

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NCRS use only
received DEC 6 1984
date entered JAN 3 1985

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic _____

and/or common Loft Historic District North

2. Location

street & number *roughly bounded by* Paca, Redwood, Eutaw, and Lombard Streets, n/a not for publication

city, town Baltimore n/a vicinity of _____ congressional district Seventh

state Maryland code 24 county _____ independent city _____ code 510

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input 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	Public Acquisition	Accessible	<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 checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: residence

4. Owner of Property

name See Continuation Sheet No. 1

street & number _____

city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore City Courthouse

street & number 100 North Calvert Street

city, town Baltimore state Maryland 21202

6. Representation in Existing Surveys

title Maryland Historical Trust
Historic Sites Inventory has this property been determined eligible? yes no

date 1984 federal state county local

depository for survey records Maryland Historical Trust, 21 State Circle

city, town Annapolis state Maryland 21401

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date <u>n/a</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

Number of Resources

Contributing	Noncontributing
<u>12</u>	<u>0</u> buildings
<u>0</u>	<u>0</u> sites
<u>0</u>	<u>0</u> structures
<u>0</u>	<u>0</u> objects
<u>12</u>	<u>0</u> Total

Number of previously listed National Register properties included in this nomination: 3
 (Heiser, Rosenfeld, & Strauss Buildings)
 Inner Harbor Lofts I
 32-42 South Paca Street
 Entered: 10 March 1980

Original and historic functions and uses: industrial

DESCRIPTION SUMMARY:

The Loft Historic District North includes twelve large brick loft manufacturing buildings centering on Paca, Redwood and Eutaw Streets near the University of Maryland campus in downtown Baltimore. It is one of two concentrations of loft buildings in the city. Most of the buildings are still used for manufacturing purposes although a few have been converted into loft apartments or offices. These late nineteenth to early twentieth century vertical manufactories are stylistically representative of Romanesque, Victorian and early modern industrial architectural design. All of the buildings are from five to seven stories in height. They feature a variety of architectural details including decorative brick work; rough stone archways, sills and lintels; terra cotta decoration; square and round brick pilasters; cast iron storefronts and rooftop water tanks. Only minor alterations have taken place to the buildings, and there is a high degree of integrity within the area. This is the largest concentration of loft type structures in downtown Baltimore although some individual buildings and small groupings of this type survive in the surrounding area which is primarily characterized by University of Maryland buildings, smaller commercial structures and new construction. All of the buildings within the district boundaries contribute to the character of the historic district.

For General Description, see Continuation Sheet No. 2.

8. Significance

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/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates c. 1875-1915 **Builder/Architect** George Frederick, Charles Carson, etc.

Statement of Significance (in one paragraph) Applicable Criteria: A, B, C
 Applicable Exceptions: none
 Significance Evaluated: local

SIGNIFICANCE SUMMARY:

The Loft Historic District North area is architecturally significant for its excellent, massive, brick vertical manufactories which date from 1870-1915 and represent the finest collection of large Victorian, Romanesque and early modern industrial design in Baltimore. They are the works of important local architects including George Frederick, Parker & Thomas, Charles L. Carson and Charles Cassell. The buildings are noteworthy as local adaptations of industrial designs in other American cities by such noteworthy nationally important architects as H. H. Richardson. Many have fine architectural features such as cast iron storefronts that are among the best examples of this building element in Baltimore City. Historically, this area housed some of Baltimore's leading industrial firms, especially clothing manufacturers. At the turn of the century, Baltimore was a national leader in the manufacture of ready-to-wear clothes with the major industry in the metropolitan district being clothing. The city was also a leader in the country in both the amount and factory value of the production of straw hats. The district takes in some of the most notable firms of the late nineteenth century Baltimore industry including E. Rosenfeld & Company, Hamburger Brothers, Brigham Hopkins Company, Strauss Brothers and M. S. Levy & Sons. The district is also associated with the important people who owned and ran these companies. These individuals were among Baltimore's business, civic and social leaders that helped guide the City's development in the late nineteenth and early twentieth centuries.

9. Major Bibliographical References

See Continuation Sheet No. 10.

