

Capsule Summary: Diamond Press Building (B-5077-3)

1807-1841 E. Preston Street

Baltimore, Maryland 21213

Constructed: circa 1905; circa 1965

Private access

Prepared by: Molly Lester, Architectural Historian; Julia Claypool, Historian; Jess Neubelt,  
Research Assistant

History Matters, LLC

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Washington, DC 20036

The Diamond Press Building, comprised of several different sections of varying heights, is located on a rectangular site at the southwest corner of East Preston Street and North Wolfe Street in Baltimore, Maryland. It occupies an irregular footprint and is constructed with red-brick exterior walls. It is characteristic of early twentieth century industrial architecture, with prominent loading entrances and limited ornamentation expressed primarily through a spiral-bracketed iron cornice on the tallest section of its primary (north) elevation.

The building is comprised of four different sections: three sections (ranging from one to two stories) comprise the main building and occupy the northern portion of the site that faces East Preston Street; the fourth section, a one-story addition, is located on the southern portion of the site; it abuts the south elevation of the other sections. The west elevation of the main building faces an alley that separates the Diamond Press Building from the neighboring property located at 1801 East Preston Street; the west elevation of the rear addition faces North Durham Street. The south elevation of the building faces the garden, grass lot, and gravel parking lot that run along the southern edge of the parcel, and the east elevation of the main building that faces North Wolfe Street.

On the interior of the building, the Diamond Press Building is used as classroom, workshop, and storage space. A tenant commercial space is located in the northwest corner of the first floor and has to be accessed from East Preston Street.

Located adjacent to the Union Railroad tracks that are elevated above North Wolfe and East Preston Streets, the building is a good example of the many buildings erected by the variety of small industries that were located in East Baltimore in the late 19<sup>th</sup> and early 20<sup>th</sup> century. Constructed between 1902 and 1910 as a bakery, the building was repurposed as a tobacco facility between 1913 and 1933. Between 1941 and 1962, the plant was renovated as a dairy operation. In the 1960s, the building's final industrial renovation saw it repurposed as a printing facility for Diamond Press. Currently, it houses the Historic East Baltimore Community Action Coalition, Inc. (HEBCAC). The Diamond Press Building is a contributing resource to the Baltimore East/South Clifton Park Historic District in Baltimore (B-5077).

# Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. B-5077-3

## 1. Name of Property (indicate preferred name)

historic Wertmeier Brothers Cigar Manufactory; Kress Dairy  
other Diamond Press Building (preferred)

## 2. Location

street and number 1841-1847 East Preston Street not for publication  
city, town City of Baltimore vicinity  
county

## 3. Owner of Property (give names and mailing addresses of all owners)

name Jeff Thompson (HEBCAC)  
street and number 1212 N. Wolfe Street telephone 443-524-2800  
city, town Baltimore state MD zip code 21213-3303

## 4. Location of Legal Description

courthouse, registry of deeds, etc. Clarence Mitchell Courthouse liber FMC 9929 folio 0279  
city, town Baltimore, MD tax map n/a tax parcel 081101531029 tax ID number n/a

## 5. Primary Location of Additional Data

- Contributing Resource in National Register District  
 Contributing Resource in Local Historic District  
 Determined Eligible for the National Register/Maryland Register  
 Determined Ineligible for the National Register/Maryland Register  
 Recorded by HABS/HAER  
 Historic Structure Report or Research Report at MHT  
 Other: Maryland Room Archives, Enoch Pratt Central Library

## 6. Classification

Category	Ownership	Current Function	Resource Count	
			Contributing	Noncontributing
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture		
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> commerce/trade	1	
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> defense		
<input type="checkbox"/> site		<input type="checkbox"/> domestic		
<input type="checkbox"/> object		<input checked="" type="checkbox"/> education		
		<input type="checkbox"/> funerary	1	0
		<input type="checkbox"/> government		
		<input type="checkbox"/> health care		
		<input type="checkbox"/> industry		
		<input type="checkbox"/> landscape		
		<input type="checkbox"/> recreation/culture		
		<input type="checkbox"/> religion		
		<input type="checkbox"/> social		
		<input type="checkbox"/> transportation		
		<input type="checkbox"/> work in progress		
		<input type="checkbox"/> unknown		
		<input type="checkbox"/> vacant/not in use		
		<input type="checkbox"/> other:		
			<b>Number of Contributing Resources previously listed in the Inventory</b>	
			0	

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## 7. Description

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Inventory No. B-5077-3

### Condition

excellent       deteriorated  
 good             ruins  
 fair               altered

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Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

**Summary:** The Diamond Press Building, comprised of several different sections of varying heights, is located on a rectangular site at the southwest corner of East Preston Street and North Wolfe Street in Baltimore, Maryland. It occupies an irregular footprint and is constructed with red-brick exterior walls. It is characteristic of early twentieth century industrial architecture, with prominent loading entrances and limited ornamentation expressed primarily through a spiral-bracketed iron cornice on the tallest section of its primary (north) elevation.

The building is comprised of four different sections: three sections (ranging from one to two stories) comprise the main building and occupy the northern portion of the site that faces East Preston Street; the fourth section, a one-story addition, is located on the southern portion of the site; it abuts the south elevation of the other sections. The west elevation of the main building faces an alley that separates the Diamond Press Building from the neighboring property located at 1801 East Preston Street; the west elevation of the rear addition faces North Durham Street. The south elevation of the building faces the garden, grass lot, and gravel parking lot that run along the southern edge of the parcel, and the east elevation of the main building that faces North Wolfe Street.

On the interior of the building, the Diamond Press Building is used as classroom, workshop, and storage space. A tenant commercial space is located in the northwest corner of the first floor and has to be accessed from East Preston Street.

**Setting:** The building is located along East Preston Street, an east-west corridor in a mixed-use neighborhood of East Baltimore. It is a contributing resource within the Baltimore East/South Clifton Park Historic District (B-5077). The site is located on the southwest corner of a city block bound by East Preston Street to the north, Rutland Avenue to the west, East Biddle Street to the south, and North Wolfe Street to the east. A small narrow road, Mura Street, cuts through the block and runs parallel to East Biddle Street. The Diamond Press Building shares the block with the First John Tabernacle Baptist Church that is located immediately west of the building, and scattered rowhouses that run along East Biddle Street.

**Site:** The Diamond Press Building occupies most of its 0.68-acre site. The north and east elevations are built to the lot line. Concrete sidewalks separate them from East Preston Street and North Wolfe Street. Along Mura Street, a garden, a grass lot, and a gravel parking area are located along the southern edge of the site; the grass lot is enclosed with a chain-link fence. The western edge of the site is defined by a small alley that separates the main building from the neighboring property at 1801 East Preston Street, and by North Durham Street, which runs along the west elevation of the building's rear addition.

**Structure:** The main building features a timber-frame structure with brick perimeter walls. The rear addition features a concrete-block structure.

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**Exterior:** The building's primary (north) elevation features red-brick walls and is divided into four sections: the western section is two stories in height; the center-west section is 1.5 stories tall; the center-east section is one story in height; and the east section is 1.5 stories tall.

The west section of this elevation features six bays of doors at the first story; the second story features ten window openings that do not fully align with the bays below. The first and second stories are separated by a band of metal moulding that is set into the brick, as well as a stone belt course that links the stone sills of the second-story windows. A second stone belt course extends across the west section just above the second-story windows; this section is topped by a large metal cornice that features spiraled-metal brackets.

