



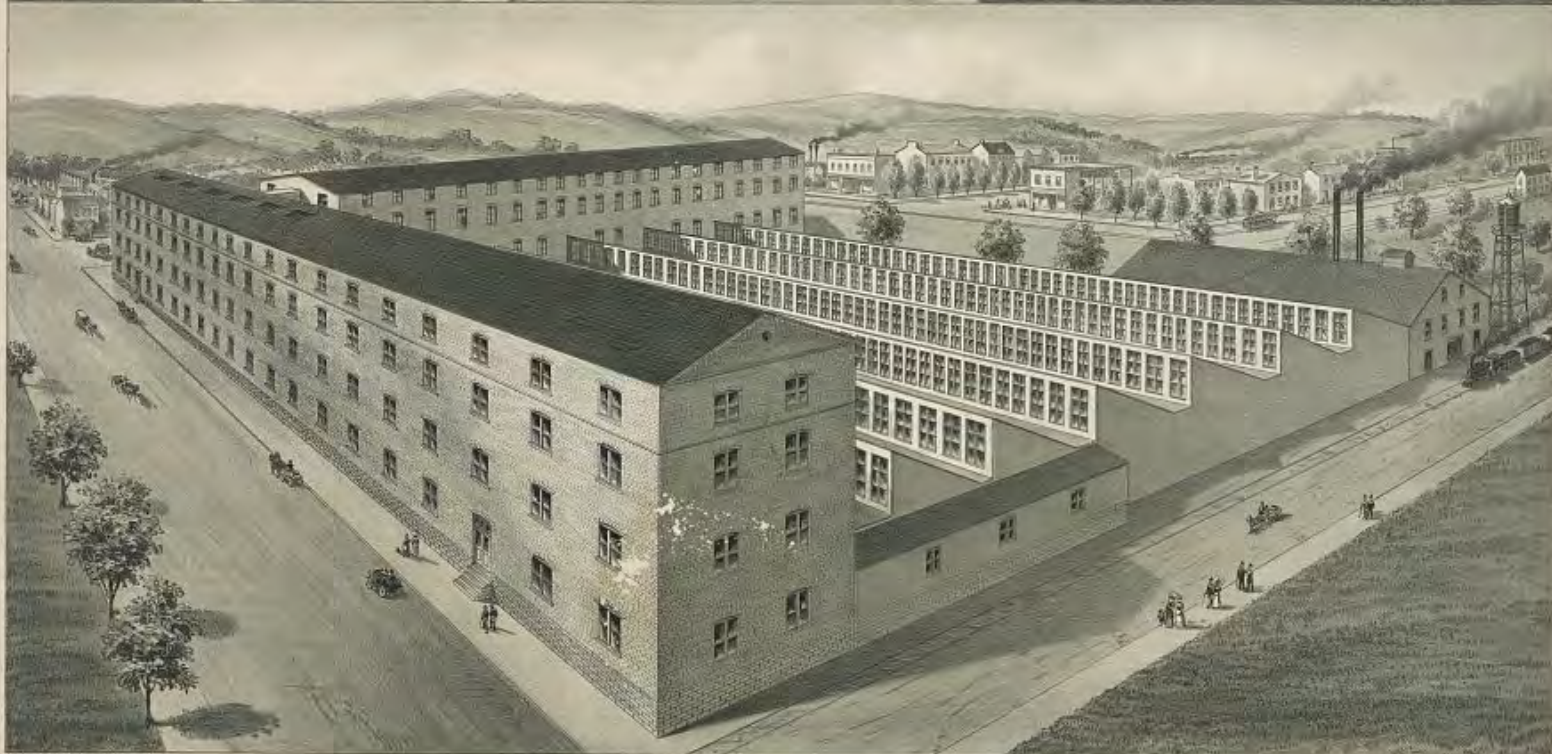
FOOTER'S

DYE WORKS

AMERICA'S GREATEST

FOOTER'S DYE WORKS





FOOTER & SONS, Adams, Maryland, Pa.

CHARLES HART, CLARK, MD.

FOOTER'S DYE WORKS.  
CUMBERLAND,  
MARYLAND.  
1906.

















