

MARYLAND HISTORICAL TRUST  
NR-ELIGIBILITY REVIEW FORM

Property Name: Woodberry Mill/Schenuit Rubber Inventory Number: B-1035/B-1308

Address: 1760-1780 Union Avenue, Baltimore (Woodberry)

Owner: Clipper Partnership, 701 Cathedral Street, Baltimore

Tax Parcel Number: Block 3575C, Lot 68 Tax Map Number: 13

Project: Central Light Rail Double Track-North Line Agency: Mass Transit Administration

Site visit by: \_\_\_\_\_ Staff: no yes

Name: Kerri Culhane Date: August 1999

Eligibility recommended  Eligibility **not** recommended

Criteria: A B C D Considerations: A B C D E F G None

Is property located within a historic district? no yes Is district listed? no yes

Name of district: \_\_\_\_\_

Documentation on the property/district is presented in: (provide name of Report) Cultural Resources Investigations for the Proposed Construction of Double Track for the North Half of Central Light Rail, City of Baltimore and Baltimore County, Maryland (John Milner Associates 1999).

Description of Property and Eligibility Determination: (Use continuation sheet if necessary and attach map and photo)

Woodberry Mill was one of the earliest mills in the Hampden-Woodberry mill complex. Built ca. 1843, the mill operated until the early twentieth century. It was sold to the Schenuit Rubber Company in 1925. The old stone mill was encased in a modern brick building ca. 1940. The ca. 1940 building is three-stories-high and constructed in a five course American bond. The factory building has metal sash tilt sash windows, most containing wire windows. A water tower is located on the roof and on the south end, a chimney stack with SCHENUIT in white brick rises above the factory. A stone gable and part of a stone wall are the only visible exterior remnants of the earlier mill.

North of the main building is a smaller secondary warehouse/factory structure (B-1308) on the site of a former picking house associated with Woodberry. The brick building is two-stories, twelve-bays-long and laid in a five-course American bond. A large, one-story, six-bay concrete block and brick addition with a stepped parapet has been added to the south end. Window openings have been bricked in. The north end features a large, blind, one-story garage-like addition laid in a five-course American bond and with a roll-up metal garage door on the north elevation. This building appears to have been built at the same time when the main Schenuit building encased the old Woodberry Mill, ca. 1940, with later additions.

Once one of the most architecturally interesting mills in the Valley, the Woodberry Mill has been obscured by additions of the Schenuit Rubber Building; therefore, neither of the two Schenuit factory buildings are recommended eligible for listing in the National Register of Historic Places.

Prepared by: Kerri Culhane, Project Architectural Historian, John Milner Associates, Inc.

*Culhane*

Inventory Number: B-1035/B-1308 (Continuation)

**MARYLAND HISTORICAL TRUST REVIEW**

Eligibility recommended

Eligibility not recommended

Criteria:  A  B  C  D

Considerations:  A  B  C  D  E  F  G  None

Comments:

*[Signature]*  
Reviewer, Office of Preservation Services

*11/1/00*  
Date

*[Signature]*  
Reviewer, NR program

*11/3/00*  
Date

**PRESERVATION VISION 2000; THE MARYLAND PLAN  
STATEWIDE HISTORIC CONTEXTS**

**I. Geographic Region:**

- Eastern Shore (all Eastern Shore counties, and Cecil)
- Western Shore (Anne Arundel, Calvert, Charles, Prince George's and St. Mary's)
- Piedmont (Baltimore City, Baltimore, Carroll, Frederick, Harford, Howard, Montgomery)
- Western Maryland (Allegany, Garrett and Washington)

**II. Chronological/Developmental Periods:**

- Rural Agrarian Intensification A.D. 1680-1815
- Agricultural-Industrial Transition A.D. 1815-1870
- Industrial/Urban Dominance A.D. 1870-1930
- Modern Period A.D. 1930-Present
- Unknown Period ( prehistoric; historic)

**III. Historic Period Themes:**

- Agriculture
- Architecture, Landscape Architecture, and Community Planning
- Economic (Commercial and Industrial)
- Government/Law
- Military
- Religion
- Social/Educational/Cultural
- Transportation