At the first story, five of the west section's six bays feature large vehicle openings with arched brick surrounds. Two of the arched openings have been infilled with brick and smaller hopper windows; the center two arched openings have been partially infilled with brick; they feature rolling metal doors. The final arched opening, located in the westernmost bay, features copper-frame windows at the top of the arch, with a modern commercial sign and storefront below it. The sixth bay on this section, located immediately east of the modern storefront, features a single-leaf pedestrian entrance at-grade, with a large 5x10 metal-frame window that extends from the first story up to the stone belt course that runs below the second-story windows. Together, the first-story door and the window are set within a large arched brick surround that contains a prominent stone keystone that aligns with the top of the second-story window openings. Each of the openings at the second story features a one-over-one hung window sash; most of the window sash are missing their glass and are blocked on the interior by plywood.

The center-west section of the north elevation is 1.5 stories in height and is arranged into four bays that are separated by shallow brick piers with metal capitals above the first story. As with the west section, the center section features a large, arched-brick loading entrance in each of the four bays at the first story. Three of the four openings are infilled with brick and smaller hopper windows; the fourth opening is infilled with brick and concrete block. Above the first story, the center-west section features a band of metal moulding that aligns with the piers' metal capitals and the metal banding on the west section. The center-west section features a metal cornice and a brick parapet wall with stone coping.

The one-story center-east section of the north elevation is more utilitarian than the other three sections on this elevation; its brick walls are unornamented and it does not have either metal moulding or a metal cornice. It is arranged into four bays, all of which feature large openings that have been infilled with brick and smaller doors and windows. The western bay on this section features a large rolling metal door, accessed via a wood ramp, with an awning above. The other three bays on this section feature metal-frame hopper windows set within the brick infill. One of the bays also features a single-leaf metal-panel door inserted in the brick infill.

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The east section of the primary elevation is 1.5 stories in height. It is divided into three bays that are separated by shallow piers with metal capitals above the first story. Each of the first-story bays features a brick water table and brick banding in the form of an articulated brick panel. Above these panels, a round window opening in each bay features a brick surround and a prominent keystone; each of these three round openings has been infilled with concrete. The east section features a band of metal moulding above these round openings that aligns with the metal capitals of the brick piers that separate the bays. The section is topped with a metal cornice, similar to the cornice on the center-west section.

The Diamond Press Building's east elevation is divided between the 1.5-story north section (a continuation of the north elevation's east section) and a one-story southern section. The north section is divided into six asymmetrical bays that are separated above the first story by shallow brick piers with metal capitals. Four of the six bays feature three arched window openings at the first story. Most of these window openings feature one-over-one hung windows and stone sills; two openings have been infilled with brick. Of the two remaining bays on this section of the east elevation, one bay features a double-leaf metal entrance with transom set with stone infill; the sixth bay features one arched window opening that has been infilled with brick. Above the first story, this section features metal moulding, articulated brick panels, a metal cornice, and a brick parapet wall above, which continue from the north elevation.

With unornamented brick walls, the one-story southern section of the east elevation is more utilitarian than the northern section. It is arranged into four asymmetrical bays, three of which feature large window openings that have been partially infilled with brick and metal-framed windows. The fourth bay features a single-leaf metal-panel door that is elevated a foot above grade.

The south elevation of the Diamond Press Building is one-story in height and includes the rear concrete-block addition to the red-brick building. It features limited door and window openings. The east end of the south elevation of the main building features a single-leaf metal-panel door and two large multi-paned metal-frame windows at the first story. The west end of the main building on this elevation features a single-leaf metal-panel entrance, two metal loading entrances (one rolling, and one paneled), and one infilled window opening at the first story. It features four additional one-over-one hung windows at the second story on the west end of the south elevation. The rear addition features four additional entrances—two single-leaf doors and two double-leaf doors—as well as four window openings on the east and west walls of the rear addition that have been infilled with concrete block.

The two-story west elevation of the Diamond Press Building features unornamented red-brick walls. At both the first and second stories, it features ten irregularly-spaced bays of one-over-one hung windows. A limited number of openings are missing their frames or sash, and have been infilled with plywood.

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**Interior:** On the interior, the building comprises classroom and workshop spaces on the eastern and southern sections of the first floor. The northwestern section of the first floor features several large 1.5- and two-story rooms that are used as storage and workshop space.

The larger storage rooms feature cast-iron support columns that interrupt the otherwise open floor plans in these areas. Along the west wall of the first floor, a wood quarter-winder stair with metal-pipe railings leads to the second floor. Finishes in these rooms include wood floors, painted-brick and painted wood-panel walls, and exposed timber-frame ceiling structure with exposed mechanicals. Several windows are blocked on the interior with plywood. Between the different sections of the building, ceilings vary in height.

The eastern and southern areas of the first floor feature classroom and workshop space. Some sections feature drywall and steel-frame and plexiglass partition walls (which do not extend to the ceiling). Finishes in this area of the main building include carpet floors, painted-brick and painted concrete-block walls, and exposed timber-frame ceiling structure with exposed mechanicals. Doors are primarily non-historic replacements, although a large historic sliding metal-panel door on a metal track separates the main building from the adjacent rear addition. Finishes in the rear addition include carpet and vinyl-tile floors, painted-brick and painted concrete-block walls, and suspended tile ceilings.

**Alterations:** The Diamond Press Building has been significantly altered since its original construction. The exterior features several partially- or fully-infilled openings, and several of the doors and windows have been replaced with incompatible modern units. On the interior, finishes in large areas of the building have been updated in various renovation campaigns.

**Integrity:** The building retains integrity from the period of significance, and of the seven aspects of integrity, the building retains characteristics of five. Although some window and door openings have been infilled, these changes are reversible, and the building still conveys its historic industrial association and use.

*Location:* Retains integrity with regard to location, as it remains in its original location.

*Design:* Retains integrity with regards to design. Its character-defining features remain intact and include minimal exterior ornamentation that is concentrated on the primary elevation, and the generally open interior floor plan. Although several door and window openings have been infilled, and the rear addition does not contribute to the overall design of the building, these alterations are generally reversible and have not had an adverse impact on the physical character and fabric of the building.

*Setting:* Retains its siting and other physical features, including its boundaries with East Preston Street and North Wolfe Street, and the residential, commercial, and industrial context that surrounds the site.

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*Materials:* Retains integrity of materials. It features the timber-frame structure and red-brick perimeter walls consistent with its period of significance, although some openings have been infilled with incompatible materials. On the interior, the largest spaces on the primary floor retain the wood floors, cast-iron columns, painted-brick walls, and exposed timber-frame ceiling structure consistent with the period of significance, though in most of the smaller rooms on the first floor, some finishes have been altered.

*Workmanship:* Retains integrity of workmanship, as its current form reflects the simple ornamentation and industrial construction techniques of its period of significance.

*Feeling:* Retains integrity of feeling, as its exterior retains its industrial character, including minimal ornamentation and prominent loading entrances. Its interior floor plan remains open in its primary first-floor spaces, consistent with the industrial character, use, and feeling of the building's period of significance.

*Association:* Retains integrity of association with its original industrial use. The building's exterior form still reads as an industrial resource, and the interior is still characterized and identified by its industrial features, including its partially-open floor plan and unfinished walls and ceilings.

# 8. Significance

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Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____

Specific dates

Architect/Builder Unknown

Construction dates Circa 1905; circa 1965

Evaluation for:

National Register

Maryland Register

not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

**Summary:** Located adjacent to the Union Railroad tracks that are elevated above North Wolfe and East Preston Streets, the Diamond Press building at 1841-1847 East Preston Street is a good example of the many buildings erected by the variety of small industries that were located in East Baltimore in the late 19<sup>th</sup> and early 20<sup>th</sup> century. Constructed between 1902 and 1910 as a bakery, the building was repurposed as a tobacco facility between 1913 and 1933. Between 1941 and 1962, the plant was renovated as a dairy operation. In the 1960s, the building's final industrial renovation saw it repurposed as a printing facility for Diamond Press. Currently, it houses the Historic East Baltimore Community Action Coalition, Inc. (HEBCAC).

