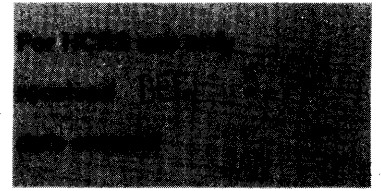


**United States Department of the Interior
Heritage Conservation and Recreation Service**

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



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

1. Name

historic

and/or common Loft Historic District South

2. Location

street & number *along* 500 block West Pratt Street, *between Green St., and along the*
100 block South Paca Street, n/a not for publication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"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> entertainment
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> government
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input checked="" type="checkbox"/> industrial
			<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

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
 excellent deteriorated unaltered original site
 good ruins altered moved date n/a
 fair unexposed

Describe the present and original (if known) physical appearance

Number of Resources

Contributing	Noncontributing
<u> 6 </u>	<u> 0 </u> buildings
<u> 0 </u>	<u> 0 </u> sites
<u> 1 </u>	<u> 0 </u> structures
<u> 0 </u>	<u> 0 </u> objects
<u> 7 </u>	<u> 0 </u> Total

Number of previously listed
 National Register properties
 included in this nomination: 5
 (see Continuation Sheet No. 3)

Original and historic functions
 and uses: industrial

DESCRIPTION SUMMARY:

The Loft Historic District South is one of two concentrations of large-scale brick industrial buildings erected primarily for the garment industry between about 1890 and 1910. The other area is called the Loft Historic District North. The multi-storied structures, mostly five to nine stories and commonly called loft buildings because of the unpartitioned interior spaces, generally have huge proportions and elaborate exterior decorative detailing reflecting Victorian, Romanesque, and Classical influences. The Loft Historic District South is made up of six buildings, one of which may have been built as an addition to another, and one structure, the facade of a stable which was demolished early in 1984, that line the 500 block of West Pratt Street. Five of the buildings range from four to nine stories in height. Four exhibit Romanesque influence with round arches, a strong sense of weight and massiveness, and decorative stone and brick work. The best examples of the Romanesque influenced buildings are the Marco Building at 536-542 and the structures at 519-525 West Pratt Street. The Romanesque is also seen in the building at 527 and the facade at 532. Two buildings, the Paca-Pratt (Sonneborn Building) at 110 Paca Street at Pratt and 529 West Pratt have strong Classical decorative features. The Paca-Pratt is nine stories with the street elevations divided symmetrically by pilasters. The buildings, some of which have been rehabilitated in recent years for apartments (519 to 539), have a high level of integrity of design, materials and workmanship, which contribute to the feeling and association with the historic industrial nature of the area. The buildings in this district are similar in size, materials, and scale to those in the Loft Historic District North, just separated by a group of dissimilar buildings.

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

Specific dates	c. 1890–1910	Builder/Architect	various
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Statement of Significance (in one paragraph)

Applicable Criteria: A, B, C
 Applicable Exceptions: none
 Significance Evaluated: local

SIGNIFICANCE SUMMARY:

The Loft Historic District South is one of two concentrations of large-scale brick loft industrial buildings erected between 1890 and 1910 primarily for the garment industry during a period when the major industry in metropolitan Baltimore was clothing and the city was a national leader in the field of ready to wear clothing. Two notable firms that were located in the Loft Historic District South are the Sonneborn Company which made revolutionary advances in manufacturing efficiency and labor, and the Erlanger Manufacturing Company which made advances in the design of underwear which dramatically changed the industry. At the time of construction in 1905, the Sonneborn Company building was the largest clothing factory in the nation and the first known attempt to consolidate all aspects of clothing manufacture under a single roof. Additional significance is acquired through the architectural merit of the buildings which exhibit the influences of the Victorian, Romanesque, and Classical styles as well as the products of Baltimore architects and builders. Significance is also drawn on association with persons of significance in Baltimore's industrial history such as Henry Sonneborn and Charles Erlanger.