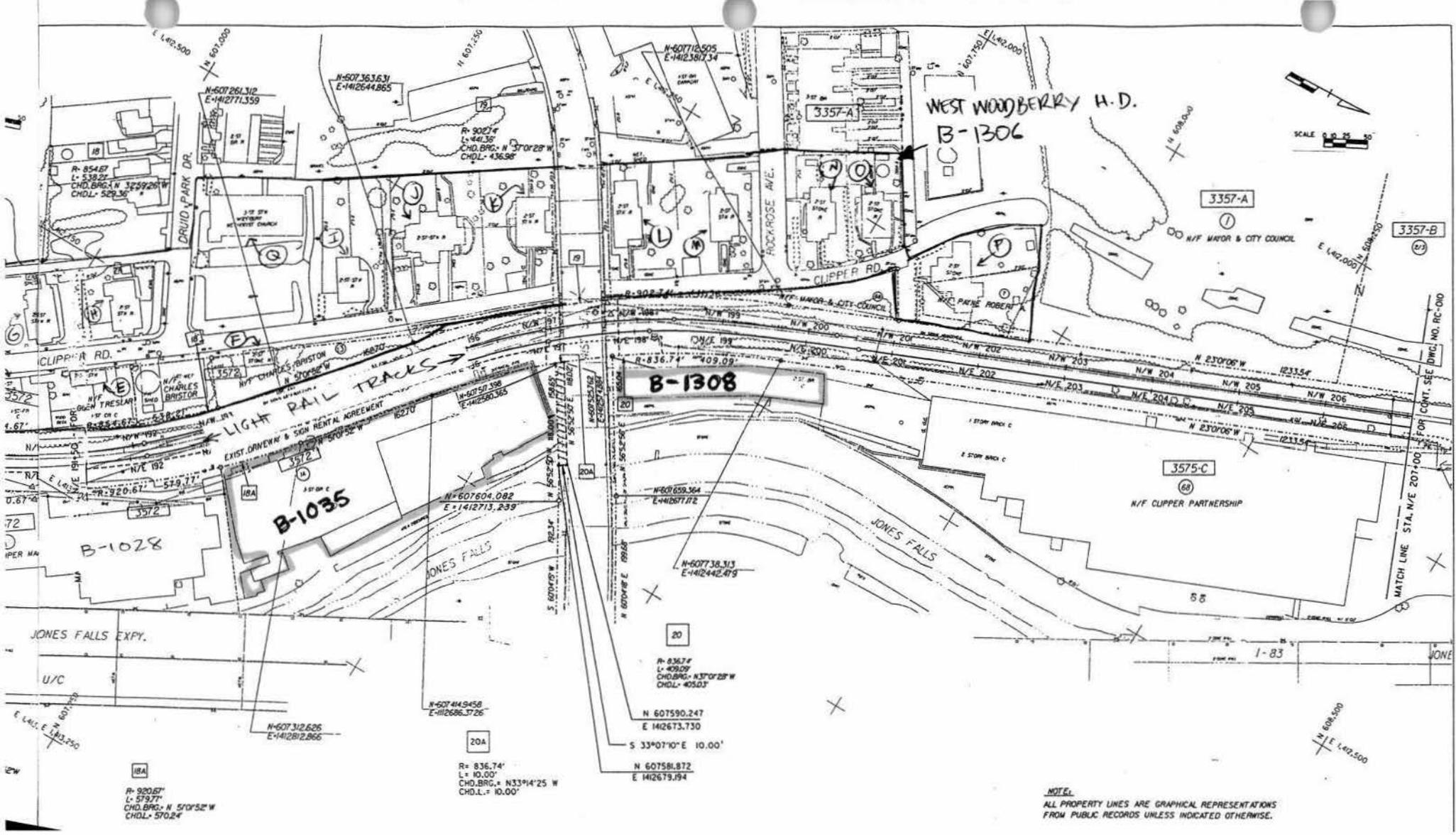
**IV. Resource Type:**

Category: Buildings

Historic Environment: Village/Urban

Historic Function(s) and Use(s): Industry/Processing/Extraction: manufacturing facility; mill; factory