THE STATE  
MAY SUPPLY
















































































































# Seawall



**Presented by Evan H. Morville, Partner**  
**July 24, 2019**  
**Preservation Maryland – Old Line Summit**



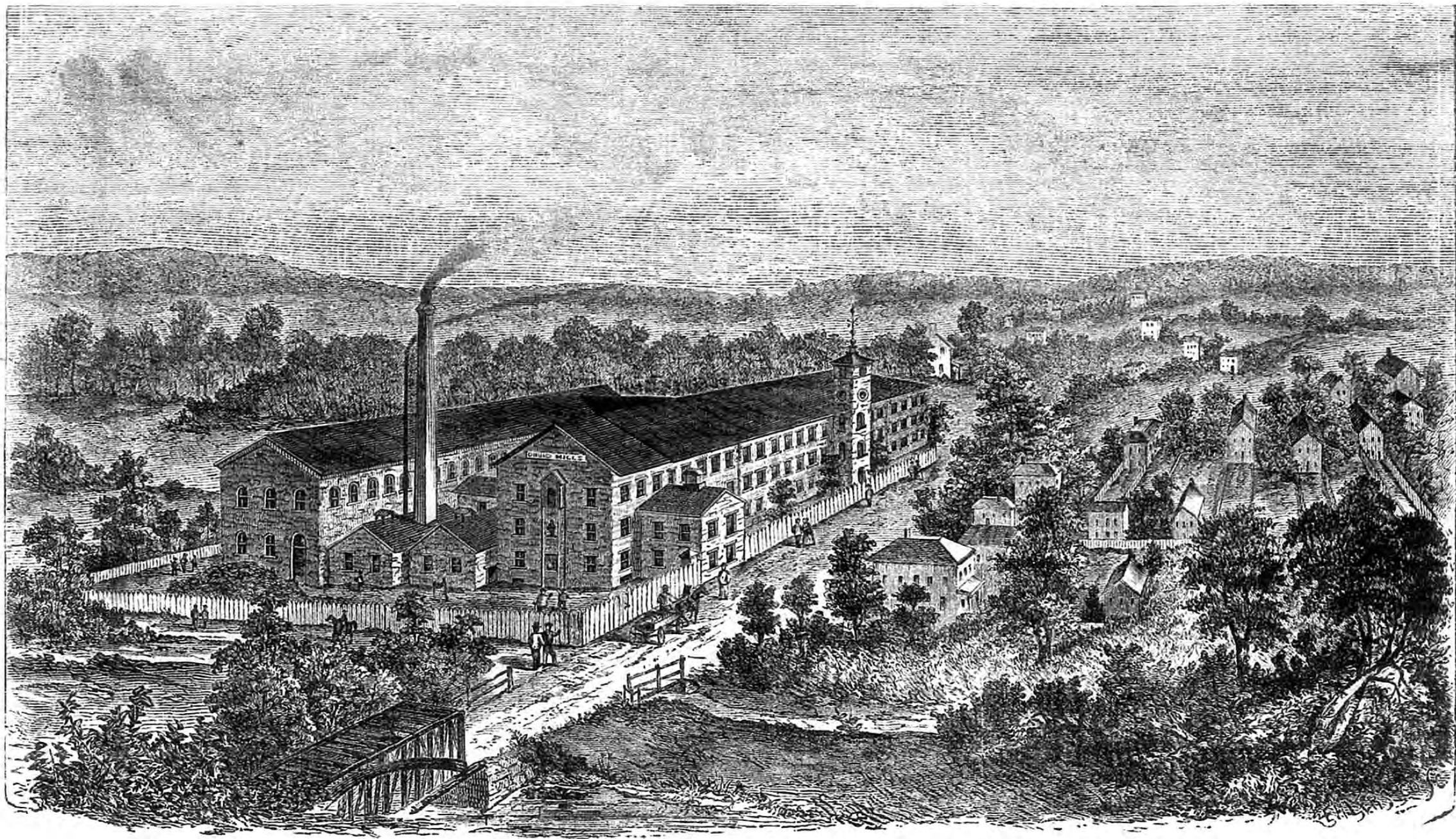
- **About Seawall:**

- Seawall is a community based development company made up of passionate social entrepreneurs who believe in re-imagining the real estate industry as we know it. We believe that all facets of the built environment can be used to empower communities, unite our cities, and help launch powerful ideas that create important movements.
- Seawall has focused its energy and resources on providing apartments for teachers, office space for non-profit organizations, restaurant and food hall space for innovative local chefs, and creative facilities for charter schools.

