES ALL TO CHARITY," *The Sun (1837-)*, Aug 20, 1902, <https://www.proquest.com/historical-newspapers/leaves-all-charity/docview/536552498/se-2>.

⁴⁸ "Display Ad 18 -- no Title," *The Sun (1837-)*, Sep 01, 1902, <https://www.proquest.com/historical-newspapers/display-ad-18-no-title/docview/536578566/se-2>.

sale.⁴⁹ This mention of a horse and wagons show the active use of the stable at this time and help to provide a glimpse into the previous character of Hampden, where animals could be residing on the small city lots. After the building was used by R. Hicks and Bro, it was used for the offices of the Hampden Transfer Company in the first decade of the twentieth century.⁵⁰

There are less records about the people who were residing at this property in its early years. Due to the small size of the apartments, it was ideal housing for young couples, bachelors, widows, but not families. A 1902 marriage announcement in the Baltimore Sun informs that a Bertha May Hammond (18) was living in this building when she married Edgar (19) Decker and that the two continued to live here after their marriage.⁵¹ A George W. Lyson was recorded living here in a March 1910 article in *The Sun*.⁵² Samuel Greenbaum was recorded as living at 1114 West Thirty-sixth street when he was hit by a car in June of 1916.⁵³ It is possible that his name was misspelled and the article was reporting on a Samuel Greenberg, a resident mentioned in a 1923 advertisement.

⁴⁹ Ibid.

⁵⁰ "Classified Ad 16 -- no Title," *The Sun (1837-)*, Aug 21, 1909, <https://www.proquest.com/historical-newspapers/classified-ad-16-no-title/docview/534330002/se-2>.

⁵¹ "Marriage Announcement 2 -- no Title," *The Sun (1837-)*, Mar 17, 1902, <https://www.proquest.com/historical-newspapers/marriage-announcement-2-no-title/docview/536524057/se-2>.

⁵² "MR. CARR'S NEIGHBORS SPEAK: THEY HOPE HE WILL SIDE WITH THEM AGAINST MONOPOLY," *The Sun (1837-)*, Mar 07, 1910, <https://www.proquest.com/historical-newspapers/mr-carrs-neighbors-speak/docview/538858307/se-2>.

⁵³ "MAN RUN DOWN BY AUTO: SAMUEL GREENBAUM HURT BY MACHINE OF CHINAMAN, WHO WAS ACCOMPANIED BY WOMAN," *The Sun (1837-)*, Jun 28, 1916, <https://www.proquest.com/historical-newspapers/man-run-down-auto/docview/542547134/se-2>.

The property was advertised for rent in July of 1923 as a “store with or without dwelling, in the heart of Hampden’s Business Section,”⁵⁴ by Samuel Greenberg.⁵⁵ The property was soon rented out to Your Quality Meat Market, Inc., but a year later, in July of 1924, the assets of the company were sold at public auction.⁵⁶

It is unknown if any businesses occupied the property after the meat market closed in 1924, but due to the economic decline that Hampden was experiencing, it is possible that the commercial portion of the property remained vacant until the 1940s. The next documentation of the properties commercial use would be as David’s Jewelers in 1948.⁵⁷ It would continue to be used as a jewelry store for several more years, with advertisements for a sales position being posted in *The Sun* into 1952.⁵⁸

In 1953 an advertisement in *The Sun* told of the store space being vacant again.⁵⁹ This space would next be used by a lawyer named Harold Mitnick, for tax services.⁶⁰ Mitnick placed an advertisement in *The Sun* in 1955 looking for a law or accounting student to intern for an attorney and accountant on tax forms at “The Tax Center,” located at 1114 West thirty-sixth street.⁶¹ By 1960 The Tax Center was no

⁵⁴ "Classified Ad 14 -- no Title," *The Sun (1837-)*, Jul 06, 1923, <https://www.proquest.com/historical-newspapers/classified-ad-14-no-title/docview/544315068/se-2>.

⁵⁵ "Classified Ad 16 -- no Title," *The Sun (1837-)*, Jul 20, 1924, <https://www.proquest.com/historical-newspapers/classified-ad-16-no-title/docview/544138073/se-2>.

⁵⁶ Ibid.

⁵⁷ "Classified ad 7 -- no title," *The Sun (1837-)*, October 30, 1948), Retrieved from <https://www.proquest.com/historical-newspapers/classified-ad-7-no-title/docview/541929196/se-2>.

⁵⁸ "Display Ad 113 -- no Title," *The Sun (1837-)*, May 04, 1952, <https://www.proquest.com/historical-newspapers/display-ad-113-no-title/docview/541740413/se-2>.

⁵⁹ "Classified Ad 5 -- no Title," *The Sun (1837-)*, Feb 09, 1953, <https://www.proquest.com/historical-newspapers/classified-ad-5-no-title/docview/538111283/se-2>.

⁶⁰ "Classified ad 33 -- no title," *The Sun (1837-)* July 20, 1958, Retrieved from <https://www.proquest.com/historical-newspapers/classified-ad-33-no-title/docview/540402687/se-2>

⁶¹ "Classified Ad 4 -- no Title," *The Sun (1837-)*, Mar 05, 1955, <https://www.proquest.com/historical-newspapers/classified-ad-4-no-title/docview/541584729/se-2>.

longer there and a Mary Carter Paint Factory store was promoting their paints from this location.⁶² It would be used as a paint store for at least two more years, with the store placing an advertisement in *The Sun* in October 1962.⁶³ The property would become the location of Jerry's TVs, a television repair specialist, in the 1960s.⁶⁴

The improvements that were made to the building were described when an apartment unit was advertised in *The Sun* in 1956.⁶⁵ The advertisement described the second-floor apartment as having four rooms, gas heat, gas range, and a private bath, at the cost of \$50 a month.⁶⁶ The residents of 1114 West Thirty-sixth Street tended to be older, with a few of them, such as Maggie L Canapp (nee Craig), John W. Canapp,



Fig.25, View of the Avenue, c.1956 (source: Facebook); Bernstein Furniture on left and 1114 W. 36th Street in the foreground.

⁶² "Display Ad 27 -- no Title," *The Sun* (1837-), Apr 28, 1960, <https://www.proquest.com/historical-newspapers/display-ad-27-no-title/docview/542334010/se-2>.

⁶³ "Classified Ad 9 -- no Title," *The Sun* (1837-), Oct 19, 1962, <https://www.proquest.com/historical-newspapers/classified-ad-9-no-title/docview/540281963/se-2>.

⁶⁴ "Classified Ad 9 -- no Title," *The Sun* (1837-), Sep 02, 1963, <https://www.proquest.com/historical-newspapers/classified-ad-9-no-title/docview/533952428/se-2>.

"Classified Ad 12 -- no Title," *The Sun* (1837-), Jan 19, 1966, <https://www.proquest.com/historical-newspapers/classified-ad-12-no-title/docview/539636094/se-2>.