Known Design Source: none



**B-1035/B-1308**





B-1035  
WOODBERRY MILL / SCHENUIT RUBBER  
Baltimore, MD

K. CULLANE  
8/1999  
WDSP0

S. ELEVATION, VIEW TO NORTH. NOTE STONE REMNANTS OF  
EARLY WOODBERRY MILL AROUND GARAGE BAY



B-1035

WOODBERRY MILL / SCHENKIT RUBBER

BALTIMORE, MD

K. CULANE

8/1999

MO SHPO

SW CORNER. VIEW TO NE



B-1035

WOODBERRY MILL / SCHAEFFER RUBBER

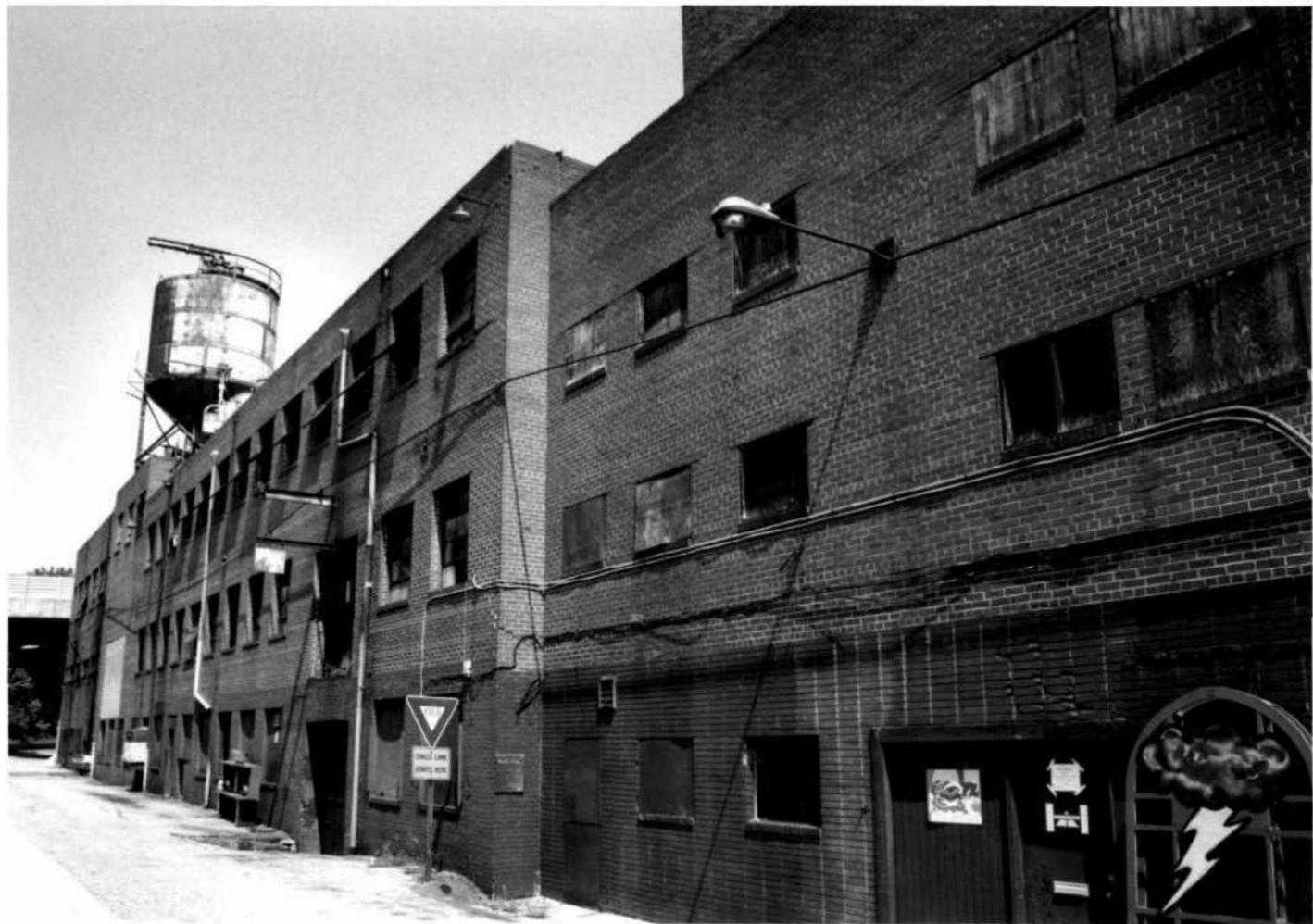
BALTIMORE, MD

K. CULHANE

8/1999

MD SHPO

OBLIQUE VIEW, W ELEVATION VIEW TO NE



B-1035  
WOODBERRY MILL / SCHENUIT RUBBER

BALTIMORE, MD

K. CULLANE

8/1999

MDSHP0

OBLIQUE VIEW, W. ELEVATION VIEW TO N/NE



B-1035  
Woodberry mill / Schenit Rubber

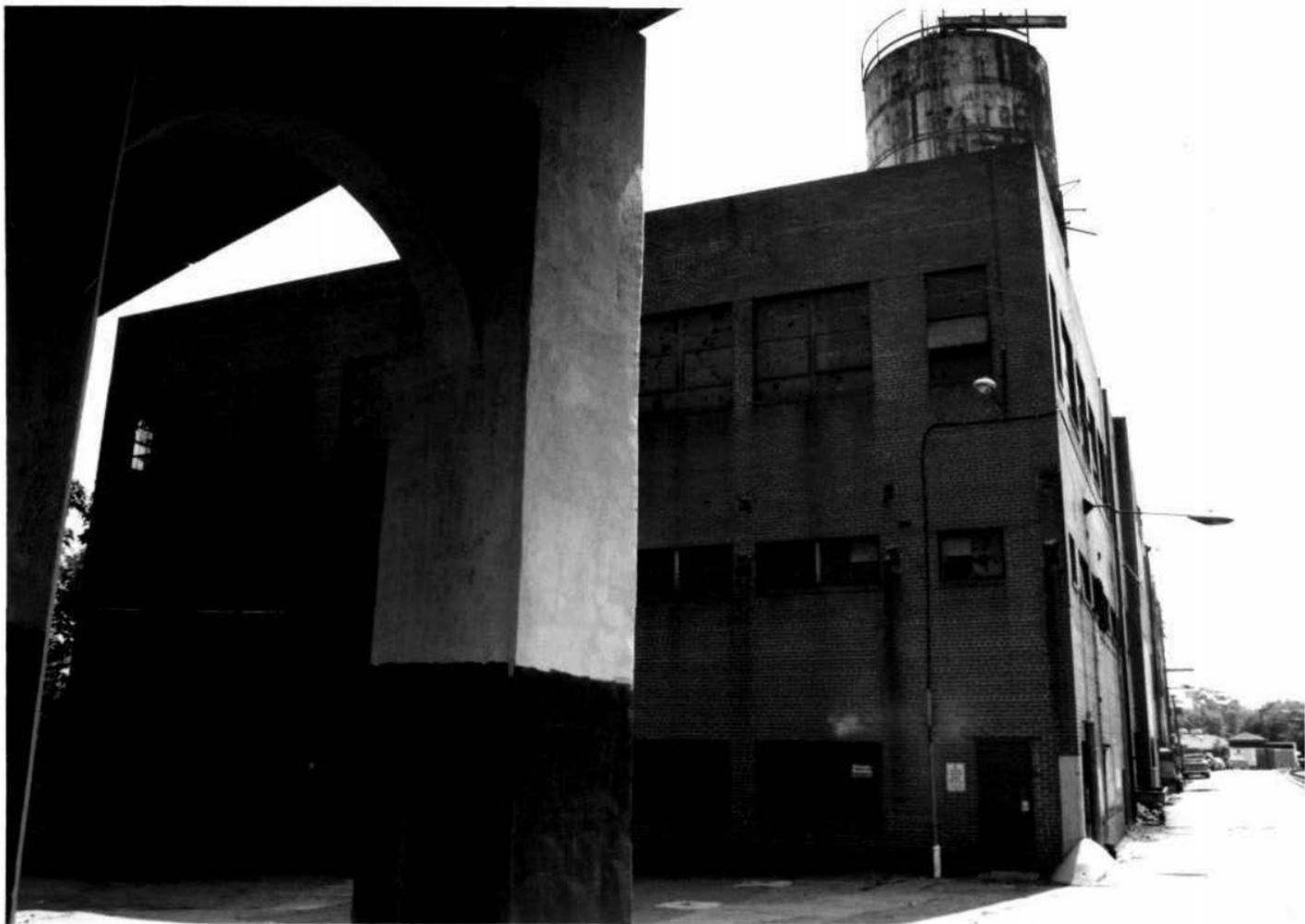
Baltimore, MD

K. CULANE

8/1999

MD SHPO

NE CORNER AND PIERS SUPPORTING JFX. VIEW TO SW.



B-1035

Woodberry mill / Schenuit Rubber

Baltimore, MD

K. CULLANE

8/1999

MD SHPO

N / NW CORNER. VIEW TO S.

B-1035  
Woodberry Mill

Statement of Significance

Woodberry Mill, a three-story structure characterized by a pitched roof, a long-windowed monitor and long rows of windows, is significant as one of the oldest of Hampden-Woodberry's textile mills. It was an important part of the network of mills set up by David Carroll and Horatio Gambrill which made the Jones Falls Valley the nation's largest producer of cotton duck in the 19th century. The Schenuit Rubber Company purchased the mill in 1925 and transformed it into a production center for tires. Today the original stone walls are encased within a modern brick structure, and the complex serves as an industrial park.

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

**1 NAME**

HISTORIC Woodberry Mill

AND/OR COMMON Schenuit Rubber Company

**2 LOCATION**

STREET & NUMBER Clipper Road and Union Avenue

CITY, TOWN Woodberry, Baltimore VICINITY OF CONGRESSIONAL DISTRICT 7th

STATE Maryland COUNTY

**3 CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input checked="" type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

**4 OWNER OF PROPERTY**

NAME Clipper Partnership Telephone #: 301-366-1443

STREET & NUMBER 1760 Union Avenue

CITY, TOWN Baltimore VICINITY OF STATE, zip code Maryland 21211

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC. Baltimore City Courthouse

Liber #: RHB 3427  
Folio #: 833

STREET & NUMBER Calvert & Fayette Streets

CITY, TOWN Baltimore, STATE Maryland 21202

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

DATE

FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR SURVEY RECORDS

CITY, TOWN

STATE

**7 DESCRIPTION**

B-1035

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

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**DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE**

Woodberry Mill is a three-story (and basement) structure (255 ft. by 47 ft.) with a pitched roof, a long-windowed monitor, and rows of windows. It is now almost completely encased within the modern building of the Schenuit Rubber Company. Originally it had a short, square stair tower on the north side, and four gables on the south side.\* The building is actually divided by fire walls into three sections, one of which (48 ft. of the east end) served as the picker house. A 1912 Factory Mutual drawing shows the floors in the main section were used for the following purposes: waste storage in the basement; linting, weaving, and storage of cotton and machinery on the first floor; linting and storage of machinery on the second floor; pickers, twisting, and fly frames on the third floor.