The Diamond Press Building is a contributing resource to the Baltimore East/South Clifton Park Historic District in Baltimore (B-5077).

**Statement of Significance:** In the late 19<sup>th</sup> century, the Hall Brothers owned the 1800 block of East Preston Street between North Ann Street (which would become North Hopkins Avenue and then Rutland Avenue) and North Wolfe Street; the firm used the property for coal storage that was serviced by a railroad siding that extended into the property.<sup>1</sup> The southern part of the block, which was divided by Mura Street and extended to East Biddle Street, was developed with rowhouses that fronted the streets, many with stables behind.

The corridor along the Union Railroad tracks (laid in 1873) can be seen as a miniature snapshot of Baltimore's industrial strengths during the late-19<sup>th</sup> and early-20<sup>th</sup> centuries. Though none of the individual business located along the tracks operated in more than two or three, low-scale buildings, they represented several Baltimore industries including: canning, tobacco warehousing and cigar manufacture, lithography, furniture assembly, and brewing.<sup>2</sup>

<sup>1</sup> D.A. Sanborn, "Baltimore," *Sanborn Fire Insurance Maps* (New York: Sanborn Map Company, 1890), vol. 2, plate 63b.

<sup>2</sup> R. Christopher Goodwin and Associates, "East Baltimore and South Clifton Park Historic District," *National Register of Historic Places Registration Form*, 2002, Section 7, p. 18.

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Between 1902 and 1910, the Peter Schmidt Vienna Bakery was constructed on five lots that ran from the west side of Wolfe Street and extended west along East Preston Street.<sup>3</sup> Before food preservatives, baked goods were prepared daily in small neighborhood stores and larger bakery operations. The Peter Schmidt Vienna Bakery met this demand. In 1910, the owners of the Peter Schmidt Vienna Bakery deeded its facilities to the City Baking Company of West Virginia.<sup>4</sup>

In 1913, the building operations changed from baking to cigar manufacturing when the City Baking Company of West Virginia deeded the property to Wertheimer Realty Company.<sup>5</sup> The 1914 Sanborn map records that the building was in use by Wertheimer Brothers Cigar Manufacturing, one of several tobacco-related industries in East Baltimore. The building contained an office, an area for shipping, a main workroom for cigar making, warehouse space, and a tobacco storage area.<sup>6</sup> In 1933, the Wertheimer Realty Company sold the East Preston Street property to settle their loan debt to the Eutaw Savings Bank of Baltimore.<sup>7</sup>

By 1937, Kress Farm Dairy leased the facility and converted it to milk production.<sup>8</sup> After buying the property in 1941, the Kress Farm Dairy continued to operate at the East Preston Street plant until 1960, when they merged with Koontz Creamery.<sup>9</sup> In 1962, H.E. Koontz Creamery Inc. sold the plant to The Milann Corporation.<sup>10</sup>

In 1965, the Diamond Press Co. rented the former dairy plant and converted it to a printing operation.<sup>11</sup> Established in Baltimore as early as 1947, the printing operation published advertising pieces such as circulars among other products.<sup>12</sup>

<sup>3</sup> Baltimore City Superior Court Land Records, Book SCL 2558, pp. 503-511.

<sup>4</sup> Baltimore City Superior Court Land Records, Book SCL 2558, p. 503. Deed cites February 1, 1910 as date Schmidt conveyed the bakery to the City Baking Company.

<sup>5</sup> Baltimore City Superior Court Land Records, Book SCL 2824, p. 177, June 11, 1913.

<sup>6</sup> D.A. Sanborn, "Baltimore," *Sanborn Fire Insurance Maps* (New York: Sanborn Map Company, 1914), vol. 3, plate 282.

<sup>7</sup> Baltimore City Superior Court Land Records, Book SCL 3544, p. 306, 27 June 1933.

<sup>8</sup> Kress Farm Dairy started on a local family dairy farm, and by 1934, they established a dairy operation at 2416 East North Avenue in Baltimore. [*Baltimore Sun*, 19 January 1934, ProQuest Historical Newspapers] It is not known whether Kress Farm Dairy leased the East Preston Street property and converted the cigar manufacturing facility at the same time they were operating their East North Avenue plant, but the bulk of the Kress Farm Dairy certainly was operating on East Preston Street by 1937. [*Baltimore Sun*, 20 June 1937, Enoch Pratt Free Library Vertical Files, "Kress Dairy Farm."]

<sup>9</sup> Baltimore City Superior Court Land Records, Book MLP 6168, p. 296, 28 May 1941; Letter, F. Marion Lazenby, President of Kress Farm Dairy, to Kress Customers, 28 March 1960, Enoch Pratt Free Library Vertical Files, "Kress Dairy Farm."

<sup>10</sup> Baltimore City Superior Court Land Records, Book JFC 1248, p. 200, 20 March 1962.

<sup>11</sup> *Baltimore Sun*, 21 February 1965. A classified advertisement notes that the building for rent was opposite the Diamond Press on East Preston.

<sup>12</sup> *Baltimore Sun*, 14 November 1947 and 17 December 1955, ProQuest Historical Newspapers. Its former locations included 1103 East Pratt Street and 217-221 North High Street.

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In 1998, the Milann Corporation conveyed the Diamond Press building to 1817 East Preston Street LLC, a division of the Historic East Baltimore Community Action Coalition, Inc. (HEBCAC).<sup>13</sup> In 2004, HEBCAC donated the building to Johns Hopkins University for their East Baltimore Technical Resource Center, which provides computer training opportunities for community members.<sup>14</sup> HEBCAC subsequently reoccupied the building, subdivided some of the spaces, and has developed programming for those spaces.

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<sup>13</sup> Baltimore City Superior Court Land Records, Book PMB 7238, p. 200.

<sup>14</sup> "About HEBCAC," *Historic East Baltimore Action Coalition, Inc.*, last updated 2008, accessed 8/11/2015, [http://hebcac.org/about\\_hebcac](http://hebcac.org/about_hebcac); John M. Lazarou, "Johns Hopkins Urban Health Institute Holds Grand Opening Ceremonies for New Computer Training Center," *Johns Hopkins Medicine*, 3/24/2004, accessed 12/16/2013, [http://www.hopkinsmedicine.org/Press\\_releases/2004/03\\_24\\_04.html](http://www.hopkinsmedicine.org/Press_releases/2004/03_24_04.html).