- **Seawall facts and figures:**

- \$450 million in community-centered development since 2009
- Projects spread between Baltimore, Philadelphia, and Wilmington, DE
- Partner to more than 30 small business owners and over 50 non-profits







# **Union Mill – Fact Sheet**

## **Executive Summary**

The redevelopment of Union Mill entailed the historic restoration, remodel and rebirth of Maryland's largest stone mill into an active and vibrant mixed-use residential and commercial development. Through utilization of Baltimore City Green Building Standards the building was rehabilitated and brought back to life where it can once again add to the vibrancy and character of the Historic Hampden, Woodberry and Medfield communities.

Since its construction in 1866 and expansion in 1872, and until 2007 Union Mill was continuously occupied. During 2008 and 2009 the building sat vacant as a result of its previous tenant, Life-Like Products, LLC, shifting operations both overseas and to other more industrial parts of the United States.

Completed in February of 2012, the adaptive reuse of this long productive building now acts as an anchor and catalyst to the positive redevelopment momentum in a portion of Baltimore City that has begun to see a rebirth over the past 10 years.

## **Conditions**

- Acreage – 3.685 acres
- Building Size – 86,000 square feet
- Building Construction Date – 1866 & 1872

## **Development**

Residential - 56 Apartments marketed to teachers new to Baltimore

- 27 - 1 Bedroom Units
- 29 - 2 Bedroom Units
- Amenities Include:
  - Resource room for teachers with high speed copiers
  - Free Fitness Center
  - Urban Courtyard (0.5 acres in size)
  - Free On-Site Parking
- Office – 30,000 square feet marketed to non-profits underpinning the health and human service needs of Baltimoreans.
  - Amenities Include:
    - Free on-site conference/ training rooms
    - Common Kitchen/ lounge area
    - 24 hour use of on-site free fitness center with locker room/ showers
    - Free On-Site Parking
- Artifact Café – 1,500 square foot on-site café located in the former boiler house building.
  - [www.artifactcoffee.com](http://www.artifactcoffee.com)





