⁶⁵ "Classified ad 13 -- no title," (1956, Nov 21). *The Sun* (1837-) Retrieved from <https://www.proquest.com/historical-newspapers/classified-ad-13-no-title/docview/540960437/se-2>

⁶⁶ Ibid.

and Viola K. Shaffer (nee Wolf), having obituaries that placed this location as their place of residence.⁶⁷

Bernstein Ownership

In 1971, 1114 West Thirty-sixth street was put up for auction, being described as: “Improved by a 2-story brick property containing store and apartment on 1st floor, and apartment on each of the 2nd & 3rd floors.”⁶⁸ This property was purchased by Isidore and Ethel Bernstein (great-grandparents of the author). The Bernsteins owned a furniture store next-door at 1104 West Thirty-sixth street and had been in the Hampden neighborhood since the early 1930s (see fig. 25). An advertisement for Zenith radios shows that they were in business in Hampden at least since 1934.⁶⁹

The Bernsteins’ eldest son, Melvin, was an attorney and had been running his law practice out of an office located within Bernstein Furniture. Bernstein moved his office into 1114 soon after it was purchased and had the first-floor glazed store-front entry replaced with its current brick façade to provide a higher level of privacy to the office’s waiting room. The apartments continued to have residents there through the rest of the 1970s, but as the economic conditions of Hampden began to decline, they started to sit vacant. By the mid-1980s, no one was living there. The development of garden apartments and tall apartments for the elderly towards the north of Hampden in the post-war years would have made the apartments at 1114 less desirable. The

⁶⁷ "DEATHS," *The Sun* (1837-), Sep 10, 1950, <https://www.proquest.com/historical-newspapers/deaths/docview/539008136/se-2>; "DEATHS," *The Sun* (1837-), Jan 04, 1955, <https://www.proquest.com/historical-newspapers/deaths/docview/536846828/se-2>; "Display Ad 69 -- no Title." *The Sun* (1837-), Jun 10, 1968, <https://www.proquest.com/historical-newspapers/display-ad-69-no-title/docview/539355633/se-2>.

⁶⁸ "Classified Ad 51 – no Title," *The Sun* (1837-), August 29, 1971.

⁶⁹ "Display Ad 63 – No Title," *The Sun* (1837-), October 31, 1934.

apartments at 1114 had previously appealed to the elderly, who would have wanted to be closer to the center of town. The new apartments would provide additional accommodations, such as elevators that would be appealing to an older demographic. The Avenue was declining as an economic and social hub in the 70s and the job opportunities were elsewhere, so young adults would not have found the location that appealing either. The vacant apartments at 1114 would attract vandalism and squatters, falling into disrepair in their neglect.

Despite the decline of the neighborhood, Melvin stayed and worked for the low-income residents of his community. He could have moved his office to a more economically stable location or found work in another law office, but his community was more important than profits. It was his honesty, humility, and dedication to his work that made him a respected member of the community. Melvin Bernstein would run his law practice out of this office for over forty years. After Melvin Bernstein's retirement in the mid 2010s, the office at 1114 West 36th Street was rented out, being converted into Hotwax, a waxing salon. The apartments above have stayed vacant to this day.

Chapter 4: Hampden Community and Culture

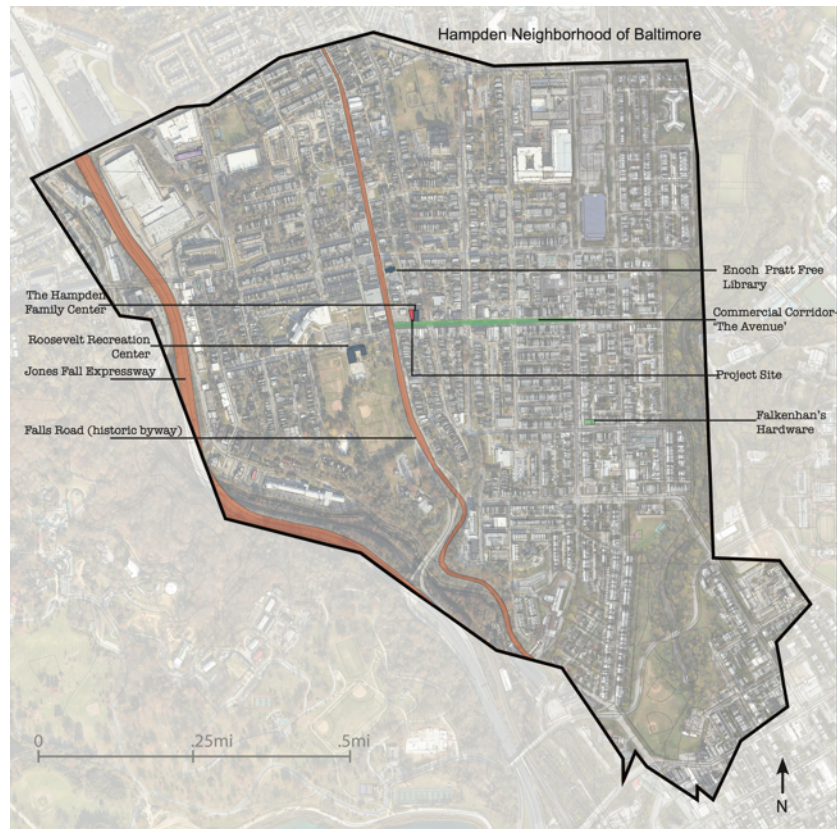


Fig.26, Key Features of Hampden (source: author's work)

Introduction

The community of Hampden can be seen manifested in the neighborhood structures, organizations, and annual events. In the immediate vicinity of 1114 West 36th Street are several important community assets and organizations. Sitting next door to it is the Hampden Family Center and one of the lots that adjoin it houses the local branch of the American Legion. On the other side of Falls Road is the Roosevelt Park, which houses the Roosevelt Recreation Center, the local community pool, and the Skatepark of Baltimore. Hampden has various annual community celebrations that take place on the Avenue, right outside of 1114 West 36th Street that bring in visitors from all over the city and even out of state.



Fig.27, Children at the afterschool program at the Hampden Family Center, C.2020 (Source: Hampden Family Center Facebook Page)

Community Centers

The Hampden Family Center (1104 West 36th Street)

The Hampden Family Center was founded in 1995 by local business owners, residents, the local Kiwanis Club, and the Junior League of Baltimore as a facility to assist in the challenges that Hampden Families were (and still are) facing.⁷⁰ The Hampden community was dealing with social problems such as prostitution, alcoholism, a high-rate of teenage pregnancy, and a high-rate of school dropouts.⁷¹ Located on the Avenue, in what had previously been Bernstein Furniture Store, the Center created after-school programs, babysitting classes for teens, computer software classes, offered immunizations, a summer arts programs, and hosted Alcoholics Anonymous meetings within its first year.⁷² The Family Center would continue to develop and expand their community programs to include various weekly

⁷⁰ JOAN JACOBSON, "Center Revitalizes Hampden: Hub: From Computer Classes to a Children's Art Program, the Community Facility Offers Activities to Strengthen Families in the Neighborhood." *The Sun (1837-)*, Aug 20, 1996, <https://www.proquest.com/historical-newspapers/center-revitalizes-hampden/docview/2610866276/se-2>.

⁷¹ Ibid.

⁷² Ibid.

health and wellness activities for adults, various support groups, and partnering with other entities to help the residents of the Hampden neighborhood. The afterschool enrichment programs are for children in grades one through six (see fig. 27). The Hampden Family Center has also served as a meeting place, being used for fundraising events and as the location for the Hampden Village Merchants Association’s monthly meetings before the outbreak of COVID19.⁷³

Roosevelt Park (1221 W. 36th Street)

Dating back to the early twentieth century and originally called ‘West Park,’⁷⁴ Roosevelt Park is one of the main recreational spaces in Hampden. The recreation center on the park was opened in 1911 and the park became part of the Baltimore City Recreation and Parks system in 1919.⁷⁵ It was in 1920 that the park was renamed as



Roosevelt Park in honor of Theodore Roosevelt. The park has amenities that include a playground, basketball court, four ballfields, two athletic fields, skatepark, outdoor pool, kiddie pool, pool house,

Fig. 28., Skateboarders at the Skate Park of Baltimore in Roosevelt Park, 2017 (source: Baltimore Magazine)

⁷³ “Become a Member,” Hampden Merchants, accessed December 11, 2022, <https://www.hampdenmerchants.com/becomeamember>.