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## 9. Major Bibliographical References

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- “About HEBCAC,” *Historic East Baltimore Action Coaliton, Inc*, last updated 2008, accessed 12/16/2013, [http://hebcac.org/about\\_hebcac](http://hebcac.org/about_hebcac).
- Baltimore City Superior Court Land Records, Book JFC 1248, p. 200, 20 March 1962.
- Baltimore City Superior Court Land Records, Book MLP 6168, p. 296, 28 May 1941.
- Baltimore City Superior Court Land Records, Book PMB 7238, p. 200.
- Baltimore City Superior Court Land Records, Book SCL 2558, pp. 503-511.
- Baltimore City Superior Court Land Records, Book SCL 2824, p. 177, June 11, 1913.
- Baltimore City Superior Court Land Records, Book SCL 3544, p. 306, 27 June 1933.
- Baltimore Sun*, 19 January 1934, ProQuest Historical Newspapers.
- Baltimore Sun*, 20 June 1937, Enoch Pratt Free Library Vertical Files, “Kress Dairy Farm.”
- Baltimore Sun*, 14 November 1947, ProQuest Historical Newspapers.
- Baltimore Sun*, 17 December 1955, ProQuest Historical Newspapers.
- Baltimore Sun*, 21 February 1965.
- Lazarou, John M. “Johns Hopkins Urban Health Institute Holds Grand Opening Ceremonies for New Computer Training Center,” *Johns Hopkins Medicine*, 3/24/2004, accessed 12/16/2013, [http://www.hopkinsmedicine.org/Press\\_releases/2004/03\\_24\\_04.html](http://www.hopkinsmedicine.org/Press_releases/2004/03_24_04.html).
- Letter, F. Marion Lazenby, President of Kress Farm Dairy, to Kress Customers, 28 March 1960, Enoch Pratt Free Library Vertical Files, “Kress Dairy Farm.”
- R. Christopher Goodwin and Associates, “East Baltimore and South Clifton Park Historic District,” *National Register of Historic Places Registration Form*, 2002, Section 7, p. 18.
- Sanborn, D. A. “Baltimore,” *Sanborn Fire Insurance Maps* (New York: Sanborn Map Company, 1890), vol. 2, plate 63b.
- Sanborn, D. A. “Baltimore,” *Sanborn Fire Insurance Maps* (New York: Sanborn Map Company, 1914), vol. 3, plate 282.

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## 10. Geographical Data

Acreage of surveyed property	<u>0.68</u>
Acreage of historical setting	<u>0.68</u>
Quadrangle name	<u>Baltimore East, MD</u>

Quadrangle scale: 1:24,000

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### Verbal boundary description and justification

The Diamond Press Building occupies Block 1531, Lot 029 which is both the survey and historical setting boundaries of the property. The property is located on the southwest corner of East Preston Street and North Wolfe Street in Baltimore.

# Maryland Historical Trust Maryland Inventory of Historic Properties Form

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## 11. Form Prepared by

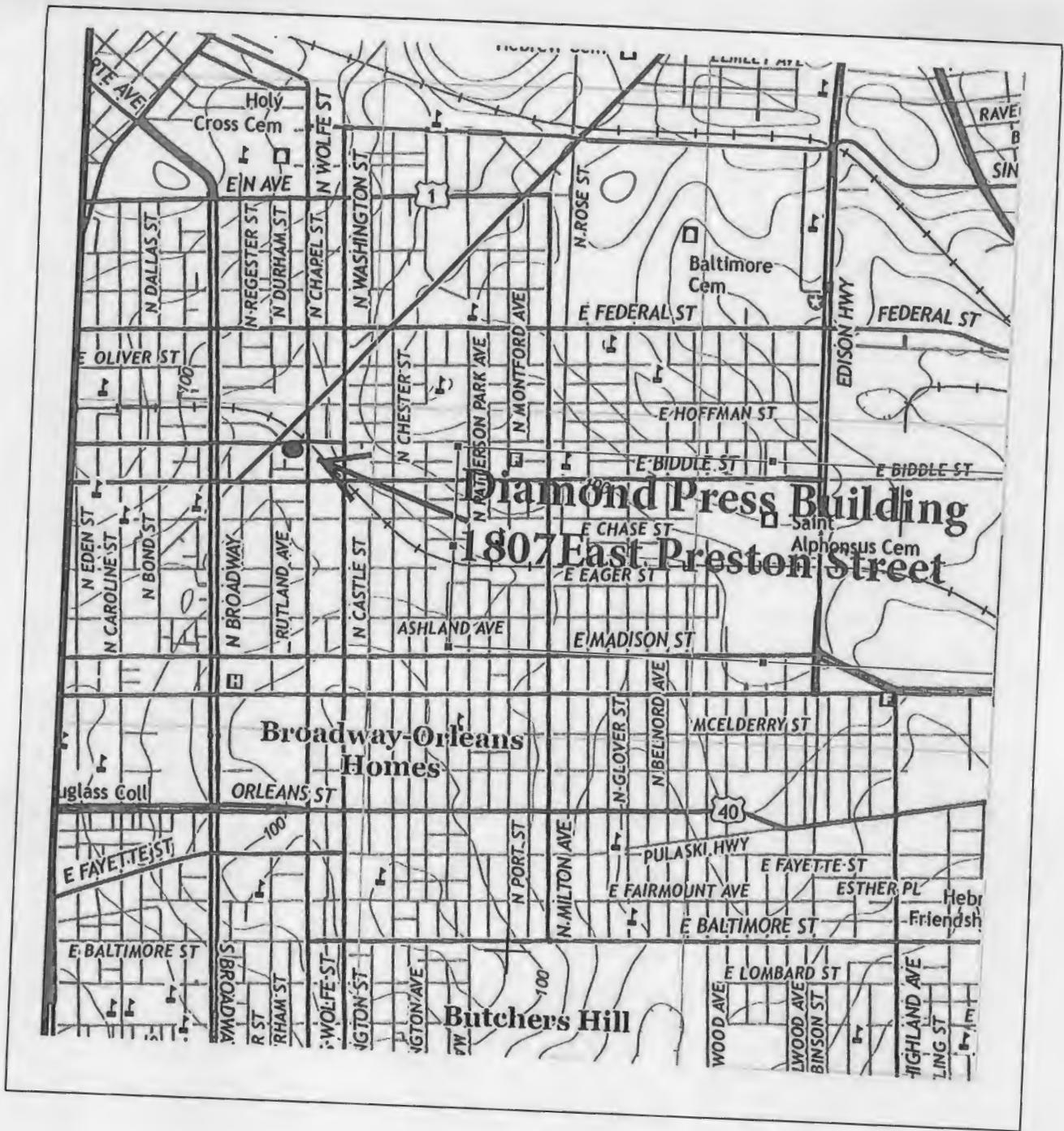
name/title	Julia Claypool/Historian; Molly Lester/Architectural Historian; Jess Neubelt/Researcher		
organization	History Matters, LLC	date	September 8, 2015
street & number	1502 21 <sup>st</sup> Street NW, 2 <sup>nd</sup> Floor	telephone	202.223.8845
city or town	Washington	state	DC

The Maryland Inventory of Historic Properties 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  
Maryland Department of Planning  
100 Community Place  
Crownsville, MD 21032-2023  
410-514-7600





USGS Quad Map – Baltimore East, MD 2014  
 B-5077-3  
 Diamond Press Building Site Plan  
 1807-1841 East Preston Street  
 City of Baltimore