9. Major Bibliographical References

See Continuation Sheet No. 1

10. Geographical Data

Acreege of nominated property approximately 2 acres

Quadrangle name Baltimore, East, Maryland

Quadrangle scale 1:24000

UMT References

A

1	8	3	6	0	0	1	0	4	3	4	9	5	9	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 Nos. 6, 7 and 8.

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

state n/a code county code

state code county code

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 North 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 [Signature] 11-28-84

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>[Signature]</u>	date <u>1-3-85</u>
Keeper of the National Register	
Attest:	date
Chief of Registration	

**United States Department of the Interior
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Inventory—Nomination Form**

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received

date entered

JAN 3 1985

Loft Historic District South

Continuation sheet Baltimore City, Maryland Item number 4 and 9

Page 1

OWNERS:

1. Greenery Associates Ltd. Partnership (Greenhouse)
c/o Joseph Pittorino
Capital Gardner Corporation
445 Park Avenue
New York, New York 10022
2. Marco Shoe Company
536-542 West Pratt Street
Baltimore, Maryland 21201
3. Paca-Pratt Limited Partnership
c/o Mr. David Kornblatt
25 South Charles Street
Baltimore, Maryland 21201

MAJOR BIBLIOGRAPHICAL REFERENCES:

- Blum, Isadore. The Jews of Baltimore (Baltimore: Historical Review Publishing Company), 1910.
- Englehardt, George. Baltimore City: The Book of Its Board of Trade, 1895.
- Walsh, Richard and William Lloyd Fox, ed. Maryland, A History 1632-1974. Baltimore: Maryland Historical Society, 1974, pp. 408-431.

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received	
date entered	JAN 3 1985

Continuation sheet Loft Historic District South Baltimore City, Maryland Item number 7 Page 2

GENERAL DESCRIPTION:

This small district is located just south of Loft Historic District North, east of the University of Maryland campus and the Ridgely's Delight Historic District and west of the Inner Harbor and developing hotel row. Directly off the Russell Street extension of Baltimore-Washington Parkway, the district is highly visible at one of Baltimore's major approach routes into the city. The buildings are generally characterized by massive red brick facades, although the Paca-Pratt Building is constructed of buff color bricks. They range stylistically from the Neo-Classical and early modern industrial design of the Paca-Pratt Building to the Romanesque Heywood Brothers or Marco Building to the Victorian original Erlanger Building of the Greenhouse Loft Apartments Complex. The following is a description of the buildings and building groupings that make up the Loft Historic District South area.

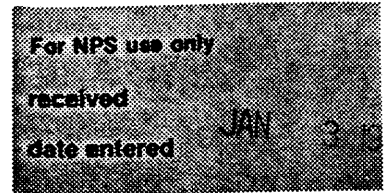
The Greenhouse loft apartment complex is made up of four turn of the century brick structures. The easternmost building, 519-525 West Pratt Street, is nine bays wide and is six stories high. It is constructed of stretcher bond brick with iron storefronts and stone detailing. Four brick piers ending in pyramidal pinnacles and ball finials divide the facade into three sections. A large two story archway with grotesque key stone basket weave molded brick work, terra cotta ornamental spandrels and billet brick molding at archways provides decoration to the facade. The adjoining building at 527 West Pratt Street is a simpler seven story high, three bay wide addition with a wooden storefront, egg and dart molding and arched windows on the seventh floor. The third building at 529 West Pratt Street is the small two story entrance to the complex. Glass bridges connecting the upper floors of the complex rise above this simple brick structure with battlemented parapet. The westernmost building is a four story high, four bay wide industrial building with large multi-paned windows. It features corbeled brick work. A new mural has been painted on the rear of this building depicting a scene of the Inner Harbor and Pride of Baltimore. A new first floor awning unifies the diverse buildings and identifies them as the Greenhouse.