⁷⁴ Mahan Raykiel Associates, “Roosevelt Park Master Plan,” (Baltimore City , February 18, 2004). https://bcrp.baltimorecity.gov/sites/default/files/Roosevelt%20Master%20Plan_0.pdf

⁷⁵ “Roosevelt Park,” Department of Recreation & Parks, March 10, 2021, <https://bcrp.baltimorecity.gov/parks/roosevelt>.

recreation center, restrooms, pavilions, and a community park. These resources allow for a large range of activities for a broad demographic. The skate park is one of the most notable recent additions to the park, being a feature that sets this park apart from the other Baltimore parks (see fig. 28). The entrance to the park, at the corner of Falls and West Thirty-sixth Street has been reconfigured in recent years into the shape of a terraced amphitheater, facilitating in the gathering of people at this corner. The Roosevelt Park Recreation center also offers after school programs for Elementary and Middle School children.⁷⁶ The recreation center at Roosevelt Park once housed such craft activities of needlepoint and ceramics in the 1980s, but these activities no longer appear to occur there.⁷⁷ Until the outbreak of Covid19, the Roosevelt Park Rec Center was where the Hampden Community Council held their monthly meetings.⁷⁸

The Roosevelt Recreation Center was a point of tension between the newer residents and the historic residents of Hampden when a proposal to add new programs to the recreation center was brought forth in 2007 by Baltimore City's Department of Recreation and Parks and the Hampden Family Center. The members of the community resisted any change, "seeing only drawback, decrying the plan as a takeover of the facility."⁷⁹ One resident went as far as to describe the situation as "We're being invaded" and that the people of Hampden "already use all the space

⁷⁶ "After School Program - Roosevelt Recreation," Google Sites: Sign-in, accessed November 13, 2022, <https://sites.google.com/site/rooseveltrecreation/after-school-program-2>.

⁷⁷ Hampden Centennial Committee, *Souvenir Book of the Hampden Centennial Celebration, June 5-11, 1988 : Historical Data and Program of Events*. Hampden, Md.: Hampden Centennial Committee, 1988, 9.

⁷⁸ "Newsletters," Hampden Community Council (Hampden Community Council), accessed December 11, 2022, <https://hampdencc.wixsite.com/hampden-happenings/newsletters-meeting-minutes>.

⁷⁹ Nicole Fuller, "HAMPDEN RECREATION CENTER PLAN IS DERAILED: [FINAL EDITION]." *The Sun*, Feb 24, 2007. <https://www.proquest.com/newspapers/hampden-recreation-center-plan-is-derailed/docview/406147004/se-2>.

[within the rec center].”⁸⁰ With the high level of opposition from the residents, the Hampden Family Center rescinded the proposal.



Fig.29, Enoch Pratt Free Library - Hampden Branch, 2021 (source: Enoch Pratt Free Library)

Enoch Pratt Free Library – Hampden Branch (3641 Falls Road)

Located on Falls Road, about a block from 1114 West 36th Street is the Hampden Branch of the Enoch Pratt Free Library (see fig. 29). This library was built by Robert Poole, owner of the Poole Iron Foundry, 1900 as a branch of the Enoch Pratt Free Library.⁸¹ This library replaced the Woodberry Free Reading Room and Circulating Library that he, along with other members of the community, had established in 1885.⁸² The library hosts weekly children’s reading programs and

⁸⁰ Quoted in Nicole Fuller, "HAMPDEN RECREATION CENTER PLAN IS DERAILED," *The Sun*, Feb 24, 2007.

⁸¹ Hampden Centennial Committee. *Souvenir Book of the Hampden Centennial Celebration, June 5-11, 1988*, 13.

⁸² *Ibid.*

provides a computer and internet resources for the community.⁸³ Recent renovations to the library have provided it with a meeting room,⁸⁴ which is used for such community functions as the monthly meetings of the Hampden Community Council.⁸⁵

Celebrations

HONfest

Every June is the Hampden celebration of HONfest, a festival that honors the stereotypical working-class women of Baltimore. Named after the colloquial term of endearment ‘hon,’ (an abbreviation of ‘honey’) that is a distinct feature of Baltimore vocabulary, it is a celebration of Baltimore culture. This annual celebration developed in the 1990s as a “‘Baltimore’s Best Hon Pageant,” and growing in the early 2000s into “a nationally recognized festival that covers four city blocks along” the Avenue.⁸⁶ People attend this festival adorned in traditional elements worn by Baltimore women in the 1960s (and onward) such as cat-eye glasses, boas, beehive hairdos, leopard-print clothing, and brightly colored clothing. This festival, which

⁸³ Kat Feuerstein, “Services -More,” Hampden Village Merchants Association (Hampden Village Merchants Association , September 19, 2022), <https://www.hampdenmerchants.com/merchants/blog-post-two-h35nk-la4dh-6rbpe-st34s>.

⁸⁴ “Location History,” Enoch Pratt Free Library, accessed December 12, 2022, <https://www.prattlibrary.org/about-us/history/location-history>.

⁸⁵ “Home,” Hampden Community Council (Hampden Community Council), accessed December 12, 2022, <https://hampdencc.wixsite.com/hampden-happenings/home>.

⁸⁶ “History of HONfest,” HONfest, June 9, 2022, <http://honfest.net/honfest-history/>; “About Honfest,” Honfest, June 9, 2022, <http://honfest.net/about-honfest/>.

features various live music, street food, and local artists selling their work, attracts people from all over the state and surrounding region.

Hampdenfest

Hampden culture can best be seen in the September celebration of Hampdenfest. This annual festival on the Avenue has been arranged by the Hampden Village Merchant's Association for over three decades.⁸⁷ Like Honfest, Hampdenfest features live music, street food and local artists, but the events of Hampdenfest, such as pie eating contests and toilet bowl races,⁸⁸ attract a different crowd with a greater number of Hampdenites in attendance.

Taste of Hampden

One of the private events held in Hampden is the "Taste of Hampden" fundraiser for the Hampden Family Center. This annual event takes place every October and showcases the cuisine of the Hampden neighborhood. Local bars and restaurants donate time and food to provide samplings for the event. Historically it was hosted from the Hampden Family Center, but attendance has gotten so large in recent years that they started hosting it out of larger venues within the Hampden-Woodberry Neighborhood.

⁸⁷ Kilar, Steve. "All about all Things Hampden: Hampdenfest Brings Out the Sun and the Neighbors." *The Baltimore Sun*, Sep 11, 2011. <https://www.proquest.com/newspapers/all-about-things-hampden/docview/888296316/se-2>.

⁸⁸ "HAPPENINGS." *The Baltimore Sun*, Sep 16, 2016. <https://www.proquest.com/newspapers/happenings/docview/1820009688/se-2>.