10. Geographical Data

Acreeage of nominated property approximately 3 acres

Quadrangle name Baltimore East, Maryland

Quadrangle scale 1:24000

UMT References

A

1	8	3	6	0	1	2	0	4	3	4	9	8	1	0
Zone		Easting				Northing								

B

Zone		Easting				Northing							

C

Zone		Easting				Northing							

D

Zone		Easting				Northing							

E

Zone		Easting				Northing							

F

Zone		Easting				Northing							

G

Zone		Easting				Northing							

H

Zone		Easting				Northing							

Verbal boundary description and justification

See Continuation Sheets No. 8, 9 and 10.

List all states and counties for properties overlapping state or county boundaries

state	n/a	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title Fred B. Shoken, Historic Preservation Analyst

organization Commission for Historical and Architectural Preservation date August 1, 1984

street & number 118 N. Howard Street, Room 606 telephone (301) 396-4866

city or town Baltimore state Maryland 21201

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature *J. M. Allen* 11-21-84

title STATE HISTORIC PRESERVATION OFFICER date

For HCRS use only	
I hereby certify that this property is included in the National Register	Entered in the National Register
<u><i>J. A. Flores Byers</i></u>	date <u>1-3-85</u>
Keeper of the National Register	
Attest:	date
Chief of Registration	

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Continuation sheet Loft Historic District North Item number 4 Page 1
Baltimore City, Maryland

OWNERS OF PROPERTY:

David and Annie Abrams Realty Corporation (Abell Building)
335 West Baltimore Street
Baltimore, Maryland 21201

16-20 S. Eutaw Company
c/o Dr. Frenkil
1620 South Eutaw Street
Baltimore, Maryland 21201

Paca-Redwood Limited Partnership (409-21 W. Redwood)
c/o Ms. Sandy Campbell
655 W. Baltimore Street, Room 14-011
Baltimore, Maryland 21201

Mrs. Murray Silverman, et al. (422-24 W. Redwood)
P. O. Box 566
Laurel, Maryland 20707

Mr. Mendel Friedman (Harbor Lofts)
19 N. Central
Baltimore, Maryland 21202

Classic Building Corporation (Classic and Marlboro - Strouse Buildings)
1100 Court Square Building
Baltimore, Maryland 21201

Mr. Irvin Schaffer
405-07 W. Redwood Street
Baltimore, Maryland 21201

Holabird Management Company
c/o Mr. Frank Scarfield
6610 Holabird Avenue
Baltimore, Maryland 21224

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Loft Historic District, North

Continuation sheet Baltimore City, Maryland

Item number 7

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GENERAL DESCRIPTION

The irregularly bounded Loft Historic District North area is located along a strict grid street pattern in the vicinity of the University of Maryland downtown campus, the Baltimore Civic Center, the Retail District or Market Center and the newly developing hotel row. The buildings are characterized by massive brick facades, five to seven stories in height. They range stylistically from the highly Victorianized Abell building to the strong Romanesque style of the Strouse building to the multi-paned early modern factory design of the Marlboro building. The following is a description of the individual buildings that make up the district, starting at the southwestern corner and traveling to the northeast.

The Inner Harbor Loft apartments at 32-42 South Paca Street are actually three separate buildings that have been joined together. The southernmost building known as the Strauss Building is a six story high, six bay wide, eleven bay deep corner double Victorian warehouse (photograph #4). The first floor is a composition of a cast iron storefront with brick and white stone pilasters. Brick pilasters, stone band courses, terra cotta inserts, and ornamental brick work decorate the facade that is punctuated by one over one arched and segmentally arched windows. The adjoining six story high, five bay wide Rosenfelt Building is a Beaux-Arts inspired, brick rusticated design.

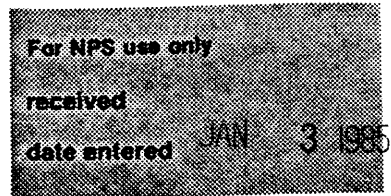
The large, grouped windows provide a more modern appearance than the adjoining structures. The squared off roof parapet replaces the original pedimented roof line. The northernmost building, known as the Heiser Building, is also six stories in height. This brick, stone and iron double warehouse is eight bays wide and fourteen bays deep. It features a large storefront area; triple engaged columns of molded brick; rough stone lintels; arched windows on the sixth floor; and a stone dentilled cornice. Early wall painted advertisements are located at the northern corner of the building. The total three building grouping has been cleaned on the exterior and converted on the interior for its new use as loft apartments.

The Strouse Building at 414-418 West Lombard Street is a six story high, six bay wide and fourteen bay deep industrial building featuring Richardsonian Romanesque styling.