The present Marco Building, originally Heywood Brothers Building, is located at the northeast corner of Pratt and Greene Streets directly across the street from the Greenhouse. This common bond brick building with stone foundation is seven stories high and twelve bays wide. The first floor is defined by four large archways. The first two levels feature bands of stonework. The upper floors of the building are punctuated by four over four windows with shared rough stone lintels. An arcaded seventh floor level and corbelled cornice completes the facade.

The two story brick facade next to the Heywood Brothers Building continues the arched character of this building on the first floor level. Originally built as a livery stable, it is only two stories high. The second floor windows are bisected by a rough stone band course which runs through the lower third of the openings. The cornice area was removed years ago.

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

GENERAL DESCRIPTION (continued)

The immense Paca - Pratt Building, historically known as the Sonneborn Building, stands next to this two story structure at the northwest corner of Paca and Pratt Streets. Constructed of reinforced concrete with a buff brick and limestone facade, the building is nine stories high, eleven bays wide on Paca Street and ten bays wide on Pratt Street. It features a neo-classical facade treatment with a broken pediment entranceway and large sign areas with pilasters and large entablatures. The upper floors are punctuated by large multi-paned windows which make up most of the main building facades. A large dentilled stone cornice caps the facade. Original wooden water tanks rise up above the roof line.

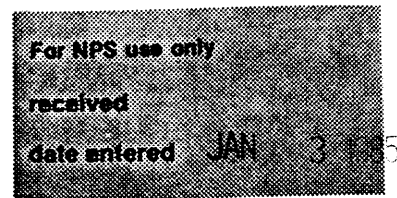
The exterior conditions of the building are generally good. The facade of the Greenghouse complex has been cleaned and renovated in a manner that is primarily in keeping with its original design. The Paca-Pratt Building is in the early stages of renovation. Important architectural details have been maintained. The district was tightly confined to take in the large brick loft type buildings and compatible structures, therefore there are no intrusions or vacant lots within the district.

Number of previously listed National Register properties included in this nomination:

1. Sonneborn Building (Paca-Pratt Building)
110 South Paca Street at Pratt Street
Entered: 29 October 1982
2. Inner Harbor Lofts II (Erlanger Buildings)
519-525, 527, 529 and 531 West Pratt Street
Entered: 10 March 1980

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National Park Service**

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Loft Historic District South
Continuation sheet Baltimore City, Maryland Item number 8 Page 4

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.

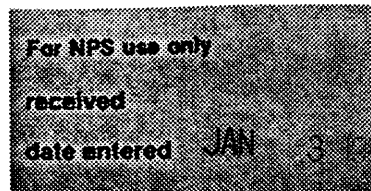
These buildings are vitally linked to the importance of Baltimore as a major clothing center and to the fact that the clothing industry was the chief manufacturing activity of this city in the late nineteenth and early twentieth centuries. Next to New York, Baltimore was the largest clothing manufacturer 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 70s to meet the needs of increasingly large 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 the district are generally 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 are 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 Heywood Brothers Building has first floor archways similar to Henry Louis Sullivan's Reyerson Building in Chicago.

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Loft Historic District South
Continuation sheet Baltimore City, Maryland Item number 8 Page 5

HISTORY AND SUPPORT (continued)

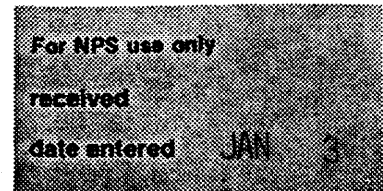
The Heywood Brothers Building was designed by George Archer who is best known for Walters Bath House #2 which is listed on the National Register of Historic Places. The architect of the Paca-Pratt Building was the firm of Simonson & Pietsch. This noteworthy turn of the century Baltimore firm was responsible for the Rotunda, original U.S.F. & G. Building, the Fish Market, Tower Building and Southern Hotel. The specific design for the building is credited to Lucius R. White who started his career with Simonson & Pietsch but later went on to design the Court Square Building.