Fig. 30., "The Making of Miracle on 34th Street," Robert Hamilton, 2013 (Baltimore Sun: The Darkroom)

Miracle on 34th Street

Since the mid-twentieth century, the residents of Hampden's seven-hundred block of West 34th Street have been annually creating a holiday lights display known as 'Miracle on 34th Street.' This is a semi-collaborative display that begins in late November and lasts until New Year's Day. Most (if not every) house on the block is fully decorated with lights and ornamentation. Strands of lights span from houses on one side of the block to the other, hanging over the street. Some residents incorporate the light displays into the interiors of their house, welcoming pedestrians to go inside and view them. These holiday displays are not just store-bought decorations, but many residents craft their own decorations, creating notable features that are closer to art installations. For several decades the Hubcap Christmas trees by local artist (and

resident) Jim Pollock have become a staple of 34th street (See fig 30). Other displays are novel and created just for the season, such as the 2021 minimalist nativity scene constructed out of various painted doors. This celebration brings in people from outside of Maryland and has gained national attention through appearing on television shows, such as NBC's Today Show.⁸⁹

Mayor's Christmas Parade

Miracle on 34th Street is just the start of Hampden's holiday celebrations. On the first Sunday of December the neighborhood of Hampden hosts the Mayor's Christmas Parade, a parade that has been reported as being the largest Christmas parade in the state.⁹⁰ It has been an annual celebration since 1973 and involves "massive balloons, school marching bands, dance teams and community groups."⁹¹ It is an event that draw tens of thousands of people and lasts for several hours. The parade route goes through West Cold Spring Lane, Falls Road, West Thirty-Sixth Street, Chestnut Avenue, and ends in West Thirty-seventh Street.⁹² As the name of the parade suggests, it is attended by the Mayor of Baltimore City along with a host of other local and state politicians.⁹³

⁸⁹ Lisa Robinson, "Baltimore's Holiday Tradition Miracle on 34th Street Celebrated on National Stage," WBAL, December 7, 2022. <https://www.wbaltv.com/article/miracle-on-34th-street-hampden-baltimore-city/42171480>.

⁹⁰ Lilly Price, "They Tried to Cancel My Parade," *The Baltimore Sun*, December 5, 2022, 3.

⁹¹ Ibid.

⁹² Ibid.

⁹³ Ibid.

Current State of Community

Currently the neighborhood of Hampden has a social divide between the historic residents, whose families have been there for generations, and the newcomers, a demographic that consists of artists, young professionals, and young families. Both groups value the sense of community that they have in Hampden, but they have remained as separate communities within the same neighborhood.⁹⁴ In 2019, it was estimated that approximately 53.2% of the population of Hampden consists of people who were born in the state.⁹⁵ Of these people it is unknown how many were born in Hampden, so it can be assumed that the historic residents of Hampden currently make up the minority.

The Hampden Family Center helped to create some level of integration between the new and long-time residents. One of the early executive directors, Steve Vassor, is a person of color and the volunteers at the center have become more diverse since its start.⁹⁶ The majority of the people who created the center were not historic residents of Hampden, but either entities that existed outside the neighborhood, such as the Junior League, or local business owners, did not necessarily live inside the neighborhood.⁹⁷ While the mission of the Family Center

⁹⁴ Robert C Chidester, "CLASS, COMMUNITY, AND MATERIALITY IN A BLUE-COLLAR BALTIMORE NEIGHBORHOOD: AN ARCHAEOLOGY OF HAMPDEN-WOODBERRY," (dissertation, 2009),

https://deepblue.lib.umich.edu/bitstream/handle/2027.42/63862/rchidest_1.pdf?sequence=1.

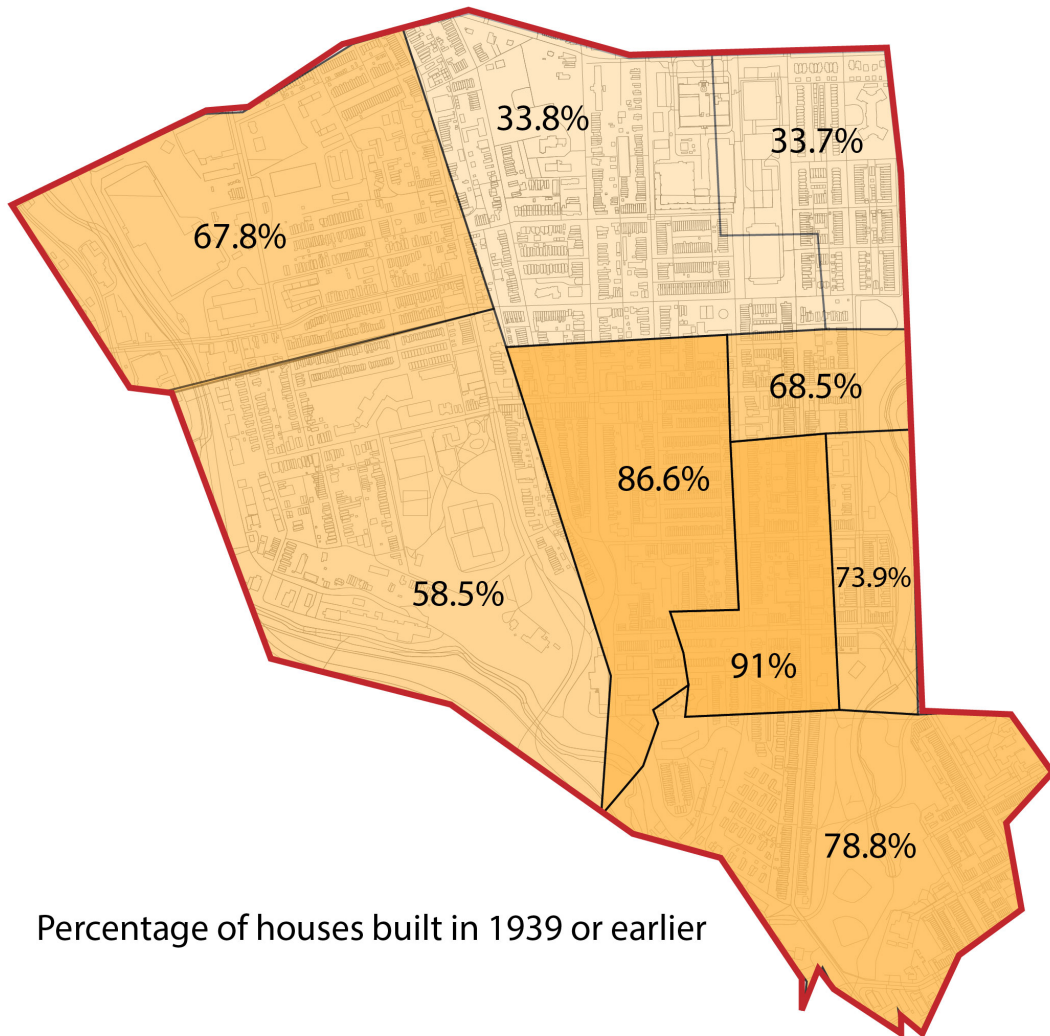
⁹⁵ "Hampden Neighborhood in Baltimore, Maryland (MD), 21211 Detailed Profile," Hampden neighborhood in Baltimore, Maryland (MD), 21211 subdivision profile - real estate, apartments, condos, homes, community, population, jobs, income, streets, accessed November 13, 2022, <https://www.city-data.com/neighborhood/Hampden-Baltimore-MD.html>.

⁹⁶ Lynn Anderson, "New Figure in Hampden Aims for Revival; Family Center's Chief Says the Nonprofit can Help Community 'turning a Corner': [FINAL Edition]." *The Sun*, Jul 25, 2006. <https://www.proquest.com/newspapers/new-figure-hampden-aims-revival-family-centers/docview/406139483/se-2>.