**BALTIMORE**  
 Accessible Version Help

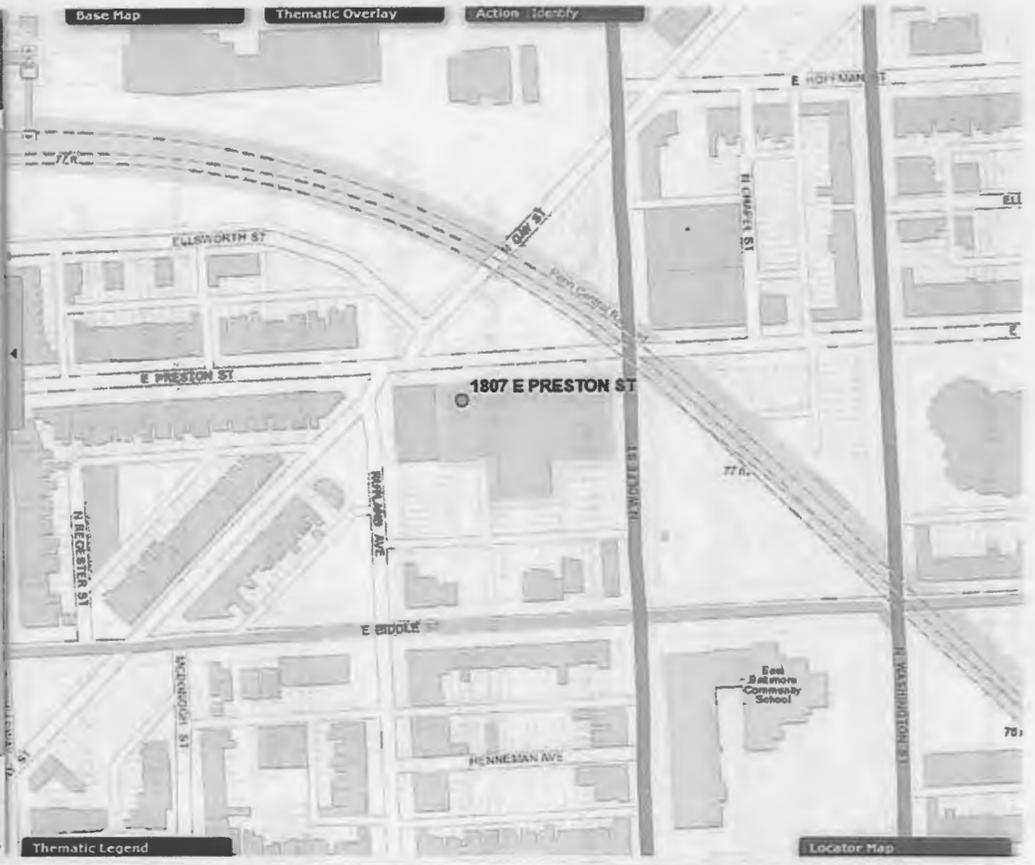
**My Location**  
 Enter an address, intersection or place name  
   
 Default location: Use Current Location  
 Not where you expected? Suggestions

**My Neighborhood**

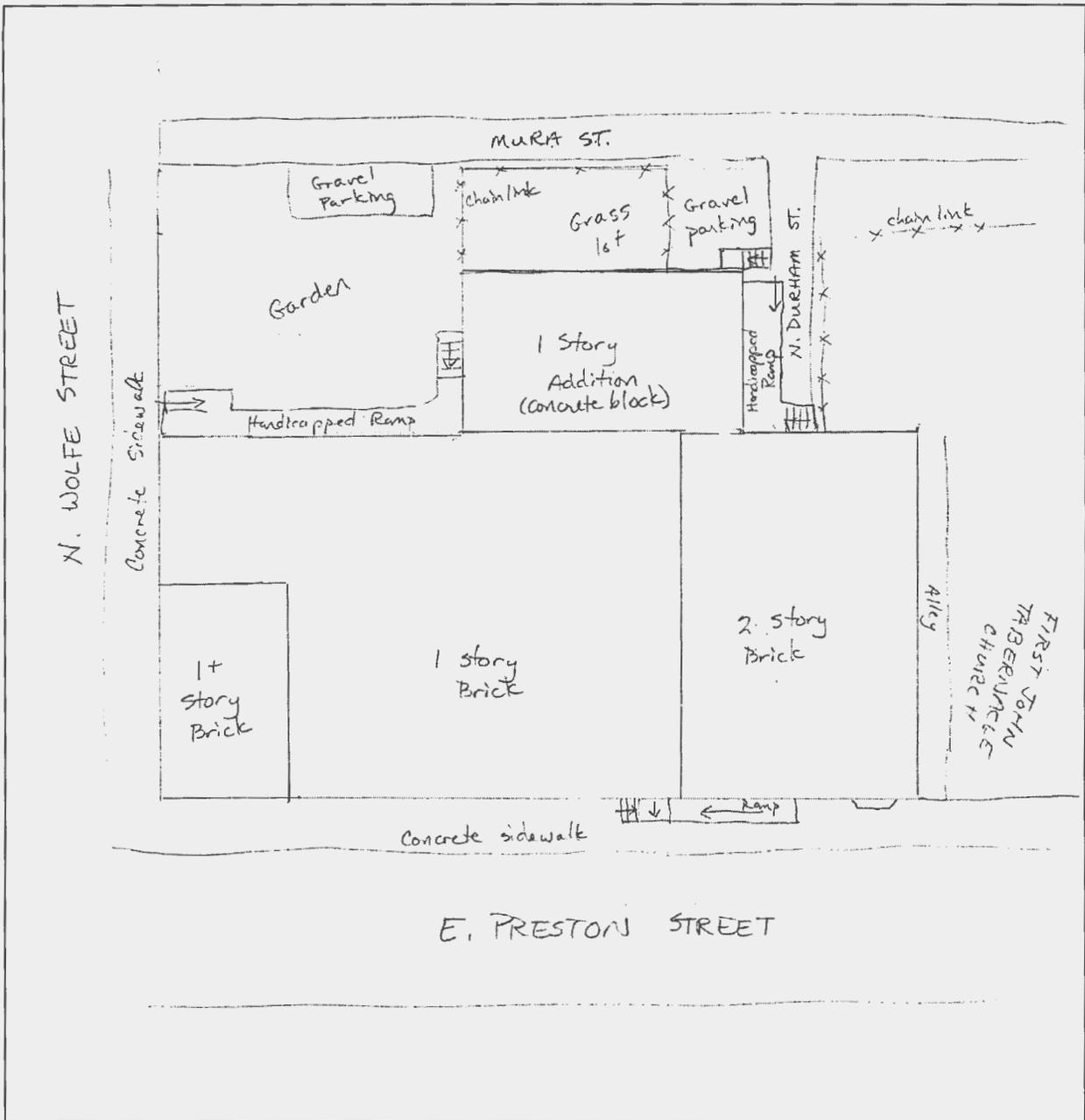
**Neighborhood Info**  
**Find**  
 What are you looking for?  
**Property Information**  
 or view all categories  
 1 found

**Info**

BLOCKLOT 1531 029  
 Address 1807 E PRESTON ST  
 Ward  
 Lot Size 2420122  
 Zoning B-3-2  
 Sale Date 04151998  
 Owner 1817 EAST PRESTON LLC  
 ZIP Code 21213  
 Last Sale 300000  
 Price