The loft buildings and compatible structures in the district display a wealth of architectural detailing similar to those seen in the Loft Historic District North area. The original Erlanger Building is best known for its Victorian decorations which include, grotesques, large archways, cast iron panels, basket weave molded brick work and terra cotta pyramidal pinnacles with ball finials. The Heywood Brothers Building displays impressive Richardsonian Romanesque arches on the first floor. The band courses on this level of stone originally contrasted dramatically with the color of the brick. The arched first floor level is continued on the small two story building next door. The Paca-Pratt Building is noteworthy for its Neo-Classical style and early modern appearance. As the largest building in the area, it overwhelms its earlier neighbors and signifies a new type of industrial structure built of reinforced concrete with large airy windows. The degree of detail on these industrial buildings reflect an architectural area where ornament and fine craftsmanship were recognized even for factory structures. Taken as a whole, these seven industrial buildings produce a diversity of detail, style and ornament, yet retain a conformity in materials and scale to produce one of 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 South. The most important firm was Henry Sonneborn and Company. It was the largest individual clothing maker in the country and was the first clothing business in the country to establish a court of industrial relations. The small livery stable next to the Paca-Pratt Building was used by Sonneborn by the 1930s. It also housed Rotholtz Brothers, the largest clothes sponger (a method to prevent cloth from shrinking) in the city for many years. The Greenhouse Complex originally housed the Erlanger Manufacturing Company that produced BVD underwear. They made major advances on the design of underwear that revolutionized the industry. The Heywood Brothers Building housed a leading chair manufacturer and later was occupied by important local garment firms including North Brothers-Strauss and Londontown, which now produces London Fog outerwear.

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Loft Historic District South

Continuation sheet Baltimore City, Maryland Item number 8 and 10

Page 6

HISTORY AND SUPPORT (continued)

Both Henry Sonneborn and Charles Erlanger were important individuals in the garment industry. Sonneborn also played an important role in the unionization of the garment industry, the development of other Baltimore businesses and a leader for Baltimore's Jewish community.

The Loft Historic District South 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 Greenhouse 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:

Verbal Boundary Description

Beginning at the southeast corner of Greene and Lemmon Streets;
thence binding easternly on the south side of Lemmon Street to intersect the west side of Paca Street;
thence binding southernly on the west side of Paca Street to intersect the south side of Pratt Street;
thence binding westernly on the south side of Pratt Street to intersect the eastern property line of the property known as 519-525 West Pratt Street;
thence binding southernly on said property line to intersect the north side of Dover Street;
thence binding westernly on the north side of Dover Street to intersect the east side of Greene Street;
thence binding northernly on the east side of Greene Street to the place of the beginning.

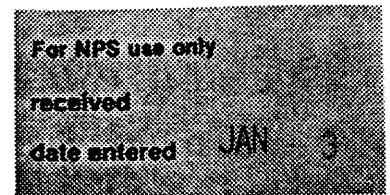
Address List

500-542 W. Pratt Street
519-535 W. Pratt Street
110-124 S. Paca Street

See Continuation Sheet No. 7 for Boundary Justification

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Continuation sheet Loft Historic District South
Baltimore City, Maryland Item number 10 Page 7

GEOGRAPHICAL DATA (continued)

Boundary Justification

The boundaries of the Loft Historic District North and South area was 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 North. The buildings in the