The key feature of this building was the large hexagonal stone tower on the south side. On top of the stone base was a turreted wooden cupola with open sides and classical columns supporting a hemispheric dome surmounted by a tall wooden column (later, a weathervane).

The floors in this building are plank on timber, and the roof of the original portion is supported by six remaining timber trusses.

On the north side connected to the picker house is a large, pitched-roof, two-part complex, which includes a 69 ft. by 30 ft. boiler section and a 34 ft. by 24 ft. engine section. Both are stone and one-story high except for the top part of the middle section, which is brick.

\*The doors and windows under each gable have curved lintels.

**CONTINUE ON SEPARATE SHEET IF NECESSARY**

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION		
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE		
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE		
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN		
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER		
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION		
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input checked="" type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)		
		<input type="checkbox"/> INVENTION				

SPECIFIC DATES 1843

BUILDER/ARCHITECT

## STATEMENT OF SIGNIFICANCE

Woodberry Mill, a three-story structure characterized by a pitched roof, a long-windowed monitor, and long rows of windows, is significant as one of the oldest of Hampden-Woodberry's textile mills. It was an important part of the network of mills set up by David Carroll and Horatio Gambrill which made the Jones Falls Valley the nation's largest producer of cotton duck in the 19th century. The Schenuit Rubber Company purchased the mill in 1925 and transformed it into a production center for tires. Today the original stone walls are encased within a modern brick structure, and the complex serves as an industrial park.

Historical Significance:

Woodberry Mill was built in 1843 by Horatio Gambrill and David Carroll, founders of Baltimore's cotton duck industry. Gambrill and Carroll by this time had already converted the large Whitehall flour mill into a cotton duck factory and had purchased and modernized the 1810 Washington Mill as a source of yarn. The new Woodberry Mill was their most impressive, with a head race from the Jones Falls to power its water wheels. Business was good enough to double its capacity shortly afterwards, and in 1847 they built another mill on the site of the present Mt. Vernon Mill #1.

In 1865 Woodberry Mill was sold to William Hooper, the valley's other textile magnate, as part of a package and Gambrill used the proceeds to build Druid Mills. Hooper continued to operate the network, adding Meadow Mill (1877) and expanding Park Mill, Clipper Mill and Woodberry Mill. In 1925 he built a large new mill on Parkdale Avenue and Druid Park Drive, and sold Woodberry Mill to the Schenuit Rubber Company.

The adaptive reuse of the building by Schenuit gave the old mill a new lease on life but completely destroyed its architectural integrity. Frank Schenuit had begun the firm in 1912 as a tire "agency" and started manufacturing on a small scale at 1200 West Mount Royal Avenue. In 1921 he patented a "vacuum non-skid tire, supplemented by further patents in 1923 on an air cooling process" designed to eliminate heating. During World War II Schenuit's

CONTINUE ON SEPARATE SHEET IF NECESSARY

(cont.)

**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

Vertical files, Baltimore Industrial Museum  
(see: Jones Falls Valley)

CONTINUE ON SEPARATE SHEET IF NECESSARY

**10 GEOGRAPHICAL DATA**

ACREAGE OF NOMINATED PROPERTY \_\_\_\_\_

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

**11 FORM PREPARED BY**

NAME / TITLE

Dennis Zembala, Ann Steele

ORGANIZATION

Baltimore Industrial Museum

DATE

April, 1980

STREET & NUMBER

217 E. Fayette St.

TELEPHONE

301-396-1931

CITY OR TOWN

Baltimore,

STATE

Maryland 21202

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust  
The Shaw House, 21 State Circle  
Annapolis, Maryland 21401  
(301) 267-1438

Woodberry Mill  
8. Significance  
Page 2

business boomed as it began making special-duty tires for aircraft, supplying a major portion of the Glenn L. Martin Plant's demands. It was probably this wartime expansion that led the company to encase the old mill building in its present brick shell and remove the large hexagonal stone tower which had stood on its south facade.

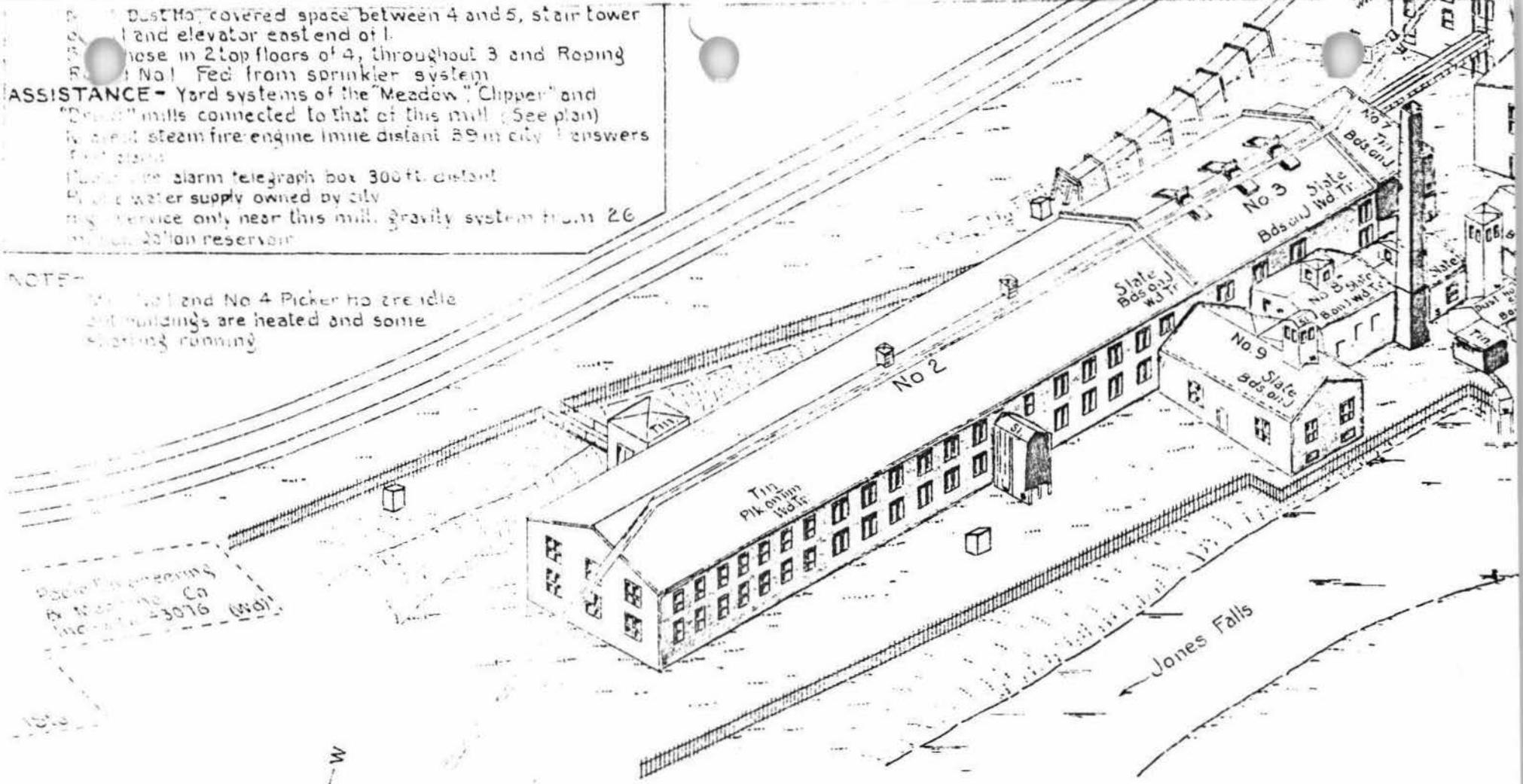
Schenuit relocated its operations in 1960s. Today the Woodberry complex is part of the Clipper Mill Industrial Park and houses a variety of companies.