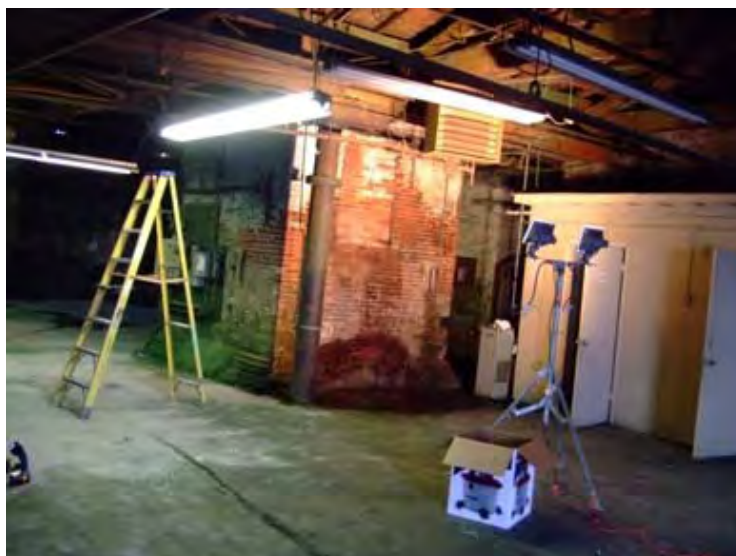












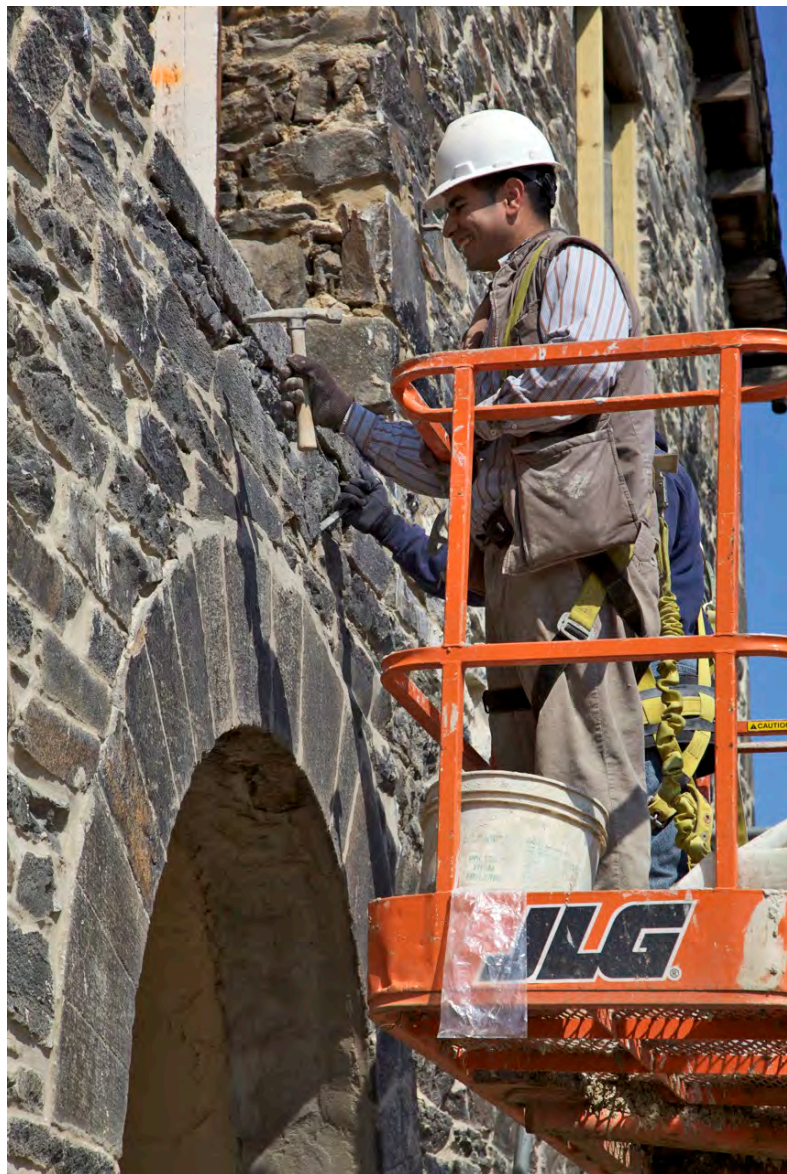




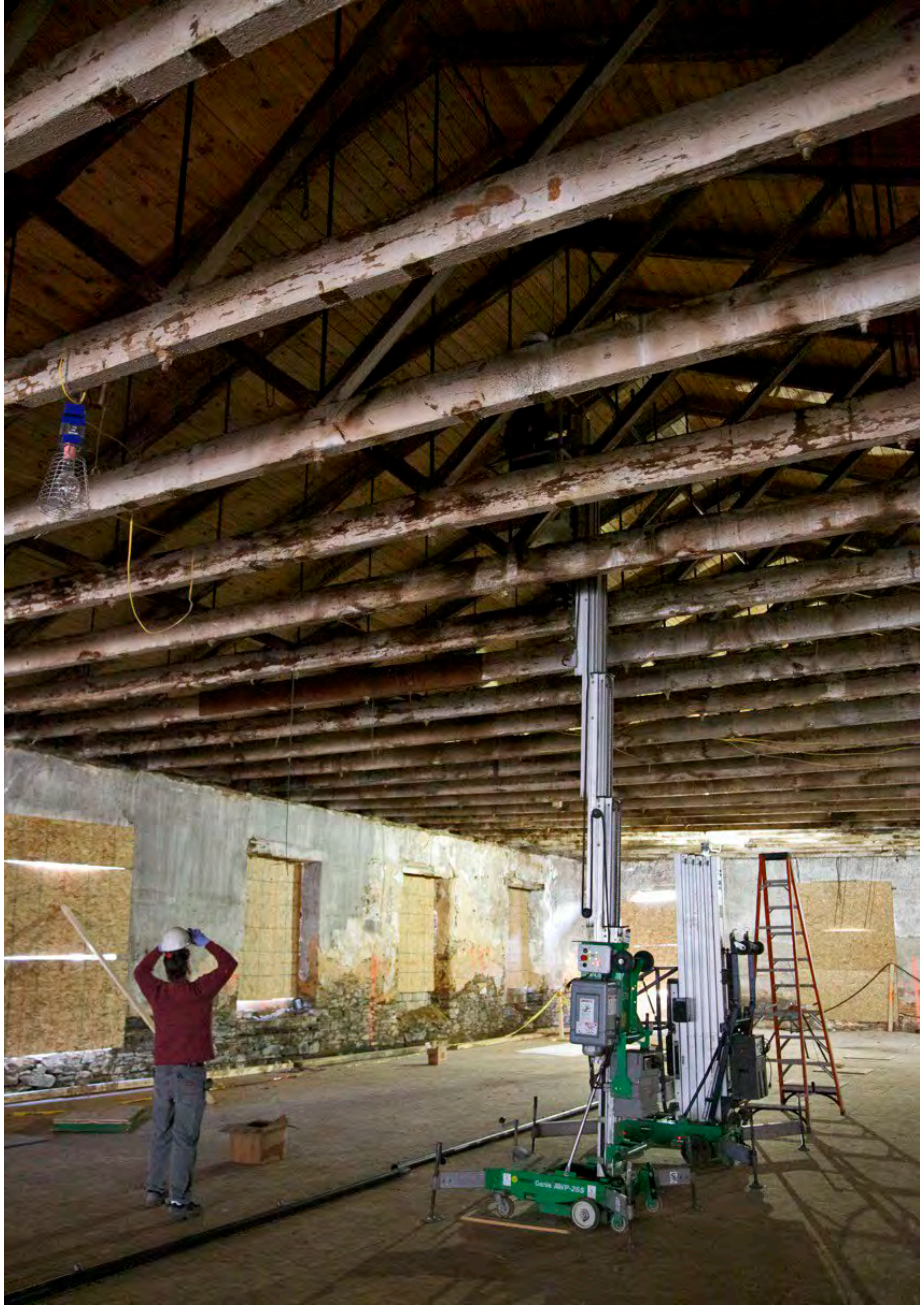