**B-5077-3**  
**Diamond Press Building Site Plan**  
**1807-1841 East Preston Street**  
**City of Baltimore Tax Map**



B-5077-3

Diamond Press Building Site Plan

1807-1841 East Preston Street

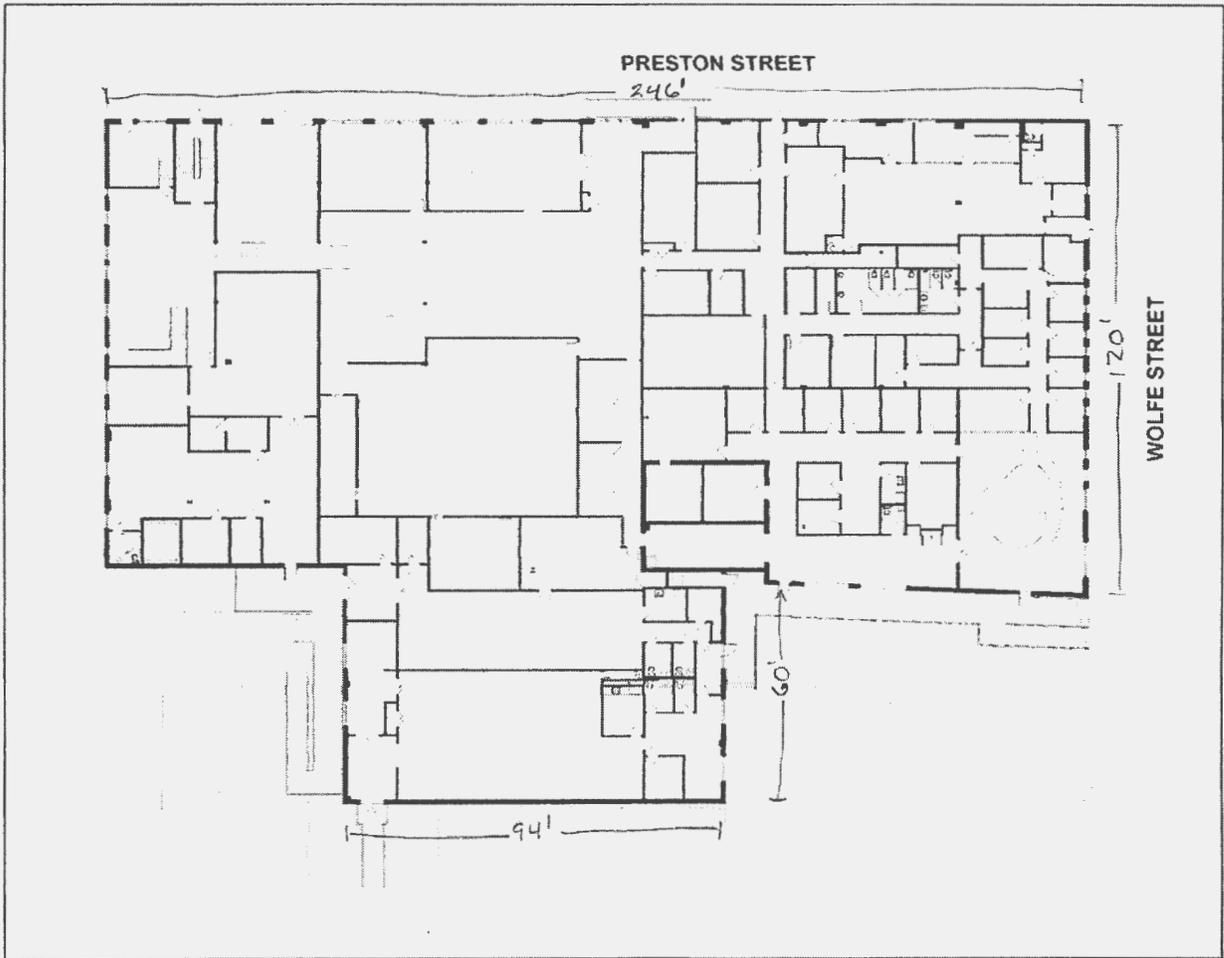
City of Baltimore

History Matters, LLC

July 2015



Not to Scale



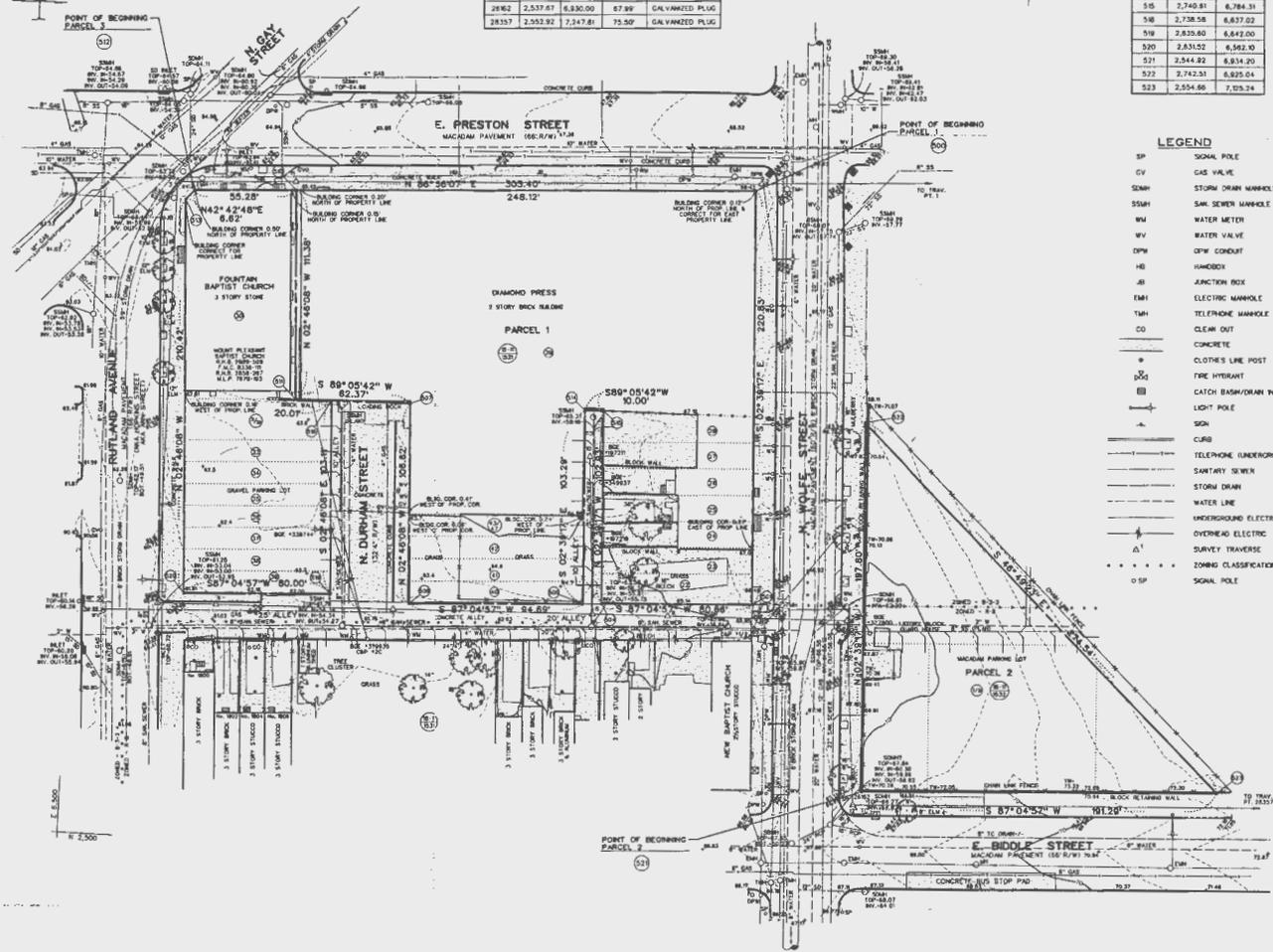
B-5077-3  
Diamond Press Building Floor Plan  
1807-1841 East Preston Street  
City of Baltimore  
Historic East Baltimore Community Action Coalition, Inc.  
(HEBCAC)  
2015  
First Floor

Not to Scale



SURVEY TRAVERSE			
TRAV. PT.	NORTH	EAST	ELEVATION DESCRIPTION
1	2,889.87	7,230.45	89.21' MAGNETIC NAIL
2	2,886.66	6,862.48	89.21' CROSS-CUT
3	2,950.81	6,547.02	83.50' MAGNETIC NAIL
4	2,875.60	6,548.92	60.94' MAGNETIC NAIL
5	2,826.47	6,821.37	86.22' MAGNETIC NAIL
6	2,828.52	6,379.74	81.58' CROSS-CUT
7	2,828.33	6,876.09	82.30' MAGNETIC NAIL
8	2,832.48	6,784.28	83.50' CROSS-CUT
9	2,833.66	6,824.88	84.67' CROSS-CUT
10	2,778.29	6,778.42	84.77' MAGNETIC NAIL
11	2,854.54	6,881.21	85.44' CROSS-CUT
28162	2,537.67	6,830.00	87.99' GALVANIZED PLUG
28157	2,552.92	7,247.81	75.50' GALVANIZED PLUG