Dust No. covered space between 4 and 5, stair tower  
 and elevator east end of 1.  
 hose in 2 top floors of 4, throughout 3 and Roping  
 No. 1 Fed from sprinkler system.  
**ASSISTANCE** - Yard systems of the "Meadow", "Clipper" and  
 "Dred" mills connected to that of this mill. (See plan)  
 A steam fire engine in the distant 89 in city answers  
 fire alarm.  
 Alarm telegraph box 300 ft. distant  
 City water supply owned by city  
 City service only near this mill. Gravity system from 26  
 million gallon reservoir

**NOTE** - No. 1 and No. 4 Picker Ho are idle  
 and buildings are heated and some  
 starting running



#B-1035  
 Woodberry Mill  
 1912 Mutual Fire Insurance  
 Company map

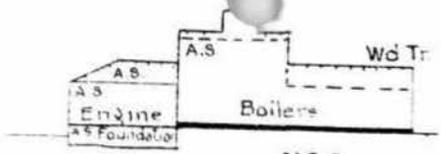
Materials of which walls of building  
 are constructed are shown by colors:  
 Brick = Red. Wood = Yellow.  
 Concrete or Stone = Light Gray.  
 Iron = Blue Gray.  
 Property not belonging to company insured has only  
 faint lines.  
 City water supply is at right-hand corner of plan indicate  
 East of the mill. The color is, thus:  
 [Symbol] denotes Brick Walls, etc.

- [Symbol] Standard Frost-Proof Hydrant.
- [Symbol] Number of "Horns" shows number of Hose outlets.
- [Symbol] "Dry" or Non-Frost-Proof Hydrant.
- [Symbol] Independent Gates.
- [Symbol] Hose House over Hydrant.
- [Symbol] Hose Connections on Pipes.
- [Symbol] FIRE PUMP.
- [Symbol] Stand Pipe for Fire Hose.
- [Symbol] Hose Valves on Outlets.
- [Symbol] Fire Engine connection.
- [Symbol] Hose connections on pump.

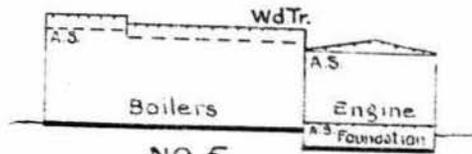
MT. VERNON-WOODBERRY  
 "WOODBERRY-PAR"