⁹⁷ There no longer is a local Kiwanis Club active with the Hampden Family Center.

was to help the people of Hampden, the involvement of long-time residents is questionable, as can be gained by the conflict that arose around the Roosevelt Recreation Center. The decline of historic residents in Hampden will ultimately affect the environmental fabric and how they claim ownership of the neighborhood.

Chapter 5: Meeting the Need for Preservation in Hampden



Percentage of houses built in 1939 or earlier

(data obtained from city-data.com, Baltimore MD Neighborhood Map, <https://www.city-data.com/neighborhood/Hampden-Baltimore-MD.html>)

Figure 31, Percentage of houses built pre-1939 in Hampden, 2020 (source: author's work)

Introduction

Hampden is a historic neighborhood. Most of the neighborhood is designated as a historic district by the National Register of Historic Properties and the Maryland Inventory of Historic Properties.⁹⁸ Of the approximately 3,421 houses built in

⁹⁸ "Maryland Inventory of Historic Properties," MDP Medusa (Maryland Historical Trust, April 12, 2011),

Hampden, 1,983 were built before 1939, a higher percentage of these being in the center and southeast quadrant of Hampden (See fig. 31).

Historic Preservation in Hampden

Currently Hampden does not have any local ordinances that govern its preservation. The Avenue and the rowhouses of the neighborhood are not encapsulated within a local historic district by the Baltimore Commission for Historic and Architectural Preservation (CHAP) and the landmarks in the area are scarce.⁹⁹ Individuals are free to alter the appearance of their property as they wish, without the need of a local historic preservation commission regulating change (see fig. 32a and 32b). The Hampden Community Council (HCC) provides guidance for development but does not have any enforceable powers. The benefit of this lack of regulation is that the neighborhood can evolve and grow without regulation stagnating the character development of the neighborhood. It was the personalization of previously uniform houses through color and materiality that provides Hampden with so much of its current character. To institute preservation regulations would halt the ongoing narrative of individuality that these houses hold. The issue with a lack of regulation is that people may make changes to their property without an understanding of the historic nature of their property.

<https://mht.maryland.gov/secure/medusa/District.aspx?ID=39211&ID1=39211&ID2=undefined&Section=archInv&PropertyID=50768&selRec=archInv>.

⁹⁹ “Historic District List,” Historical and Architectural Preservation, September 22, 2022, <https://chap.baltimorecity.gov/historic-districts/maps>.



Fig. 32a., Duplex on Falls Road, 2014(source: google street view); Formstone cladding on façade, the right side of the duplex being painted over.



Figure 32b, Duplex on Falls Road, 2022, (source: author's work); Formstone removed from the left side of the duplex, being replaced with modern cladding materials

Some people may want to preserve the historic aspects of their house, but not understand how to best do so. Others may not understand the virtues of a historic building and try to modernize, taking steps like replacing wooden multi-paned windows with aluminum ones. People do not realize that architectural features, such as wood-frame windows, were made to be modular in design as to be fixable.

The status of historic district that the Hampden neighborhood has only provides it with limited protections from federal and state actions. Within the neighborhood of Hampden there are only four properties that are designated as Baltimore City Landmarks: Union Mill (Historic Druid Mill), Grace-Hampden Methodist Church, the Northern District Police Station, and the Florence Crittenton

Home.¹⁰⁰ It is only these four places in Hampden that receive protections by CHAP, meaning that any external alterations to the property need to go through a preservation review process.

The ability to preserve the character of the streets of Hampden is only achievable through the collective actions of the individual property owners. It is essential that people are informed about how their actions with their property can have a larger effect on the neighborhood and community. In the words of Thompson M. Mayes in *Why Old Places Matter: How Historic Places Affect Our Identity and Well-Being*, “Old Places create a sense of continuity that helps people feel more balanced, stable and healthy.”¹⁰¹ If a neighborhood has the power to affect the way people feel, it will affect the character of the community.

Hampden has provided a sense of continuity for its residence for generations. The neighborhood’s economic decline in the later part of the twentieth century contributed to the lack of architectural changes. The people of Hampden were once all working class, with a large percentage in the construction industry, meaning that residents in previous generations either had the ability to perform maintenance work on their properties (or had a family member or neighbor who could help them with this work) and were likely to do so in the way that they were taught by their forefathers. It is in the twentieth century that this all changed, with there being more

¹⁰⁰ “The Importance of Baltimore City Landmarks,” Historical and Architectural Preservation, March 2, 2020, <https://chap.baltimorecity.gov/landmark-list>.

¹⁰¹ Thompson M Mayes, and National Trust for Historic Preservation in the United States, *Why Old Places Matter : How Historic Places Affect Our Identity and Well-Being*, American Association for State and Local History Book Series. (Lanham, Maryland: Rowman & Littlefield, 2018).



Fig. 33, Formstone Clad Duplex on Buena Vista Ave. with Area of Exposed Brick (source: author's work)

white-collar residents in Hampden than there ever have been.¹⁰² Currently, only 3.6% of the men in Hampden hold jobs in the fields of construction, extraction, and maintenance.¹⁰³

Effects of gentrification have been affecting the historic housing stock as new members of the community are altering the historic housing stock. Formstone is now being stripped from houses and replaced with ahistorical claddings (see fig. 32b) that do not bear the regionality and symbolism associated with Formstone. Some homeowners may want to hold onto the historic façades of their Formstone clad houses, but do not know how to go about the restoration process if there is damage.

¹⁰² "Hampden Neighborhood in Baltimore, Maryland (MD), 21211 Detailed Profile," City-data.com

¹⁰³ Ibid. No data provided regarding women in the construction field.

One residence on Buena Vista Ave. had an area where the Formstone was deteriorating, so they removed the crumbling area, but have not been able to restore it, so the brick of the façade has been exposed since around 2016 (see fig. 33).

Given the pride that the residents have in their neighborhood and annual celebrations, such as Honfest, the residents of Hampden still want to claim ownership of their working-class history and place a value on the nostalgia of Baltimore’s cultural heritage. The Greater Hampden Heritage Alliance was formed in 2014 with the purpose of preserving “the stories and places of the past through community engagement,”¹⁰⁴ but have been inactive since August of 2021.¹⁰⁵

Currently in Hampden, preservation activity only occurs with the threat of demolition and generally does not give attention to the houses. The lack of preservation guidance for residents make it is necessary for Hampden to have a center for local preservation craft education to provide guidance for individuals in the preservation of their property.

¹⁰⁴ “Greater Hampden Heritage Alliance,” Baltimore Heritag, January 19, 2018, <https://baltimoreheritage.org/hampdenalliance/>.

¹⁰⁵ Nathan Dennies , “Greater Hampden Heritage Alliance,” Facebook, accessed December 10, 2022, <https://www.facebook.com/greaterhampdenalliance>.

Chapter 6: A Center for Preservation Craft Education

Introduction

A center for preservation craft education could be a resource for the community through offering guidance, holding classes, housing workshop space, and coordinating public restoration efforts. There are various schools throughout the country that teach traditional building craft, but they are intensive programs for preparing people with the skills to be a professional craftsman that works on all manner of buildings. While these trained craftspeople serve an important role in the field of preservation, not all preservation work needs to be conducted by a professional. Those versed in fundamental craft skills can do work such as refinishing surfaces, re-pointing brick, and repairing doors and windows. A center for household preservation craft would not need to be on the same scale as professional institutions due to their narrower scope of education. Such a center could be created as a 501(c)(3) non-profit private entity, like the Hampden Family Center, perhaps as a functional expansion of the Greater Hampden Heritage Alliance.