It is built of brick, molded brick, brown and red sandstone and terra cotta. Large, two story high archways at the base are surmounted by molded brick triple columns and arched recessions on the upper floors. This strong straightforward design is highly articulated by the brickwork around the arches, arcaded upper floor design, bands of stone work on the first floor, massive riveted iron lintels with rosetts at the first floor lintels, and metal bracketed cornice.

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Loft Historic District North
Continuation sheet Baltimore City, Maryland Item number 7 Page 3

GENERAL DESCRIPTION (continued)

The adjoining Marlboro Building at 410-412 West Lombard Street is an addition to the Strouse building that retains its size, massing and roofline in a more modernistic design. The large multi-pane windows punctuate simple brick building walls that are primarily decorated by diagonal brickwork and rounded stone designs between the floor levels at the central windows. The first floor of the building has a stone veneer. A large water tank extends above the roof line at the southeast corner of the building.

The Brigham Hopkins Building at 413-421 West Redwood Street is a six story high ten bay wide and eleven bay deep Romanesque brick manufactory just north of the Strouse building. It features a rough stone water table and arch surround on the first floor; terra cotta decorations at the arches of windows and panels between floor levels; stone band courses; and a highly decorative front entranceway. Narrow, arched windows flanking the entrance are styled with small window panes. This massive structure with fine and delicate terra cotta detailing retains one of the few original brick sidewalks in downtown Baltimore along the Paca Street side.

The Chesapeake Shirt Building at 409-411 West Redwood Street is a six story high, five bay wide brick building which features some Victorian brickwork and design elements. The interior of this building has been combined with the adjoining Brigham Hopkins Building. The exterior decoration on this structure includes a first floor storefront with a highly decorative colonette dividing the storefront window; a slightly bowed oriel at the second floor level, molded brick work in the basket weave pattern, arched windows and pyramidal pinnacles with ball finials at the roofline. Although not as massive as some of the other Loft buildings, this building has a highly detailed facade and is an important streetscape element on Redwood Street.

The Schaeffer Building, historically known as the Keidel Building, is a six story high, three bay wide brick Romanesque design. This is the only facade in the district that has been painted. The first floor which has been altered with glass block includes a small slightly bowed one story office space. The building features long brick pilasters, wood panels at floor levels, arched windows on the sixth floor with grotesques between arches, corbelled brick work and a projecting, simple metal cornice.

Directly across the street at 412-420 West Redwood is the five story high, five bay wide Tyler Bakery Building. This brick building with tripartite windows set into large segmental arches accentuated by stone keystones has a more airy early modern design than most of the loft buildings in the district. Smaller fifth floor windows and a bracketed metal cornice cap the facade. Large water storage tanks are located above the roofline.

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Loft Historic District North

Continuation sheet Baltimore City, Maryland Item number 7 Page 4

GENERAL DESCRIPTION (continued)

The adjoining building at the northeast corner of Redwood and Paca Streets, 422-424 West Redwood Street, is a five story high, six bay wide and four bay deep brick loft that has been renovated. The building has little ornamentation except rough stone sills and a dentilled cornice. New windows which are not very sympathetic to the original design have been added, but this alteration has not irreparably damaged the integrity of the building.

The Classic Building at 10-14 South Eutaw Street, the southeast corner of Ewtaw and Redwood Streets, adjoins the Keidel Building. It is seven stories high, five bays wide and seven bays deep. Above a glass and wood storefront area, brick pilasters ending in flat Ionic capitals support a thin molding and stone cornice. Segmentally arched one over one windows and arched windows on the seventh floor punctuate the building walls.

The Hamburger Brothers Building at 16-20 South Eutaw Street adjoining the Classic Building, has been altered with a bricked up storefront. This five story high nine bay wide and thirteen bay deep Roman brick building with brownstone trim features long brick pilasters, brownstone capitals depicting leaf and grotesque designs and fanned brick lintels. All of the windows are one over one and the fifth floor windows are arched. The cornice area and parapet have been altered.

The Abell Building, 329-335 West Baltimore Street is catercornered from the Classic Building. Fronting on Eutaw Street, the building is six bays deep. The highly ornate facade features an elaborate cast iron storefront, marble trim, and terra cotta molding. A pedimented central section of the building flanked by vaulted domes on drums and defined by large brick pilasters displays a large arched window area on the fifth floor with Corinthian columns, ornate brickwork and incised stone designs. The entire fifth level has stone and brick arcading. Above the immense corbelled cornice is a sixth level that may have been added and a large water tank. This is the most lavishly decorated of all the facades in the loft district.