NO. 10



NO. 8

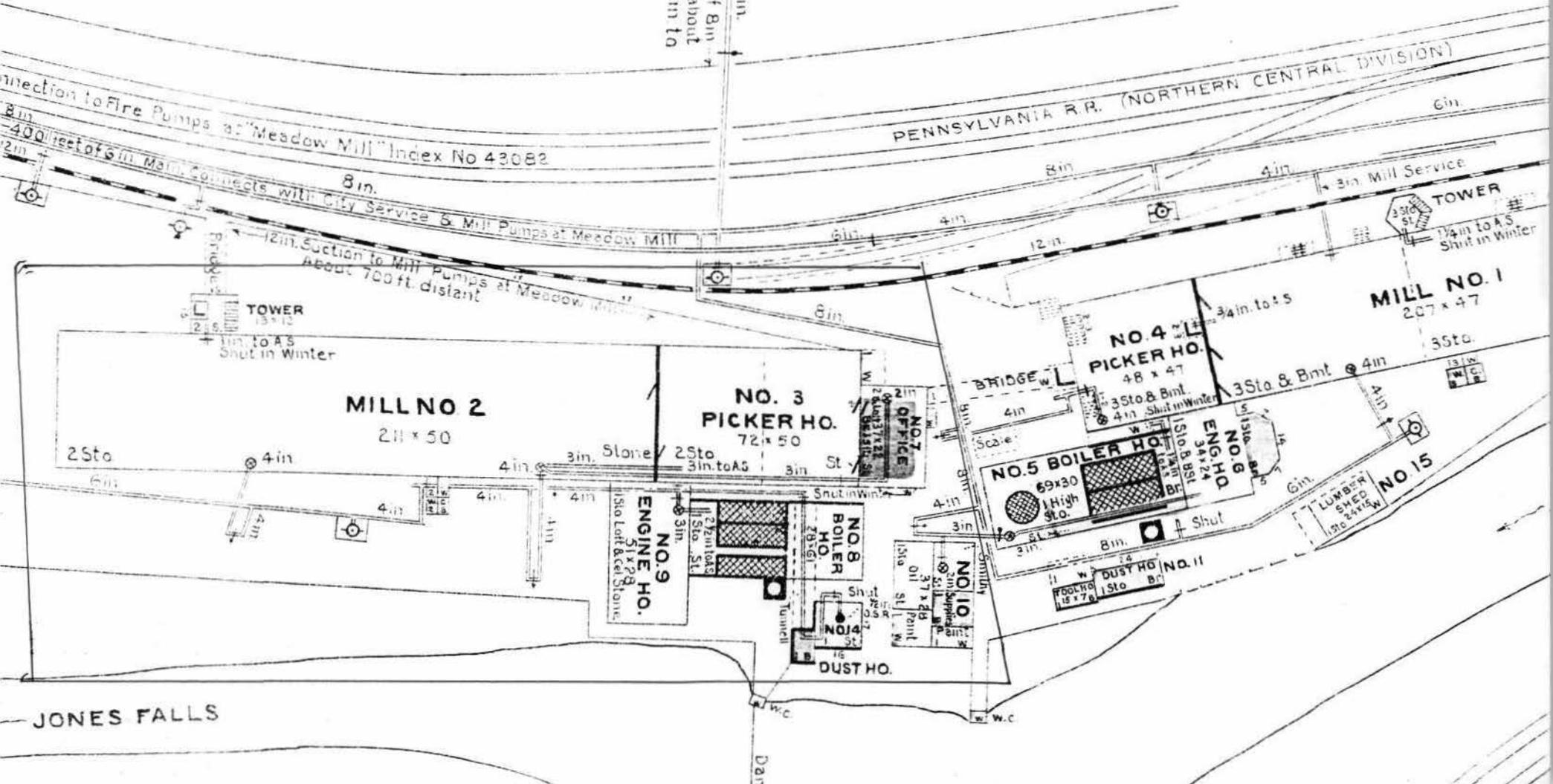


NO. 5

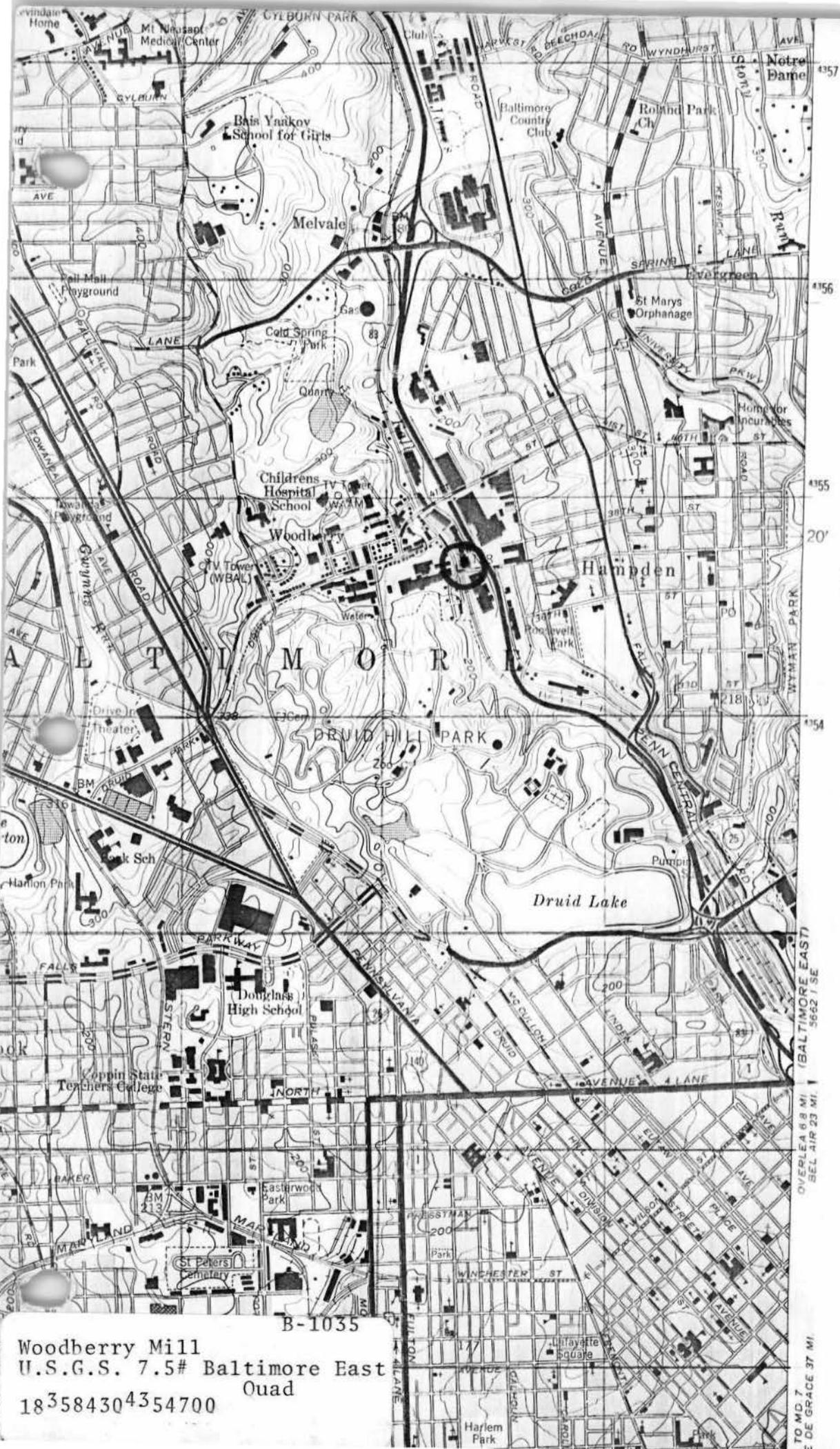
#1035  
 Woodberry Mill  
 1912 Mutual Fire Insurance  
 Company map

↑  
 About 150ft of 8in  
 to 10in Then about  
 1 1/2 miles of 10in to  
 Reservoir

8in City Main Gravity System  
 High Service. Pressure 77 lbs.