Precedents for Craft Education

National Park Service's Historic Preservation Training Center

Located in Fredrick, Maryland, the Historic Preservation Training Center (HPTC) is a branch of the National Park Service (NPS) that is an educational facility that provides preservation services to national Parks. They offer a variety of preservation trades programs and work on preserving anything from "a house, an

airplane hanger, a water tower, a bronze monument or a fieldstone wall. It might be 50 years old or 250 years old.”¹⁰⁶ Along with teaching guiding principles of historic preservation, they teach trade skills as woodworking, millwork, masonry, metalwork, and carpentry.¹⁰⁷ Much of the programs function in an apprenticeship format, having apprentices work on park projects directly. Their facility houses a variety of classrooms and workspaces that are created for performing specialized tasks such as mortar analysis and working on windows.



Fig. 34, A Workshop of Our Own, (source: <https://bmoreart.com/2020/10/cutting-across-boundaries-a-workshop-of-our-own.html>)

¹⁰⁶ “Historic Preservation,” National Parks Service (U.S. Department of the Interior), accessed December 12, 2022, <https://mylearning.nps.gov/program-areas/programs/career-development/fm/hp/>.

¹⁰⁷ “What We Do,” National Parks Service (U.S. Department of the Interior), accessed December 12, 2022, <https://www.nps.gov/orgs/1098/what-we-do.htm>; “Trades Services,” National Parks Service (U.S. Department of the Interior), accessed December 12, 2022, <https://www.nps.gov/orgs/1098/trades-services.htm>.

A Workshop of Our Own

Located in Woodberry is 'A workshop of Our Own,' or WOO, an organization dedicated to the teaching and practicing of woodworking craft to women and non-gender conforming people in the Baltimore area.¹⁰⁸ Their in-person classes are usually less than a dozen students and the crafts they do can vary in scale, from cutting boards to tables.¹⁰⁹ The WOO facility is a 6,400-square-foot space housed within one of the historic brick mills along the Jones Falls.¹¹⁰ The architecture of a mill building provides a high level of natural light, which is beneficial to craftwork. The WOO workshop is set up as a largely open space that is arranged through the placement of tools and worktables.

University of Maryland, School of Architecture Woodshop

Within the University of Maryland School (UMD) of Architecture is a woodshop of modest size, being approximately 738 square-feet. It houses a variety of electrical tools and workspaces and can accommodate seven students (along with instructors) working on different projects at once.¹¹¹ Of the craft teaching spaces in UMD, this is one of the smallest and this scale speaks to a minimum size for the performance of group craft activity involving electrical equipment.

¹⁰⁸ Brittany Britto, "Our Shop; Woodberry Facility Carves Out a Space in the Traditionally Male-Dominated Field of Woodworking," *The Baltimore Sun*, Aug 20, 2017. <https://www.proquest.com/newspapers/our-shop-woodberry-facility-carves-out-space/docview/1930227488/se-2>.

¹⁰⁹ "In-Person Workshops," A workshop of our own, accessed December 11, 2022, <https://aworkshopofourown.com/page-1075261>.

¹¹⁰ Bitto, "Our Shop" *The Baltimore Sun*, August 20, 2017

¹¹¹ Discussion with instructor David Atwater, November 21, 2022

Site Selection

The building at 1114 West 36th Street is situated at the primary entry point of the Avenue, meaning that this site could provide a high level of visibility to neighborhood preservation. The various phases of construction that are visible in this structure speak to both the building's and neighborhood's ability to adapt and endure through time. It is also situated in a location of Hampden that holds other neighborhood organizations, such as the Hampden Family Center and the Roosevelt Park Recreation Center, which have a history of being utilized for holding community meetings (as mentioned in Chapter 4). This building has been utilized for a variety of functions throughout its history, many of these functions focusing around serving the needs of the Hampden community, providing it with a historic association suitable for the formation of a center for the neighborhood's preservation.

Chapter 7: Design Proposal

Introduction

The property at 1114 West 36th Street provides an ideal location for visibility in the Hampden Neighborhood, but also has various challenges in its site conditions. The property has a land area of 2,336 square feet and has C-1 zoning, two factors that will play an important role in the massing of this project. The property has a height restriction of 40 ft.,¹¹² limiting the ability for significant vertical growth.

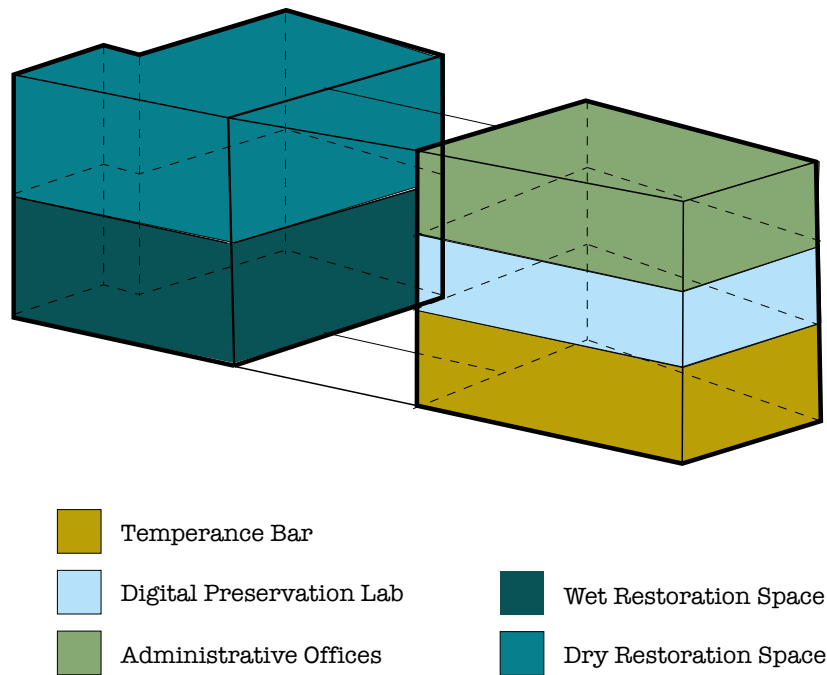


Fig. 35, Program Organization (Source: author's work)

¹¹² “Baltimore City Department of Legislative Reference,” Baltimore City Code, Article 32: Zoning, December 22, 2022, <https://legislativereference.baltimorecity.gov/>, Tbl 10-401 (C1-C4).

Program

The Program for the Center for Preservation Craft is composed of three main working spaces and a commercial function to serve as a social space for community members (see fig. 35). These spaces will be outfitted with modular furnishings that can be reconfigured to the different needs and activities of the center.

A Wet Restoration Space will be a teaching studio that provides a workspace for working with plaster, mortar, and teaching about refinishing techniques. This room will need to be equipped with a series of cabinets for hazardous materials and a variety of other storage options. This room can hold classes for up to eighteen students. The Dry Restoration Space will essentially be a woodshop that can also function for teaching people about reglazing. This room will be equipped with various manual and electric tools for woodworking and provide space for class sizes between four and twelve persons.

The Digital Preservation Lab will provide resources for researching historic properties and digital modeling of architectural elements. This room will house computers and equipment, such 3D printers and laser cutters for the recreation of more detailed architectural elements and ornaments.