Most of the buildings in the district are constructed with brick walls and wood or steel columns and beams. A few of the buildings, such as the Rosenfeld Building have reinforced concrete construction.

The exterior condition of the buildings is generally good. Most of the alterations are to storefront areas. Important architectural details have been maintained. The district was tightly confined to take in the large brick loft type buildings, therefore there are no intrusions or vacant lots within the district.

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Loft Historic District North

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HISTORY AND SUPPORT

As Baltimore City grew into a major metropolitan area in the late nineteenth century, the structure of its downtown area changed from a homogenous nature to a central business district with distinctive centers of finance, government, retailing and industry. Industries which were closely related to shipping and major financial institutions generally located near the waterfront on the eastern portion of the downtown area. A small government center grew up in the vicinity of the Battle Monument and City Hall. The major retailing and department stores located near Lexington Market the major marketplace for the city. Other industries, most notably the clothing industry located just west of the harbor, but near the major railroad terminal in the city. The greatest concentration of period (1870-1910) warehouses, vertical manufactories, and commercial buildings in the entire state are still extant within this general area known as the Loft District.

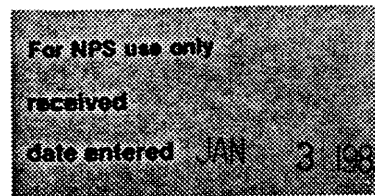
These buildings are vitally linked to the importance of Baltimore as a major clothing center and to the fact that the clothing industry was the chief manufacturing activity of this city in the late nineteenth and early twentieth centuries. Next to New York, Baltimore was the largest clothing manufacturer in the country. The proximity to the harbor area and particularly the location of the B & O Railroad's Camden Station Yards (1851) made the area valuable as a place for manufacturing, with distribution and receiving terminals close at hand.

The early industries of this area first located in smaller structures that were often additions and adaptations to previous rowhouses or small storefront buildings. Although some loft type vertical manufactories were built in the 1860s and 1870s to meet the needs of increasingly larger industries and the high value of downtown land, these five to six story high buildings were generally narrow structures built on lots less than 25 feet wide. Some were constructed with fashionable cast iron facades. It wasn't until the construction of the Abell Building in the early 1870s that the later, massive, brick industrial buildings which make up the character of the Loft Historic District North area first appeared.

The buildings within this district are characterized by brick construction (although some have cast iron, stone and terra cotta details) and buildings over five stories in height which were built on large lots, generally over fifty feet wide. The huge size of the structures is indicative of the growing size of the industries that built and occupied them, however some were built as real estate ventures and not for a specific single use. Architecturally the buildings were adaptations of Victorian and Romanesque styles for industrial design in other cities. The Strouse Building is clearly based on H. H. Richardson's Marshall Field Warehouse in Chicago. Other buildings such as the Abell Building were the unique creations of local architects and must be considered as innovative local designs.

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Loft Historic District North

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HISTORY AND SUPPORT (continued)

The Abell Building was designed by George Frederick (1842-1924) the architect of Baltimore's City Hall, and many important park buildings including the Patterson Park Pagoda. This building is Frederick's finest industrial design and reflects his creative use of cast iron, Victorian design elements and stone detailing.

Charles L. Carson, (1847-1891) was a prolific Baltimore architect in the late nineteenth century. He designed the Equitable Building and the Central Savings Bank, among other noteworthy structures. The Strouse Building is one of his finest, surviving industrial designs.

Other important architects who designed buildings in the district include Parker and Thomas, the designers of the Rosenfeld Building. They were the architects for the Belvedere Hotel, Savings Bank of Baltimore, B & O Building and Johns Hopkins Gilman Hall. Charles E. Cassell, the architect of the Stewart's Department Store and the Greek Orthodox Church, designed the Classic Building. Joseph E. Sperry was the architect for the Marlboro Building. He is better known for his designs for the Eutaw Place Temple, Provident Savings Bank and Bromo Seltzer Tower.