JONES FALLS



WOODBERRY  
MILL  
18<sup>3</sup>58430<sup>43</sup>54700

B-1035  
Woodberry Mill  
U.S.G.S. 7.5# Baltimore East  
Quad  
18<sup>3</sup>58430<sup>43</sup>54700

OVERLEAF 68 MI  
SEL AIR 23 MI

TO MD 7  
E DE GRACE 37 MI



B-1035

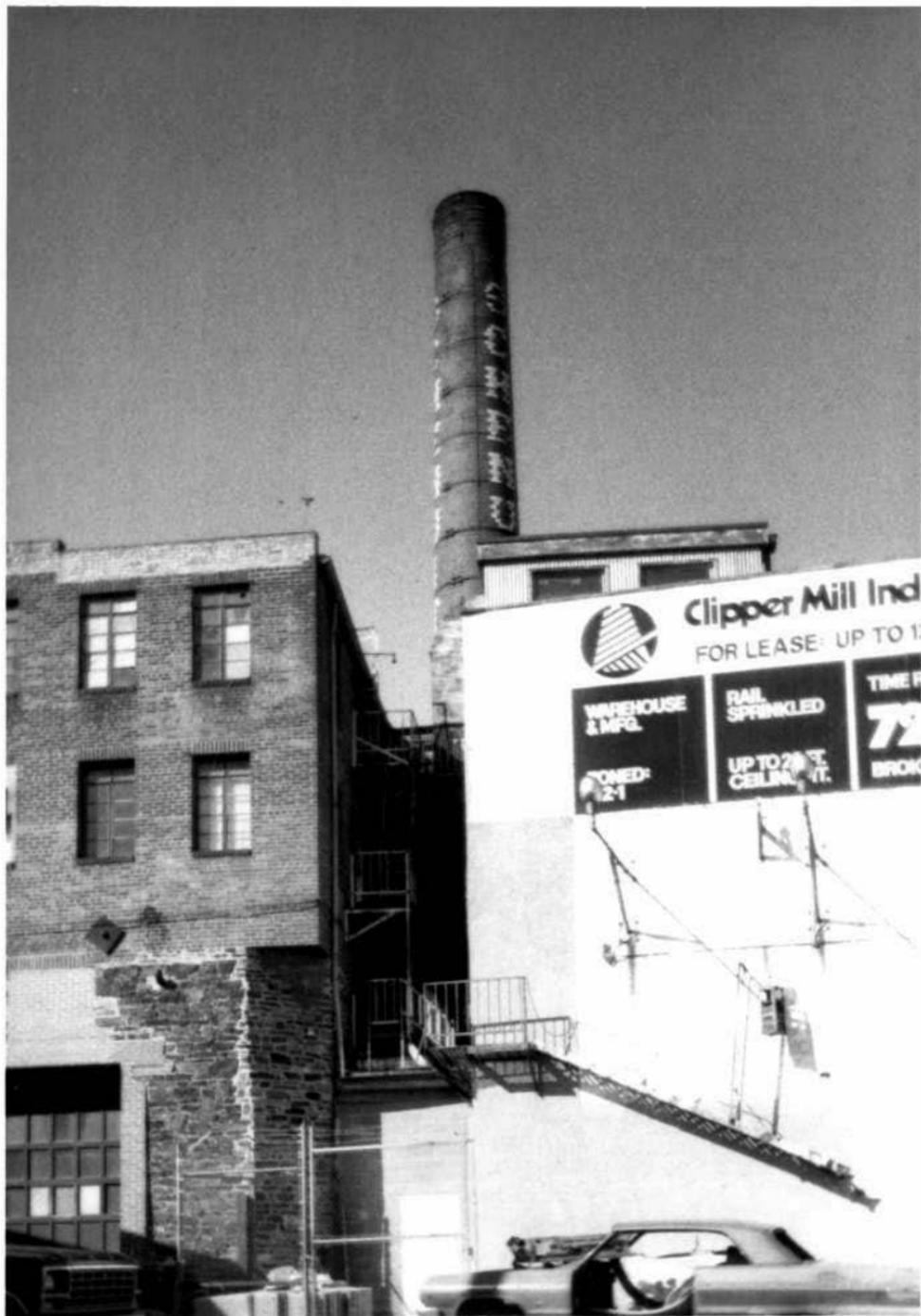
Woodberry Mill

Baltimore, MD

Photo: Dennis Zembala

Neg. Loc.: MD Historic Trust

November 1980 / Looking north



**Clipper Mill Industries**

FOR LEASE: UP TO 100,000 SQ. FT.

WAREHOUSE  
& MFG.

RAIL  
SPRINKLED

TIME FOR

CEILING:  
21 FT.

UP TO 20 FT.  
CEILING, FT.

**72**  
BROK

B-1035

Woodberry Mill

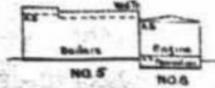
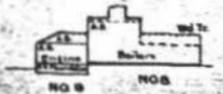
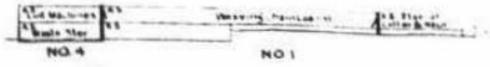
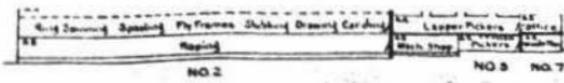
Baltimore, MD