BOUNDARY CORNERS			
NO.	NORTH	EAST	
300	2,862.78	6,856.40	
301	2,842.79	6,868.83	
304	2,858.08	6,789.07	
305	2,837.57	6,779.09	
306	2,832.76	6,684.52	
307	2,738.25	6,679.37	
310	2,849.52	6,811.63	
311	2,736.27	6,817.01	
312	2,844.56	6,554.43	
313	2,841.70	6,551.94	
314	2,742.75	6,774.30	
315	2,743.81	6,784.31	
316	2,738.58	6,837.02	
319	2,835.60	6,642.00	
320	2,831.52	6,562.10	
321	2,544.82	6,814.20	
322	2,742.51	6,825.04	
323	2,554.66	7,029.24	



LEGEND	
SP	SIGNAL POLE
CV	GAS VALVE
SDM	STORM DRAIN MANHOLE
SSM	SAN SEWER MANHOLE
WM	WATER METER
WV	WATER VALVE
CPW	CPW CONDUIT
HB	HANDHOLE
JB	JUNCTION BOX
EM	ELECTRIC MANHOLE
TM	TELEPHONE MANHOLE
CO	CLEAN OUT
CON	CONCRETE
CL	CLOTHES LINE POST
HY	FIRE HYDRANT
CB	CATCH BASIN/RAIN PLET
LP	LIGHT POLE
SN	SIGN
CURB	CURB
TEL	TELEPHONE UNDERGROUND
SW	SANITARY SEWER
SD	STORM DRAIN
WL	WATER LINE
UE	UNDERGROUND ELECTRIC
OE	OVERHEAD ELECTRIC
Δ	SURVEY CLASSIFICATION
○	ZONING CLASSIFICATION
○ SP	SIGNAL POLE

- GENERAL NOTES:**
- BEARINGS AND COORDINATES AS SHOWN HEREON ARE BASED ON THE CITY OF BALTIMORE GRID MEASURED AS REFERENCE FROM TRAVERSING CONDUIT STATIONS  
 28162 NORTH 2,537.673 EAST 6,830.003  
 28157 NORTH 2,552.925 EAST 7,247.808
  - ELEVATIONS AS SHOWN HEREON ARE BASED ON CITY OF BALTIMORE BENCHMARK NO. 1434 STANDARD MARKER 4 IN CONCRETE SIDEWALK ON NORTHEAST CORNER PRESTON & CHESTER STREETS. ELEVATION = 108.799 FEET
  - SITE AREA AS SURVEYED:  
 PARCEL 1: 0.171 ACRES ± (48,892.50 FT<sup>2</sup> ±)  
 PARCEL 2: 0.243 ACRES ± (10,804.90 FT<sup>2</sup> ±)  
 PARCEL 3: 0.243 ACRES ± (10,804.90 FT<sup>2</sup> ±)
  - COMPANDED REFERENCE:  
 PARCEL 1: 101 EAST PRESTON STREET LLC  
 LIBER S.B. 7235, FOLIO 200 & LIBER F.M.C. 8205, FOLIO 489  
 PARCEL 2: 101 EAST PRESTON STREET LLC  
 LIBER S.B. 7235, FOLIO 200  
 PARCEL 3: 101 EAST PRESTON STREET LLC  
 LIBER S.B. 7235, FOLIO 200 & LIBER M.P. 7979, FOLIO 93
  - BOUNDARY CORNERS ARE AS SHOWN HEREON WITH RED PLASTIC IDENTIFICATION CAPS MARKED "TOP CORNER - CIV 112" UNLESS OTHERWISE INDICATED OTHERWISE
  - UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HEREON HAVE BEEN LOCATED BY ACTUAL FIELD MEASUREMENTS SUPPLEMENTED BY INFORMATION RECEIVED FROM THE UTILITY SERVICES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF THE INFORMATION RECEIVED. THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO RESOLVE CONFLICTS AND MUST NOTIFY THE UTILITY COMPANIES INVOLVED PRIOR TO THE START OF THE WORK.
  - LOCATION OF INDIVIDUAL ELECTRIC, TELEPHONE, GAS, WATER, AND SANITARY SEWER SERVICE CONNECTIONS AS SHOWN HEREON ARE FIELD LOCATED WHERE POSSIBLE. BUT IN CASES WHERE THE LINES HAVE BEEN CONCEALED AND ARE NOT ACCESSIBLE TO THE SURVEYOR, THE PROPOSED SITE PLANS OR AN ESTIMATION OF POSSIBLE LOCATION SHOULD BE OBTAINED FROM THE UTILITY COMPANIES INVOLVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING OR REPAIR OF THESE LINES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLETELY DETERMINE THE LOCATION OF THESE LINES BEFORE COMMENCING THE WORK.
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH BY AN EXPERT TITLE ABSTRACTOR. THE TITLE INFORMATION SHOWN HEREON WAS DERIVED FROM THE BEST AVAILABLE LAND RECORDS AT THE CONVEYANCE, ENCUMBRANCES, OR RIGHTS OF WAY NOT SHOWN HEREON.
  - EXISTING ZONING CLASSIFICATION:  
 P-3 GENERAL RESIDENCE DISTRICT  
 SETBACK REQUIREMENTS: (IF BY PRINCIPAL PERMITTED USES)  
 FRONT: 30'  
 STREET CORNER SIDE: 0'  
 REAR: 20'  
 AND:  
 S-2 COMMUNITY COMMERCIAL DISTRICT  
 SETBACK REQUIREMENTS:  
 FRONT: 0'  
 BY-USE: 30' (SEE NOTE PROVIDED, IF PROVIDED)  
 STREET CORNER SIDE: 0'  
 REAR: 30'  
 FLOOR AREA RATIO: 2.5 MAX.  
 10 MAX HOUSING FOR THE ELDERLY
  - THE SURVEYED PREMISES AS INDICATED HEREON IS LOCATED WITHIN A FLOOD HAZARD ZONING MAP. THE FLOOD HAZARD ZONING MAP IS AS SHOWN ON THE FLOOD HAZARD ZONING MAP NO. 15008T (REVISED DATE: SEPTEMBER 30, 1988).

