

**MARYLAND HISTORICAL TRUST  
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes    
no

Property Name: Continental Oil Co. Gas Station Inventory Number: B-5118-3  
 Address: 2119 Edmondson Avenue Historic district:  yes  no  
 City: Baltimore Zip Code: 21223-1112 County: Baltimore City  
 USGS Quadrangle(s): Baltimore West  
 Property Owner: Reginal Scott Tax Account ID Number: 0320220117 034  
 Tax Map Parcel Number(s): unknown Tax Map Number: 0020  
 Project: Baltimore and Potomac Tunnel Project Agency: Federal Railroad Administration  
 Agency Prepared By: Dovetail Cultural Resource Group  
 Preparer's Name: Danae Peckler Date Prepared: 9/10/2015

Documentation is presented in: \_\_\_\_\_

Preparer's Eligibility Recommendation:  Eligibility recommended  Eligibility not recommended

Criteria:  A  B  C  D Considerations:  A  B  C  D  E  F  G

*Complete if the property is a contributing or non-contributing resource to a NR district/property:*

Name of the District/Property: Midtown Edmondson Historic District

Inventory Number: B-5118 Eligible:  yes Listed:  yes

Site visit by MHT Staff  yes  no Name: \_\_\_\_\_ Date: \_\_\_\_\_

Description of Property and Justification: *(Please attach map and photo)*

Summary

The gas station at 2119 Edmondson Avenue, currently known as Scott's Tires, is located on a 0.06-acre parcel of land known as Lot 34 of Block 117 in Section 22 of the City of Baltimore, Maryland (State Department of Assessments and Taxation [SDAT] 2015). The property includes a circa-1930, one-story, three-bay, Spanish Eclectic-styled, gas station constructed in the house-and-canopy form and originally designed as a Continental Oil Company (Conoco) service station, and also a detached, one-story, two-bay, mid-twentieth-century, automobile service building. It currently functions as a tire shop. Its gas pumps have been removed and the detached service building appears to be used for storage.

The former Continental Oil Co. (Conoco) Gas Station at 2119 Edmondson Avenue is within a commercial area at the western edge of the Midtown Edmondson Historic District (B-5118). This district was nominated for the National Register of Historic Places (NRHP) by Eli Pousson, Director of Preservation and Outreach for Baltimore Heritage, in January 2015. Pousson's nomination reported that the district was eligible for listing under Criterion A for significant associations with the growth of West Baltimore in the late-nineteenth and early-twentieth century and also with the racial transition of West Baltimore in the mid-twentieth century.

**MARYLAND HISTORICAL TRUST REVIEW**

Eligibility recommended  Eligibility not recommended

Criteria:  A  B  C  D Considerations:  A  B  C  D  E  F  G

MHT Comments: Not individually eligible; contributes to Midtown Edmondson HD

Jim Toomey  
 Reviewer, Office of Preservation Services

9/22/2015  
 Date

[Signature]  
 Reviewer, National Register Program

9/24/15  
 Date

Further, the district was found to be historically significant under Criterion C as an example of an early-twentieth-century streetcar suburb. The gas station at 2119 Edmondson Avenue has been identified as a contributing resource to this historic district (Pousson 2015).

Location/Setting

The rectangular lot on which the former Conoco station at 2119 Edmondson Avenue is situated in West Baltimore, just east of the tracks of the former Baltimore & Potomac (B&P) Railroad, now part of Amtrak and the Maryland Area Regional Commuter [MARC] commuter rail system, and east of the bridge that carries Edmondson Avenue over the train tracks below (B-4552). The parcel is covered in asphalt pavement and lined by a poured-concrete sidewalk along the northern boundary and Edmondson Avenue. A number of automotive trailers, stacks of tires, and other materials are located throughout the property, making it difficult to obtain information about the sides and rear elevations of the resources on this parcel.

To the east of this property is a series of early-twentieth-century, two-story, masonry, mixed-use buildings with commercial shops on the first floor and residential space above. To the west and south is a one- and two-story building that was originally constructed for automotive sales and service (B-5118-4), but is now used as an adult entertainment venue. Today, the setting around 2119 Edmondson Avenue consists of a primarily commercial strip situated along both sides of the B&P railroad corridor in a residential area known as the Midtown Edmondson Historic District within the City of Baltimore.