The loft buildings within this district display a wealth of architectural detailing that is unrivaled in Baltimore for industrial architecture. The cast iron storefront on the Abell Building which features Corinthian Columns, fluted pilasters, and sunburst designs is the finest storefront of this type in the city. It was cast by the noted iron works, Bartlett & Robbins Company (later known as Bartlett & Hayward). It also retains a small name plate from this company on the storefront. Many of the buildings have noteworthy terra cotta detailing. The Brigham Hopkins Building incorporates terra cotta paterae, ballflower and circular motif to form panels and arches above windows. More fanciful designs fill in the arched windows on the side at the second floor level. The brackets and spandrel area at the front entrance arch of this building also incorporate terra cotta ornamentation.

Other noteworthy details on loft structures include: triple engaged columns on the Strouse and Heiser Buildings; excellent iron work on the large arched windows of the Strouse building, the thin column detail on the Chesapeake Shirt Building, basement iron grills on the Classic Building, and grotesques on the Keidel and Hamburger Brothers buildings. Many of the buildings retain typical industrial features such as metal fire shutters and water tanks.

The degree of detail on these industrial buildings reflect an architectural era where ornament and fine craftsmanship were recognized even for factory structures. The richness and exuberance of details on these nineteenth century buildings in the district can be contrasted with the twentieth century Marlboro Building which

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HISTORY AND SUPPORT (continued)

includes simple and flat decoration and is therefore, of less architectural interest. Taken as a whole, these twelve industrial buildings produce a diversity of detail, style and ornament, yet retain a conformity in materials and scale to produce the finest nineteenth century industrial streetscapes in Baltimore.

Many of Baltimore's largest garment industries as well as other important industrial uses occupied the buildings of the Loft Historic District North. E. Rosenfeld & Company which was established in 1882, once occupied all three of the buildings that now make up the Inner Harbor Loft Apartments. It specialized in night robes and grew to such a degree that branch offices were opened in New York, San Francisco, Saint Louis, Chicago and Boston. Hamburger Brothers were a prominent manufacturer of mens and boys clothing. They employed over 800 people and furnished clothing throughout the United States. The Brigham Hopkins Company manufactured hats. It was not only one of the leading hat manufacturers in the country, but produced an important book on the history of hat manufacturing in Baltimore. Another hat manufacturer, M. S. Levy and Sons, produced straw hats that were sold in the United States and exported abroad. Around 300 people were employed there and over 1,600 dozen hats were produced every week. The Strauss Brothers later occupied the M. S. Levy Building as importers and jobbers of dry goods. They sold dry goods throughout the south and southwest. The Chesapeake Shirt Company was one of the best equipped white shirt factories in the country. The company employed over 600 people and had the finest reputations for quality in the country.

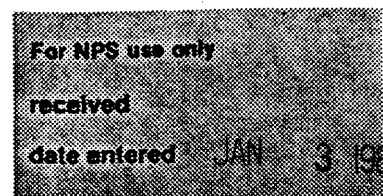
Among the non-clothing industries in some of the buildings was the commission hardware firm of Henry Keidel and Company. Tyler and Brothers Bakery built 410-418 West Redwood Street. They manufacturer cakes and crackers and shipped their products throughout the south and Atlantic Coast.

City directories reveal important industries in this district throughout the twentieth century. J. Schoenman and Company and L. Greif and Company are among the more important twentieth century garment manufacturers that occupied buildings in this area.

The individuals that ran these firms played an important role in industrial development in Baltimore and were among the civic and business leaders in Baltimore. Frank J. Suplee, the President of Chesapeake Shirt Company was a City Councilman and a director of the B & O Railroad. James E. Tyler of the Tyler Bakery was the president of the West Virginia railroad line. Leopold Strouse of the Strouse Brothers, clothiers, was an important philanthropist in the Jewish Community who donated an excellent collection of Hebrew Books and manuscripts to the Johns Hopkins University. Phillip Hamburger of Hamburger Brothers was a director of the National Exchange Bank.

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HISTORY AND SUPPORT (continued)

The Loft Historic District North area still retains a few garment manufacturers, but many have left this area for suburban sites and one story level structures. The buildings are highly adaptable for residential and office uses. The Inner Harbor Lofts represents one such conversion and other projects are in planning stages. National Register designation for this area will provide needed tax incentives in order to make such efforts economically feasible and help revitalize this architecturally significant area a short walk from Charles Center and the Inner Harbor.