The first floor of the building design will house a temperance bar, providing an amenity that is lacking in the community and will provide a social space that is part of the entry condition of both the preservation craft center and the Avenue at

large. This space will provide the community with an alcohol-free gathering space to socialize and respond to the growing trend in alcohol-free bars around the country.¹¹³



Fig. 36, Southwest Corner of Hampden Center for Preservation Craft (Source: author's work)

Exterior Design

To accommodate the needs of a semi-institutional program, the project will need to expand to encompass the entire lot, as allowed by C-1 Zoning.¹¹⁴ The rear of the lot will be enclosed to provide space for the restoration spaces, along with the side yard (east of the structure) which will become space between the existing building and its neighbor will become a stairwell, preserving the circulatory nature of this liminal space. A glass curtain wall will act a median between the historic portions of the

¹¹³ 1. Shane O'Neill, "Dry for January? New Bars Cater to the 'Sober Curious.,'" *The New York Times*, January 16, 2023, <https://www.nytimes.com/2023/01/16/style/dry-january-nyc-sober-bars-alcohol-free.html>.

¹¹⁴ "Baltimore City Department of Legislative Reference," Baltimore City Code, Article 32: Zoning, Tbl 10-401 (C1-C4).

building and the new addition (see fig. 36). The glass curtain wall, an architectural element representative of modernity, will frame the historic masonry structure and symbolize the nature and goals of the Preservation Craft Center of Hampden. This center is a modern institution that is focused on the importance of preservation work.

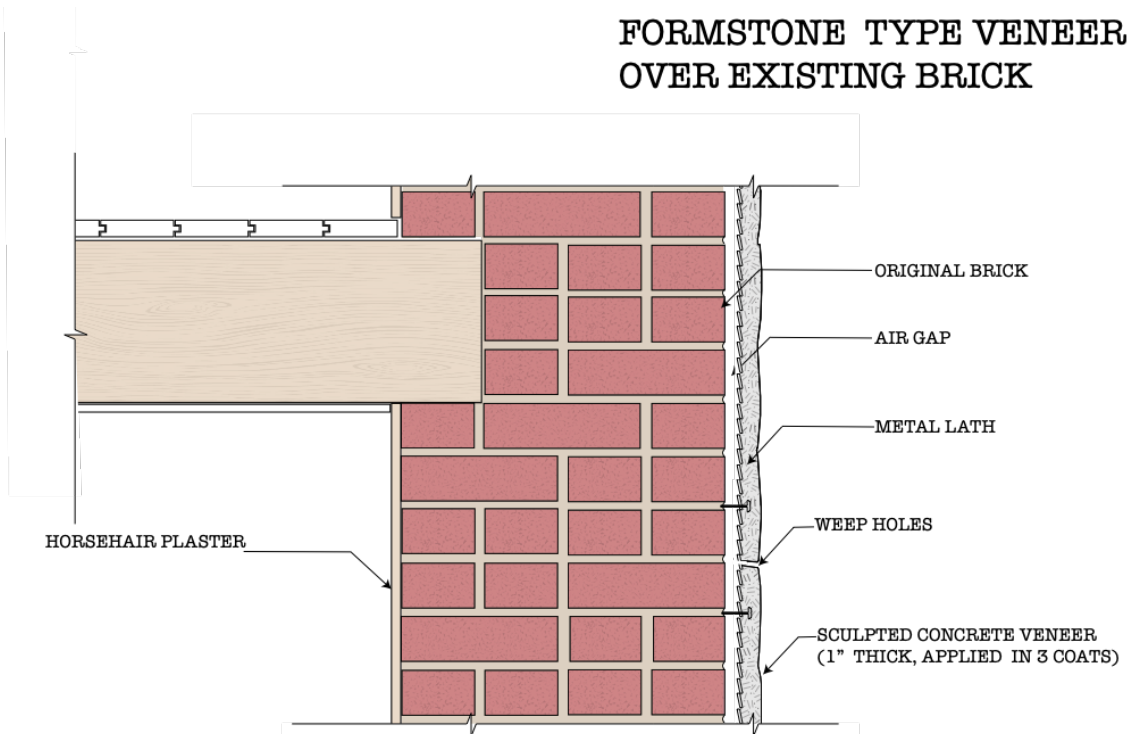


Fig. 37, Wall Section (Source: author's work)

The non-original brick entry will be removed to allow for a more transparent entry condition into the building and the corner condition of the building will be recognized by installing windows on the western façade. This façade will be clad in Formstone-like material (see fig. 37) to create a dialogue about the material and its significance to the neighborhood. The appearance of sculpted cementitious masonry will be symbolic of the goals of the center to negate some of the effects of gentrification.

The new construction in the rear of the building will be constructed of brick masonry. To simplify the current silhouette of the stepped roof, the design calls for

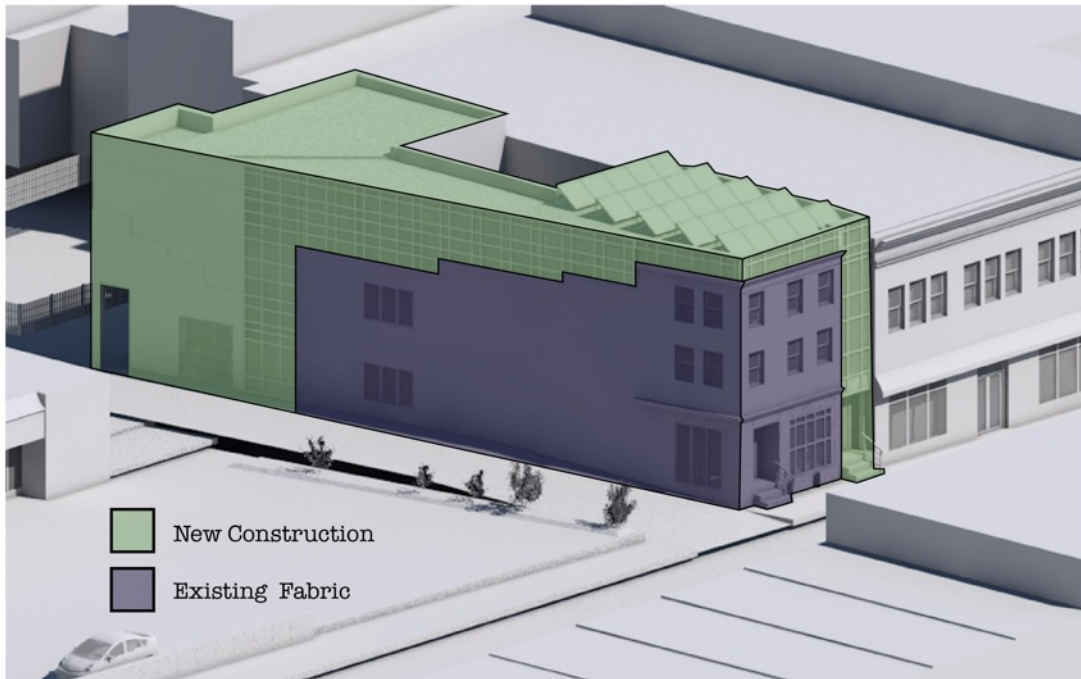


Fig. 38, *The Building Shell* (source: author's work)

removing some of the layers of brick. To increase the height of the existing façade and frame the brick masonry, a glass curtainwall can span over the stepped masonry (see fig. 38). The roof of the building has the potential to be utilized for providing energy through installed photovoltaic panels.