Architectural Description

The primary resource at 2119 Edmondson Avenue is a circa-1930, one-story, one-room, Spanish Eclectic-style gas station constructed in the house-and-canopy form that was popular in station design during the late 1920s and early 1930s (Jones 2003:50). This particular example appears to follow a corporate design from the Continental Oil Company (Jones 2003:50). The foundation of the original station building was not visible at the time of survey, nor was its structural system. On the exterior, the base of the building is clad in a stretcher-bonded brick veneer topped by a water table. However, a majority of the exterior walls are parged and painted white. The stucco covering appears to have been patched in places. The station house is covered by a hipped roof sheathed in metal shingles pressed and laid in a pattern to imitate Roman-type roof tiles (McAlester and McAlester 2000:47). Though a majority of the canopy is covered by a flat roof, its surrounding parapet wall is also clad in a press-metal-shingle roof that matches that of the station house.

The primary entrance to the station building is centrally located on the façade, or north elevation. It is filled by a single-leaf, full-length, metal door of recent vintage. It is flanked by two wood-framed, fixed, single-light windows that appear to be replacements. These openings are further covered by exterior-mounted, diamond-weave, metal panels for added security. No other openings were visible in the station building at the time of survey, but a historic image of the property found online indicates that a second single-leaf opening was located near the north corner of the west elevation (Kilduffs 2015). This part of the building was not accessible during the current survey.

The gasoline pumps at the station have been removed, but the oval, poured-concrete islands lined by metal trim remain extant. The canopy that covers the area where the pumps were located is in poor condition and has collapsed in places; however some remnants of a pressed-metal ceiling are visible. The canopy is supported by two square posts at the northeast and northwest corners. The posts are largely clad in stucco, but also have a brick veneer around the base. At the north end of the canopy a large metal structure historically held the station's distinctive Conoco sign.

A detached, one-story, one-bay, rectangular, service building dating around 1940 is situated east of the original gas station. The

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foundation was not visible during the current survey, but is noted as poured concrete in a 1951 Sanborn map. The structural system was also not observed during the survey, but is clad on the exterior in stucco. The building is covered by a flat, or low-pitched, shed roof surrounded by a parapet wall that is topped by a pre-cast concrete coping. A single garage bay opening marks the north elevation of this building. Historically, this opening provided vehicular access to the interior, but it has since been framed in and is currently clad in plywood. Two single-leaf metal doors are located at the northwest corner of the building. One is situated at the west end of the façade and the other is located at the north end of the west elevation. Both are covered by metal security doors. No additional fenestration was observed at the time of survey, but access to this property was limited at the occupant's request. The space between the old station and service building is partially framed in to provide added storage space that is currently filled with tires. A portion of the wall framing is clad in plywood.

Historic Context

The building at 2119 Edmonson Avenue is believed to have been built shortly after the filing of an agreement dated August 1930 between the Greater Eastern Holding Company (acting in conjunction with property owner, William V. Gallagher) and the Island Export Company calling for the construction of a "drive in filling station" on the property (Baltimore City Deed Book [BCDB] 5165:344). This contract stipulated that the station contain one store room and one ladies' and one mens' lavatory, as well as "the construction of necessary driveways, cutting of curbs, the installation of three oil lifts, one air compressor of sufficient capacity to supply the pits and or lifts and air for tires, gas, radiators sufficient to heat the store room...and all electrical fixtures" for a period of 15 years (BCDB 5165:344).

From 1931 into the mid-1940s, the property identified at 2121-2125 Edmondson Avenue was leased to the Continental Oil Company, also known as Conoco (Baltimore City Block Book [BCBB] 1928-1935:198). Initially founded out West as the Continental Oil and Transportation Company, this business grew out of the Standard Oil Company's Rocky Mountain reserves, building its first station in 1909 (Jones 2003:50). Over the next 20 years, the company expanded to establish more than 1,000 service stations in 15 states by 1929, "each emblazoned with the trademark Continental soldier" (ConocoPhillips 2015). In 1929, the company merged with Marland Oil to create the Continental Oil Company and remolded their logo into a red triangle marked by the word "Conoco" (ConocoPhillips 2015).