GEOGRAPHICAL DATA

Boundary Description

Beginning on the northwest corner of Paca Street and Cider Alley;
thence northerly on the west side of Paca Street to intersect the south side of Napoleon Alley;
thence easterly on the south side of Napoleon Alley to intersect the eastern property line of the property known as 412-420 West Redwood Street;
thence southerly on said property line to intersect the north side of Redwood Street;
thence easterly on the north side of Redwood Street to intersect the west side of Eutaw Street;
thence northerly on the west side of Eutaw Street to intersect the south side of Baltimore Street;
thence easterly on the south side of Baltimore Street to intersect to the eastern property line of the property known as 329-335 West Baltimore Street;
thence southerly the said property line to intersect the south side of Redwood Street;
thence westernly on the south side of Redwood Street to intersect the east side of Eutaw Street;
thence southerly on the east side of Eutaw Street to intersect the south side of Cider Alley;
Thence westernly on the south side of Cider Alley to intersect the eastern property line of the property known as 408-412 West Lombard Street;
thence southerly on said property to intersect the north side of West Lombard Street;
thence westernly on the north side of West Lombard Street to intersect the rear western property lines of the properties known as 32-42 South Paca Street.
thence northerly on said property lines to intersect the north side of Cider Alley;
thence easterly on the north side of Cider Alley to the place of the beginning.

Address List

329-335 W. Baltimore Street
8-20 S. Eutaw Street
408-420 W. Lombard Street

32-42 S. Paca Street
412-424 and 401-421 W. Redwood Street

See Continuation Sheet No. 9

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GEOGRAPHICAL DATA (continued)

Boundary Justification:

The boundaries of the Loft Historic District North and South were tightly confined to include a particular type of structure that survives in what was once the industrial center and garment district for downtown Baltimore. The majority of the buildings in these districts can be categorized by size, materials, height, date, architectural style and original useage, as follows:

Size: These buildings are built on large lots, generally over fifty feet wide, an indication of the size of industries that originally occupied them. They are not outgrowths of smaller, older structures. Most of them required the combination of smaller lots in order to build factories of this size.

Materials: The buildings have brick facades (primarily red brick, but tan or buff brick is also seen). Cast iron and stone detailing is used, but the districts retain a strong brick character. The construction materials are different from the cast iron facades of other, early industrial buildings in the vicinity.

Height: The buildings are generally from five to seven stories high. They are distinctive from the smaller commercial structures on Baltimore Street and other adjacent areas.

Date: Most of the buildings date from 1880 to 1910. They represent a break from earlier narrower, loft type facades that were often built with cast iron facades. The Abell Building which was built c. 1875 is the earliest of this type of structure.

Architectural Style: Most of the buildings have Victorian, Romanesque or early modern industrial architectural styling with some Neo-Classical details. They differ from some of the earlier industrial buildings which have Queen Anne detailing, the Italian Renaissance styling of cast iron structures or are enlargements of traditional Baltimore rowhouses or storefronts.

Original Use: All of the buildings (except for the former livery stable at 518-524) were built for industrial uses. Most housed a single or many garment industries. They differ from the smaller commercial buildings that were used for retailing as well as industrial useage.

The University of Maryland buildings provide a sharp boundary to the districts on the west. Both new and old, these buildings differ in style, size, height and use from the Loft District. The buildings in the 400 block of West Baltimore Street are generally smaller commercial structures. Some have cast iron fronts. The buildings in the 300 block of West Baltimore Street are primarily representative of earlier, narrow lofts, vacant lots and parking structures. A few buildings in the 400 block of West Redwood Street were excluded since they were of smaller height and stylistically different from the

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Loft Historic District North