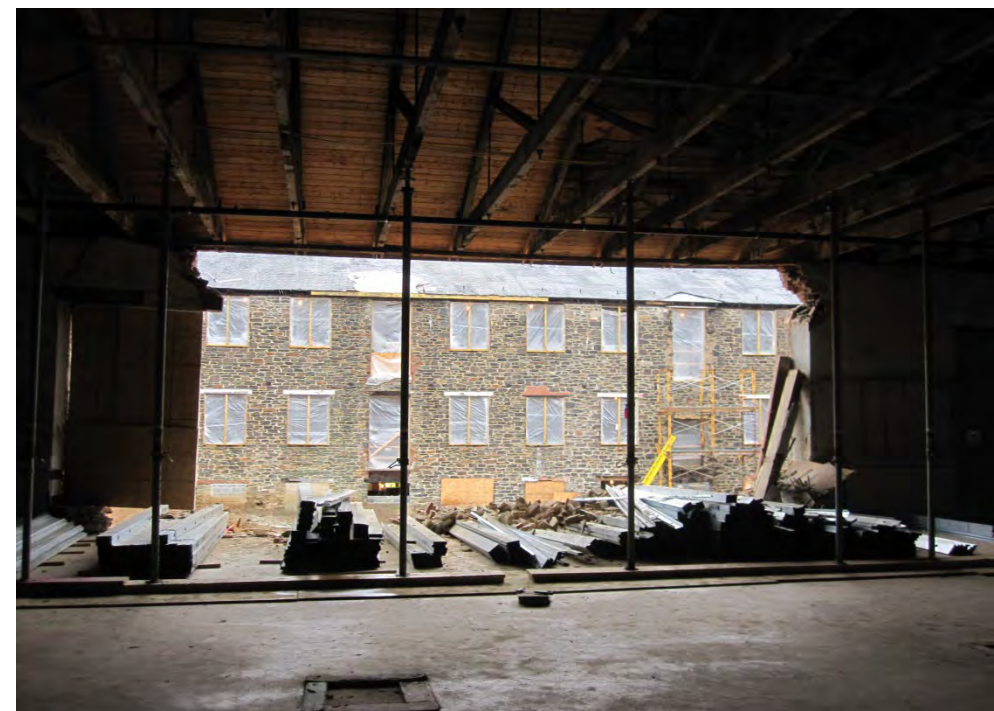




























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