The design of Conoco stations changed dramatically in the next decade as the look of automotive architecture evolved to stay in fashion. Many of the early stations were constructed in the "house" form with elements of Mission or Tudor Revival styling (ConocoPhillips 2015; Jones 2003). The earliest [Conoco] service stations featured hipped tile roofs in a house with canopy (or canopies) form. Stucco siding and raised lighted pylons on the roof added to its Spanish Eclectic appearance. "By the late 1930s, Conoco introduced a gas station clad in porcelain enamel, tile, and large glass windows, reflecting the design trend of Streamlined architecture" (Jones 2003:50).

The station at 2119 Edmondson was built by the Island Export Company, but operated as a Conoco station since it opened in the early 1930s. Following the termination of a 15-year lease on the property, it was sold in the late 1940s to Rose Rubin, and her husband Hyman--two naturalized Russian immigrants who resided in northwest Baltimore--outside of the neighborhood in which the gas station was located (Ancestry.com 2009; BCBB 1943-1947). The Rubins appear to have let out the property, as it continued to function as a Conoco Station into the last quarter of the twentieth century (BCBB 1977-1988).

In 1941, Hyman Rubin had started a company known as the State Finance Corporation and later used it to leverage funding for the construction of the adjacent auto service and sales building at 2127 Edmondson Avenue (Baltimore Sun 1974). Contemporary newspaper ads indicate that the Rubin's State Finance Company was a title loan company that was headquartered at 1200 E. Fayette Street (Baltimore Sun 1947). The new auto sales building and the old Conoco station were initially leased to family

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members, Maurice and Irving Rubin, who oversaw both facilities and ran West End Motors, Inc. in the auto sales building next door throughout much of the 1950s (BCBB 1947-1959). The Rubin family also owned the Old State Motor Company, but they were reported to have terminated this business in the late 1950s (Baltimore Sun 1974).

The address of the building appears to have changed over time. In the City's block book, the station building first appears at 2121-2123 Edmondson Avenue in 1932 (BCBB 1928-1935:198). The 1951 Sanborn map reports the property as 2123 Edmonson Avenue, while today, local tax records list it as 2119 (Sanborn 1951; SDAT 2015). Other gas stations dating from the 1920s and 1930s in the immediate vicinity included the building across the street at 2124 Edmondson Avenue that was operated as a Sinclair station and Standard Oil's filling station that was constructed after much public scrutiny at the northeast corner of Edmondson Avenue and North Bentalou Street.

A historic photograph of the station was posted on a local website comparing several early-twentieth century gas stations in the city, erroneously dating the image to the 1920s (Kilduffs 2015). This website also reveals a number of tile-roofed gas stations, both house and house-and-canopy types which remain extant in the city. Several of these stations retain original patterns of fenestration and other corporate architectural features that reflect their specific brand, but all of them appear to have lost original gas pumps and historic signage.

**Statement of Significance**

Since the construction of the first building on the property in the early 1930s, the Conoco Gas Station at 2119 Edmondson Avenue has continued to serve as an automobile-related resource. Currently occupied by a tire sales and repair shop, the original house-and-canopy-type station and detached service building remain in use, but are in a deteriorated condition. Access to the interior of this resource was not granted during the time of the survey.

Exterior modifications have diminished its historic integrity over time. Like many older gas stations, the gasoline pumps have been removed and any service pits in the concrete have been filled. The doors and windows that were visible at the time of survey in both buildings appear to be replacements. Insensitive patches have been made to the original stucco and pressed metal roofing material. At the center, the canopy roof has begun to collapse with wood framing members exposed at the underside where small pieces of the original pressed-metal ceiling remain extant. Despite these conditions, the resource continues to reflect its early-twentieth-century origins and use as a gas station. Gas stations and other examples of automotive architecture, in general, reflect the impacts that automobiles have on the design of our cities and the American landscape, at large.