Continuation sheet Baltimore City, Maryland Item number 10 and 9

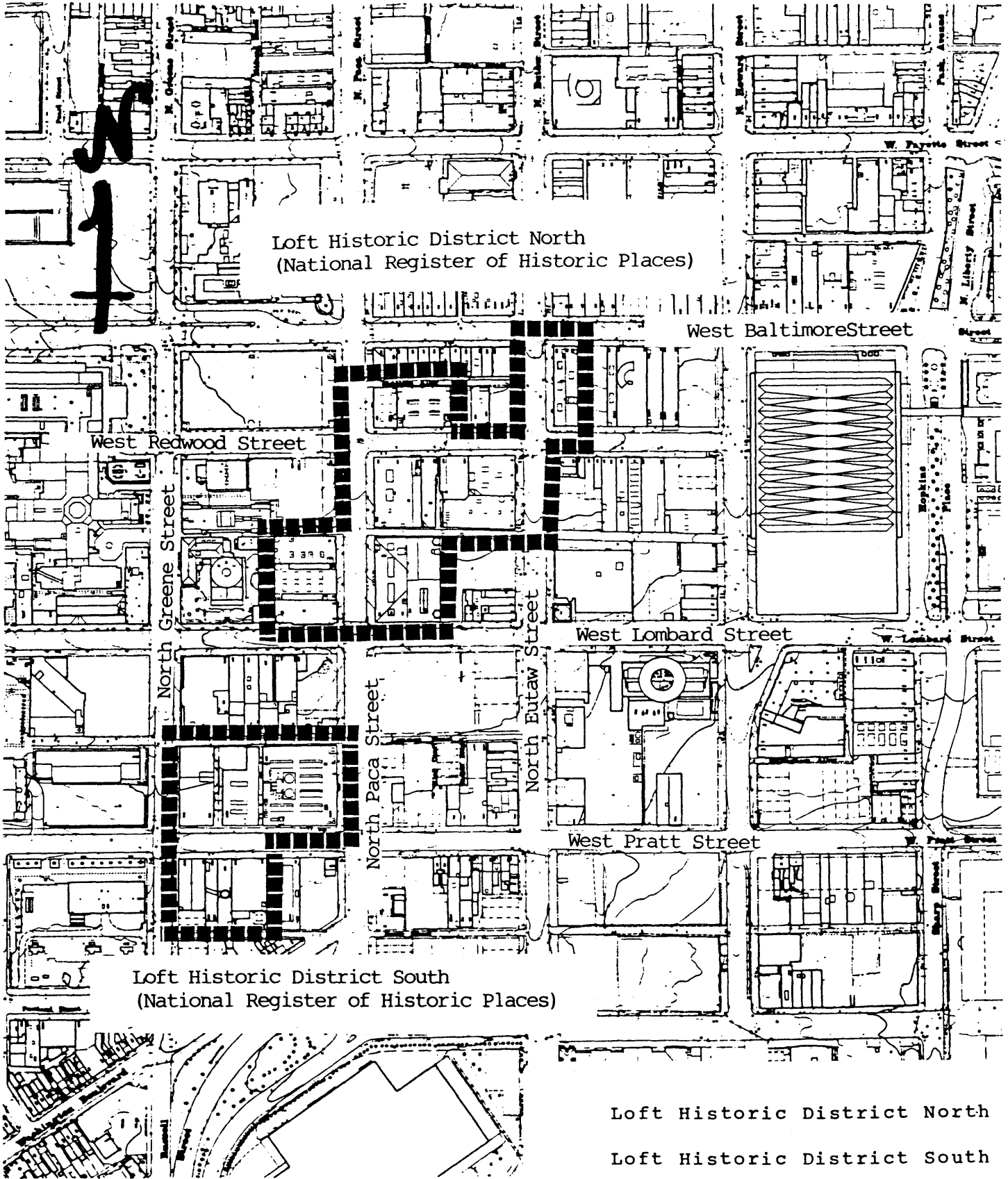
Page 10

GEOGRAPHICAL DATA (continued)

Loft Historic District North buildings. The buildings in the 300 block of West Redwood Street include the rears of buildings that front on Baltimore Street and a variety of smaller commercial buildings, vacant lots and parking garages. The groupings of buildings at the northwest corner of Lombard and Eutaw Streets are smaller commercial buildings that front on both streets. Across Eutaw Street is a new firehouse and historic Bromo Seltzer Tower. Opposite Lombard Street is the construction site of a new hotel that is a part of the newly developing hotel row that will include a Howard Johnsons, Days Inn and Holiday Inn. The 500 block of West Lombard Street includes some University buildings, an early residence, two smaller industrial structures and a single large, brick vertical manufactory. This building at 509 West Lombard Street is similar to the loft structures, but was excluded because it is isolated from other loft buildings, and lacks the streetscape industrial character of Paca, Redwood and Pratt Streets. Clearly this building and other loft type structures in the immediate vicinity, including the Johnston and Rombro buildings on Howard Street, are National Register eligible either individually or as a part of a thematic loft area. They are however, isolated from the Loft Historic Districts North and South and lack their streetscapes, cohesiveness and character of a districts. Directly east and south of the the Greenghouse complex is a one story auto-oriented use and smaller commercial buildings.

MAJOR BIBLIOGRAPHICAL REFERENCES:

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- Walsh, Richard and William Lloyd Fox, eds. Maryland: A History 1632-1974. Baltimore: Maryland Historical Society, 1974, pp. 408-431.