Photo: Dennis Zembala

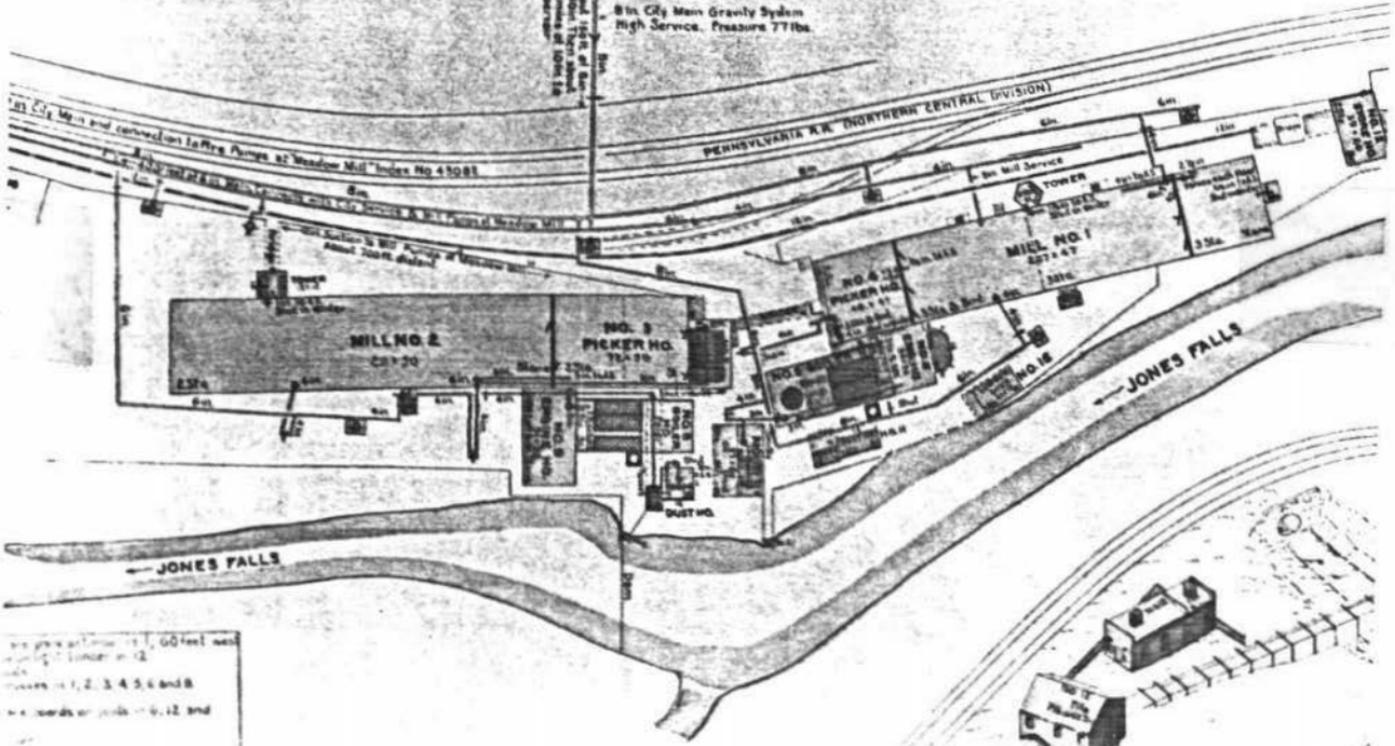
Neg. Loc.: MD Historic Trust

November 1980

*Section of original stone wall  
exposed, south facade*



8 in. City Main Gravity System  
High Service. Pressure 77 lbs.



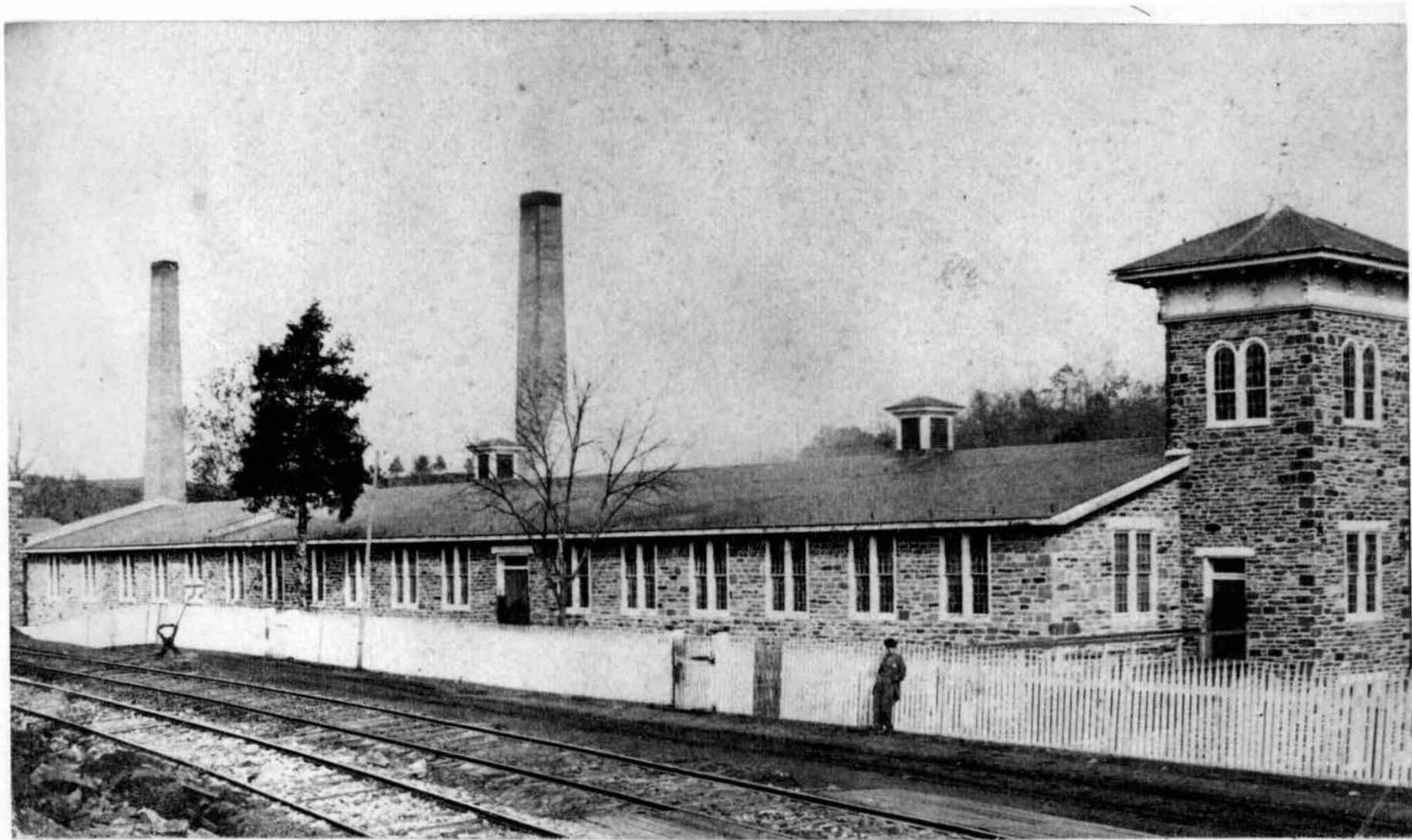
B-1028 PINK MILL (bottom left)

B-1035 WOODBERRY MILL (top right)

(from c. 1912 fire insurance map)

Mark R. Edwards

April, 1990



Park Mill

B-1028

B-1035 Cotton mill - woodberry, Balto. 1870

Cotton Mill-Woodberry, MD  
@1870