**DIAMOND PRESS BUILDING  
 PHASE 1 - HEBCAC**  
 HISTORIC EAST BALTIMORE COMMUNITY ACTION COALITION, INC.  
 1807 East Preston Street, Baltimore, MD

**hcm**  
 Hort Coplan Macht  
 ARCHITECTURE  
 LANDSCAPE ARCHITECTURE  
 PLANNING  
 INTERIOR DESIGN

**SURVEYOR'S CERTIFICATION**

I, MARK A. REED, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN SURVEYED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE MEETS ALL THE REQUIREMENTS AS CONTRACTED FOR BY

MARK A. REED  
 CIVIL INCORPORATED  
 MD PROFESSIONAL LAND SURVEYOR NO. 0089

9/29/00



SCALE	DATE	PROJECT
1" = 1,000'	9/29/00	DIAMOND PRESS BUILDING PHASE 1 - HEBCAC
NO. REVISIONS	DATE	
1	9/29/00	
SHEET TITLE		
ALTIMORE LAND TITLE SURVEY		
SCALE	DATE	PROJECT
1" = 1,000'	9/29/00	DIAMOND PRESS BUILDING PHASE 1 - HEBCAC
DRAWN BY: DEB/CP		
DATE: 9/29/00		
PROJECT NAME		
DRAWN BY		

Diamond Press Building (B-5077-3)  
1807-1841 E. Preston Street  
Baltimore, Maryland 21213

#### PHOTO LOG

B-5077-3_2015-07-09_01	North (E. Preston Street) elevation, western section, looking SW
B-5077-3_2015-07-09_02	North (E. Preston Street) elevation, eastern section, looking SE
B-5077-3_2015-07-09_03	North elevation, central entrance in 2-story west end, looking S
B-5077-3_2015-07-09_04	North elevation cornice
B-5077-3_2015-07-09_05	West elevation, with First John Tabernacle Church on right, looking S
B-5077-3_2015-07-09_06	South and east (Wolfe Street) elevation, looking NW
B-5077-3_2015-07-09_07	South elevation of 2-story west end; west & south elevation of rear addition, looking N from Mura Street
B-5077-3_2015-07-09_08	West and south elevations of 2-story west end, looking N from Mura Street
B-5077-3_2015-07-09_09	Main entrance area, SE corner of building
B-5077-3_2015-07-09_10	Main Entrance area, looking W toward original boiler room
B-5077-3_2015-07-09_11	Roof structure in East building
B-5077-3_2015-07-09_12	Typical interior renovation creating halls and room
B-5077-3_2015-07-09_13	Looking west from 1 ½ story section to 1-story section
B-5077-3_2015-07-09_14	Western 2-story section west wall and stairs
B-5077-3_2015-07-09_15	Western room of second floor, 2-story western section, north wall
B-5077-3_2015-07-09_16	Western room of second floor, 2-story western section, south wall
B-5077-3_2015-07-09_17	Eastern room of second floor, 2-story western section

Photos were printed by MPIX ([www.mpix.com](http://www.mpix.com)) with its "True Black & White" archival paper option which produces black continuous-tone prints, avoiding any tints of color.



B05077-3  
Diamond Press Building  
Baltimore, MD  
History Matters, LLC  
July 9, 2015  
MD SHA  
North (E. Preston St.) elevation,  
western sections, looking SW  
01/17

Order ID B382503 F#0030 I#30 #2015 From

FN DSC\_0028\_30.jpg

1819 E. PRESTON STREET

1819 E. Preston Street  
Washington  
Program



FN DSC\_0044\_45.jpg

Order ID B382503 F#0045 I#45 ©2015 Fran

B-5077-3

Diamond Press Building

Baltimore, MD

History Matters, LLC

July 9, 2015

MD SH70

North (E. Preston St.) elevation,  
eastern sections, looking SE

02/17



*SUN*

NO  
LOITERING

OPEN  
5:00 PM  
TIL  
2:30 PM  
COURT  
CLOSED  
SUN

BREAKFAST  
LUNCH

NO  
PARKING  
EXCEPT  
FOR  
CITY  
VEHICLES

FN DSC\_0032\_33.jpg

Order ID B382503 F#0033 I#33 92015 From

B-5077-3  
Diamond Press Building  
Baltimore, MD  
History Matters, LLC  
July 9, 2015  
MD SHPO  
North elevation, central entrance in  
2-story west end, looking South  
03/17



B-5077-3  
Diamond Press Buildings  
Baltimore, MD  
History Matters, LLC  
July 9, 2015  
MD SH70  
North elevation cornice on 2-story  
section  
04/17

Order ID B382503 F#0051 I#51 92015 From

FN DSC\_0052 020\_51.jpg



FN DSC\_0036aaaa\_40.jpg

Order ID B382503 F#0040 I#40 #2015 From

B-5077-3  
Diamond Press Building  
Baltimore, MD  
History Matters, LLC

July 9, 2015

MD SHPO

west elevations with First John  
Tabernacle Church on right

Looking south

05/17



B-5077-3

Diamond Press Building

Baltimore, MD

History Matters, LLC

July 9, 2015

MD SHPO

South + east (Wolfe St.) elevations,

looking NW

06/17

Order ID B382503 F#0052 I#52 6/20/15 From

FN DSC\_0053\_52.jpg



Dee's Place  
tel. 410-276-4035

Dee's Place  
tel. 410-276-4035

B-5077-3

Diamond Press Building

Baltimore, MD

History Matters, LLC

July 9, 2015

MD SHPO

South elev. of 2-story west end;  
west + south elev. of rear addition,  
looking N from Mura St.

07/15

Order ID B382503 F#0063 I#63 #2015 From

FN DSC\_0064\_63.jpg



FN DSC\_0067\_67.jpg

Order ID B382503 F#0067 I#67 ©2015 From

B-5077-3

Diamond Press Building

Baltimore, MD

History matters, LLC

July 9, 2015

MD SH 70

west + south elev. of 2-story west  
end, looking N from Mura St.

08/17

We Can!



FN DSC\_0003aaaa\_3.jpg

Order ID B382503 F#0003 I#3 #2015 Front

B-5077-3

Diamond Press Building

Baltimore, MD

History Matters, LLC

July 9, 2015

MD SHPO

Main entrance area, SE corner of  
building

09/107

ACK

BOILER ROOM



FN DSC\_0006\_6.jpg

Order ID B382503 F#0006 I#6 42015 Front

B-5077-3

Diamond Press Building

Baltimore, MD

History Matters, LLC

July 9, 2015

MD SHPO

Main entrance area, looking W toward  
original boiler room

10/17



B-5077-3  
Diamond Press Building  
Baltimore, MD  
History Matters, LLC  
July 9, 2015  
MD SHPO  
Roof structure in east building  
11/19

Order ID B382503 F#0008 I#8 5/2015 Front

FN DSC\_0007\_8.jpg



FN DSC\_0009aaaa\_9.jpg

Order ID B382503 F#0009 I#9 5/2015 Front

B-5077-3

Diamond Press Building

Baltimore, MD

History Matters, LLC

July 9, 2015

MD SHPO

Typical interior renovation creating  
halls + rooms

12/17



FN DSC\_0011\_11.jpg

Order ID B382503 F#0011 I#11 \$2015 From

B-5077-3

Diamond Press Building

Baltimore, MD

History Matters LLC

July 9, 2015

MD SHPO

Looking west from 1/2 story section  
to 1-story section

13/17



B-5072-3  
Diamond Press Building  
Baltimore, MD  
History Matters, LLC  
July 9, 2015  
MD SHPO  
western 2-story section, west wall  
+ stairs

14/17

Order ID B382503 F#0016 I#16 42015 From

FN DSC\_0017\_16.jpg



B-5077-3  
Diamond Press Building  
Baltimore, MD  
History Matters, LLC  
July 9, 2015  
MD SHPO  
western room of 2nd floor, 2-story  
western section, north wall

15/17

Order ID B382503 F#0021 I#21 82015 From

FN DSC\_0020\_21.jpg



B-5077-3

Diamond Press Building

Baltimore MD

History Matters, LLC

July 9, 2015

MD SHPO

Western room off 2<sup>nd</sup> floor, 2-story

western section, south wall

16/17

Order ID B382503 F#0024 I#24 92015 From

FN DSC\_0022\_24.jpg



B-5077-3  
Diamond Press Building  
Baltimore, MD  
History Matters, LLC  
July 9, 2015  
MD SHPO  
Eastern room of 2<sup>nd</sup> floor, 2-story  
western section  
17/17

Order ID B382503 F#0025 I#25 5/2015 From

FN DSC\_0024\_25.jpg