Loft Historic District North
(National Register of Historic Places)

West Baltimore Street

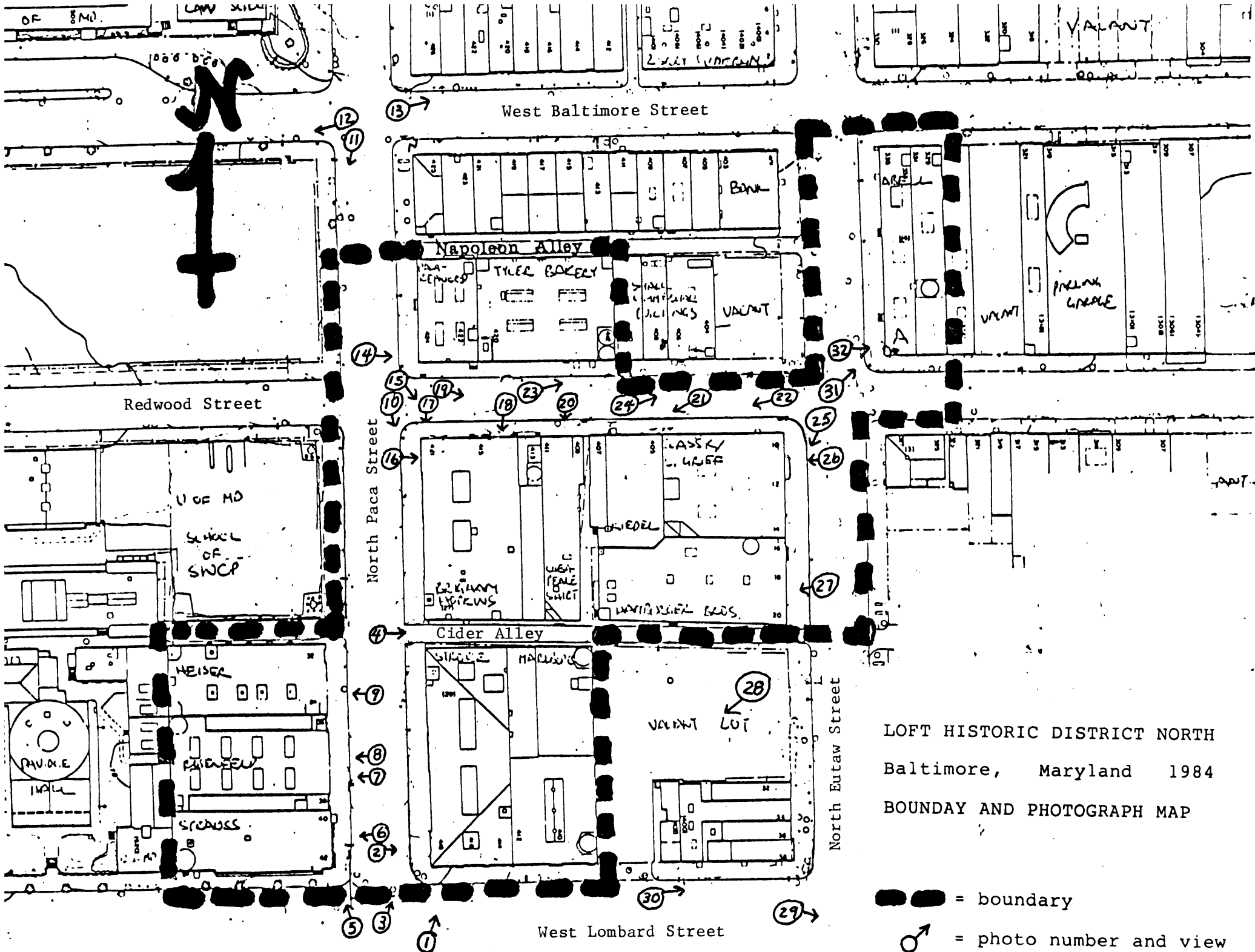
West Redwood Street

West Lombard Street



West Pratt Street

Loft Historic District South
(National Register of Historic Places)

Loft Historic District North
Loft Historic District South
Baltimore, Maryland 1984



LOFT HISTORIC DISTRICT NORTH
 Baltimore, Maryland 1984
 BOUNDARY AND PHOTOGRAPH MAP

 = boundary
 = photo number and view