To be eligible under Criterion A for the NRHP, a property must be associated with a specific important event or "a pattern of events that made a significant contribution to the development of a community, State, or the nation" (Department of the Interior 1997). The gas station at 2119 Edmondson Avenue is not known to be associated with specific events that are significant to local, state, or national history. Furthermore, the property is not known to be associated with important individuals who have made lasting significant contributions to history at the local, state, or national level. It is therefore, recommended not eligible for individual listing in the NRHP under Criteria A or B.

As one of numerous house-and-canopy gas stations with influences of the Spanish Eclectic style in Baltimore and the state of Maryland, at large, the former Conoco gas station at 2119 Edmondson Avenue is not a particularly outstanding example of its design or type of construction. Alterations to the property over time have diminished its historic integrity of design, materials, workmanship, and association with Conoco stations of this period. Therefore, it is recommended that this property be considered not eligible for individual listing on the NRHP under Criterion C. The property has not been evaluated under Criterion D.

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MHT Comments:	
_____ Reviewer, Office of Preservation Services	_____ Date
_____ Reviewer, National Register Program	_____ Date

Although it is not recommended individually eligible for listing in the NRHP, the Conoco Gas Station 2119 Edmondson Avenue is located within the proposed boundaries of the NRHP-nominated Midtown Edmondson Historic District (B-5118) and has been identified as a contributing resource to it (Pousson 2015).

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**MARYLAND HISTORICAL TRUST REVIEW**

Eligibility recommended \_\_\_\_\_

Eligibility not recommended \_\_\_\_\_

Criteria: \_\_\_ A \_\_\_ B \_\_\_ C \_\_\_ D Considerations: \_\_\_ A \_\_\_ B \_\_\_ C \_\_\_ D \_\_\_ E \_\_\_ F \_\_\_ G

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Date

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Reviewer, National Register Program

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Date

Continental Oil Co. Gas Station, 2119 Edmondson Avenue (B-5118-3)  
Baltimore, Maryland



Detail of 2119 Edmondson Avenue, USGS Baltimore West, Maryland Quad (United States Department of Agriculture [USDA] 2001).

**Continental Oil Co. Gas Station, 2119 Edmondson Avenue (B-5118-3)**  
Baltimore, Maryland



Detail of 2119 Edmondson Avenue, Baltimore City, Aerial Imagery (Esri 2015).

Continental Oil Co. Gas Station, 2119 Edmondson Avenue (B-5118-3)  
Baltimore, Maryland



Detail of 2119 Edmondson Avenue, Baltimore City Parcel Map (City of Baltimore 2010).

B-5118-3, Continental Oil Co. Gas Station, 2119 Edmondson Avenue, B&P Tunnel Project

TIFF Image File Name	Description	Date Taken	Ink	Paper	Brand, Make & Dye Type of CD
B-5118-3_2015-08-27_01.tif	Continental Oil Co. Gas Station, 2119 Edmondson Avenue, North Elevation	8/27/2015	Dye-based HP Vivera Ink	HP Premium Photo Paper, Gloss	Memorex 80 min./700MB 52x Pro Gold Archival CDR
B-5118-3_2015-08-27_02.tif	Continental Oil Co. Gas Station, 2119 Edmondson Avenue, Northwest Oblique	8/27/2015	Dye-based HP Vivera Ink	HP Premium Photo Paper, Gloss	Memorex 80 min./700MB 52x Pro Gold Archival CDR
B-5118-3_2015-08-27_03.tif	Continental Oil Co. Gas Station, 2119 Edmondson Avenue, Detail of Station House and Canopy, Looking Southeast	8/27/2015	Dye-based HP Vivera Ink	HP Premium Photo Paper, Gloss	Memorex 80 min./700MB 52x Pro Gold Archival CDR
B-5118-3_2015-08-27_04.tif	Continental Oil Co. Gas Station, 2119 Edmondson Avenue, Detail of Framework Supporting Historic Signage	8/27/2015	Dye-based HP Vivera Ink	HP Premium Photo Paper, Gloss	Memorex 80 min./700MB 52x Pro Gold Archival CDR
B-5118-3_2015-08-27_05.tif	Continental Oil Co. Gas Station, 2119 Edmondson Avenue, Detail of Façade Under Canopy, North Elevation	8/27/2015	Dye-based HP Vivera Ink	HP Premium Photo Paper, Gloss	Memorex 80 min./700MB 52x Pro Gold Archival CDR
B-5118-3_2015-08-27_06.tif	Continental Oil Co. Gas Station, 2119 Edmondson Avenue, Northwest Oblique of Detached Service Building	8/27/2015	Dye-based HP Vivera Ink	HP Premium Photo Paper, Gloss	Memorex 80 min./700MB 52x Pro Gold Archival CDR