Interior

The program is divided into two main types, sedentary and highly active. The highly active spaces are placed at the rear, where a new structure will support a greater weight load. The sedentary spaces, which include the administrative office, digital preservation lab, and Temperance bar are at the south end of the building, occupying the historic portions. Due to the lower level of activity and weight loads, much of the existing structure can be more easily adapted. Due to discrepancies in the frame of the structure, this design replaces some of the wood supports with brick



Fig. 39, The Temperance Bar, looking North (source: author's work)

columns and preserves several of the brick columns. This structural alteration will support the expanded third floor. Many of the original beams and floor joists should prove suitable for continued use. The rear yard and the interior of the failing timber addition will need to be excavated to allow for an even floor throughout the first floor. The portion of the existing building that is constructed of timber frame will be removed due to its apparent loss of structural strength. The existing interior partition walls will also be removed in this design to allow for larger room sizes.



Fig. 40, Longitudinal Section (source: author's work)

The first floor has two main entrances and a wheelchair accessible entry at the rear. The entry at the right faces the stairs to the upper floors and the entry on the left face onto a corridor that leads to the wet restoration studio. Both entrances connect to the space of the temperance bar (see fig. 39).

A central courtyard sits in the heart of the building, inhabiting much of the area where the deteriorated rear addition was located (see fig. 40). This courtyard will provide space for activities on the first floor to expand past their designated rooms, along with supplying light and air to the upper levels.

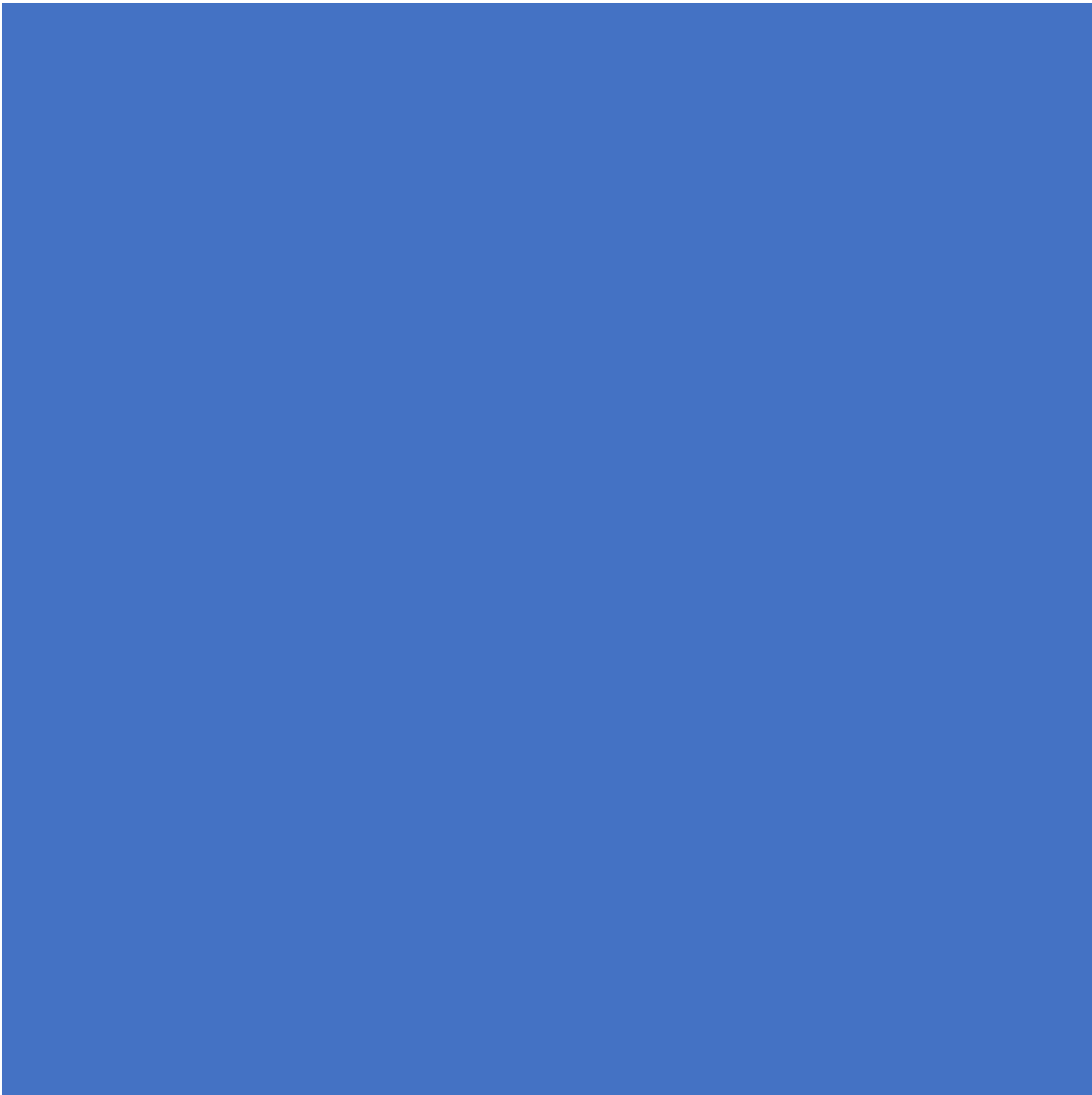


Fig. 41, Reconfigurable Studio, Particular Studio, Melbourne Australia (Source: dezeen.com)



Fig. 42, Wet Restoration Space (source: author's work)

On the other side of the courtyard is the Wet Restoration Space, which contains a series of bookshelves on tracks that can be moved through the room to divide the space and provide structure for desks to be attached to. This design is based on the reconfigurable studio that was designed by the Melbourne Architecture firm Particular Studio for their offices (see fig. 41). The reconfigurability of the wet restoration space will allow for the host of a large variety of activity, ranging from mortar analysis by a class of students at desks, or refinishing architectural elements that take up a lot of floor space, such as doors (see fig. 42). A garage door is located on the alley-side wall to allow for the easy transportation of larger architectural elements into the space.

Upon going up the stairs to the second floor, one enters the digital preservation lab. This will be a quieter space than the one below, being used for



Fig. 43, Digital Preservation Lab (source: author's work)



Fig. 44, Dry Restoration Studio (source: author's work)

research and containing several lounge chairs for those who need a break from the noise and activity of the restoration spaces (see fig. 43). The corridor at the end of the room leads to the dry restoration space.



Fig. 45, Mezzanine overlooking Dry Restoration Studio (source: author's work)

The Dry Restoration Space is designed with a slightly higher elevation than the rest of the second floor, allowing the Wet Restoration Space below to have a higher ceiling of eleven feet high. The Dry Restoration Space is a double height space with a similar layout to the Wet Restoration Space, though making room for stationary power tools by having only one row of bookcases on tracks (see fig. 44). This room connects directly to exterior fire egress stairs at the rear of the property. Overlooking this space is a third-floor mezzanine that connects to the administrative office, allowing administrators to oversee the activities going on (see fig. 45).

The administrative office is designed in with an open plan for a relatively small workforce, having room for several office desks, and storage spaces. It is a



Fig. 46, Administrative Office (source: author's work)

room designed to receive plenty of light, having the windows spanning the north, south, and west sides of the space. The northern end opens to a balcony that overlooks the central courtyard below.

Conclusion

A center for preservation craft will do more than just teach locals how to preserve their own properties. It will increase the cultural value of preservation work in the neighborhood through its existence along one of the main social hubs of Hampden. The history of alteration and change to the building at 1114 West 36th Street means that this continued growth would add to its cultural narrative of adaptivity, along with providing it with a function to help it serve its community in the future.

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