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Auto Fix Flats  
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B-5118-3, CONTINENTAL Oil Co. GAS STATION  
2119 EDMONDSON AVENUE  
MIDTOWN EDMONDSON HISTORIC DISTRICT  
CITY OF BALTIMORE, MARYLAND  
L. Brooks

AUGUST 2015

DOVETAIL CULTURAL RESOURCE GROUP  
NORTH ELEVATION

1 OF 6



Gibbs Tire & Auto  
1121 E. 12th St.  
410 233 1890

• Moving & Hauling •

WALS THE GARAGE  
1233-1234

REPUBLIC  
1234-1235

B-5118-3, CONTINENTAL OIL CO. GAS STATION  
2119 EDMONDSON AVENUE  
MIDTOWN EDMONDSON HISTORIC DISTRICT  
CITY OF BALTIMORE, MARYLAND

L. Brooks

AUGUST 2015

DOVETAIL CULTURAL RESOURCE GROUP

NORTHWEST OBLIQUE

2 OF 6



FLATS TIRE SERVICE  
233-1890

Hauling - Moving & Hauling

Scot Tire

B-5118-3, CONTINENTAL OIL CO. GAS STATION  
2119 EDMONDSON AVENUE  
MIDTOWN EDMONDSON HISTORIC DISTRICT  
CITY OF BALTIMORE, MARYLAND  
L. BROOKS

AUGUST 2015

DOVETAIL CULTURAL RESOURCE GROUP  
DETAIL OF STATION HOUSE AND CANOPY.  
LOOKING SOUTHEAST

3 OF 6



B-5118-3, CONTINENTAL OIL CO. GAS STATION  
2119 EDMONDSON AVENUE  
MIDTOWN EDMONDSON HISTORIC DISTRICT  
CITY OF BALTIMORE, MARYLAND

L. Brooks

AUGUST 2015

DOUETAIL CULTURAL RESOURCE GROUP  
DETAIL OF FRAMEWORK SUPPORTING HISTORIC  
SIGNAGE

4 OF 6



Scott's Tire  
The Tire Doctor  
2177 Edmonston Ave.  
410 2.33-1090

Scott's  
TIRE  
SERVICE  
The Tire Doctor

SC

B-5118-3, CONTINENTAL OIL CO. GAS STATION  
2119 EDMONDSON AVENUE

MIDTOWN EDMONDSON HISTORIC DISTRICT  
CITY OF BALTIMORE, MARYLAND

L. BROOKS

AUGUST 2015

DO DETAIL CULTURAL RESOURCE GROUP

DETAIL OF FACADE UNDER CANOPY, NORTH  
ELEVATION

5 OF 6

Scott's Tire  
We Fix Flats  
The Tire Doctor  
Truck Tires  
NEW USED  
410 233-1890

NO TIRE SERVICE  
FOR TIRES LEFT  
IN VEHICLE

Scott's  
Tire Service  
is now responsible  
for the high quality  
workings and they  
properly follow up  
their services



B-5118-3, CONTINENTAL OIL CO. GAS STATION  
2119 EDMONDSON AVENUE  
MIDTOWN EDMONDSON HISTORIC DISTRICT  
CITY OF BALTIMORE, MARYLAND  
L. BROOKS

AUGUST 2015

DOVETAIL CULTURAL RESOURCE GROUP  
NORTHWEST OBLIQUE OF DETACHED SERVICE  
BUILDING

6 OF 6