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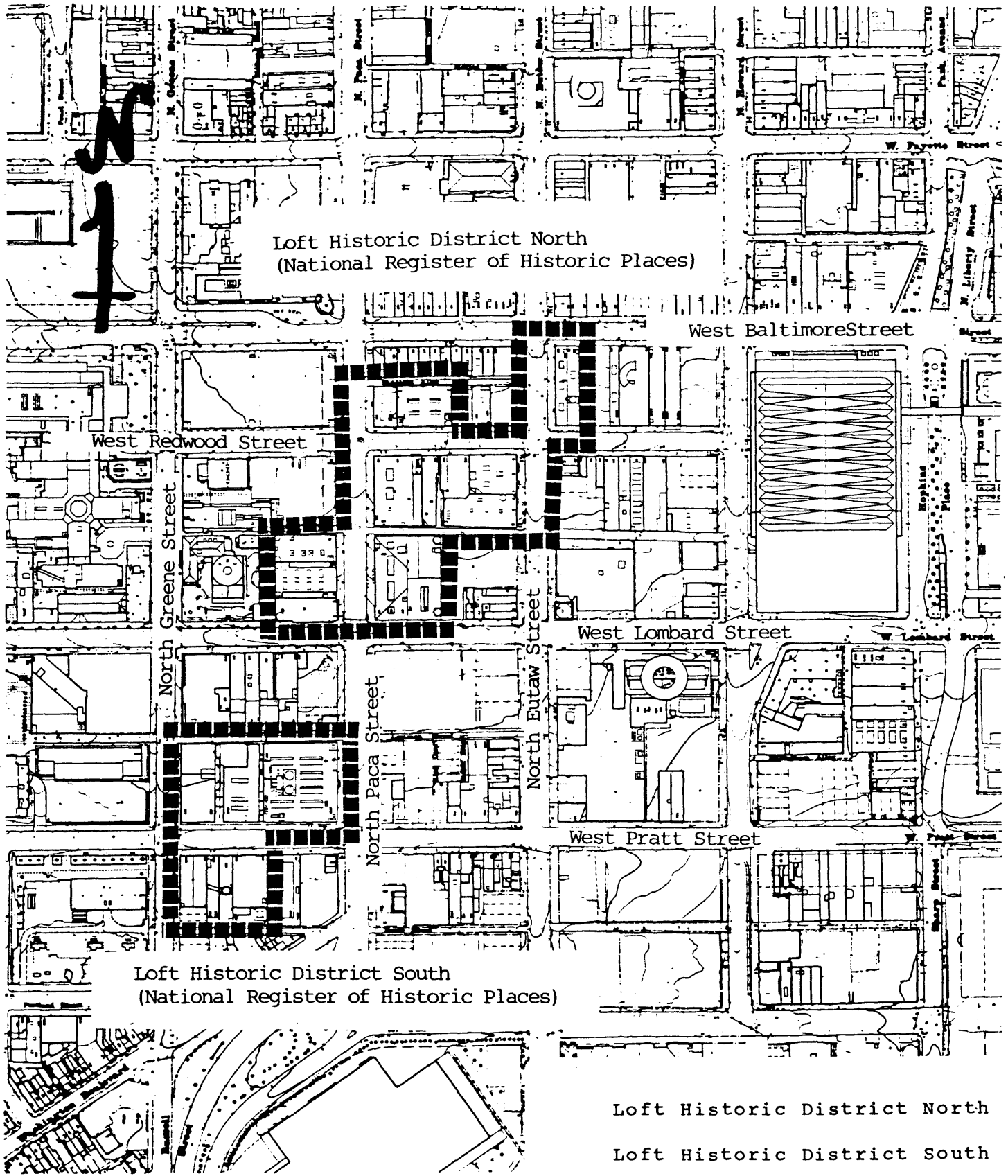
Loft Historic District South

Continuation sheet Baltimore City, Maryland Item number 10

Page 8

GEOGRAPHICAL DATA (continued)

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 Loft District buildings. The buildings in the 300 block of West Redwood Street includes the rears of buildings that front on Baltimore Street and a variety of smaller commercial buildings, vacant lots and parking garages. The grouping 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 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 part of a thematic loft area. They are however, isolated from the Loft District North and South enclaves and lack their streetscapes, cohesiveness and character of a district. Directly east and south of the Greenhouse complex is a one story auto-oriented use and smaller commercial buildings.



Loft Historic District North
(National Register of Historic Places)

West Baltimore Street

West Redwood Street

West Lombard Street

West Pratt Street

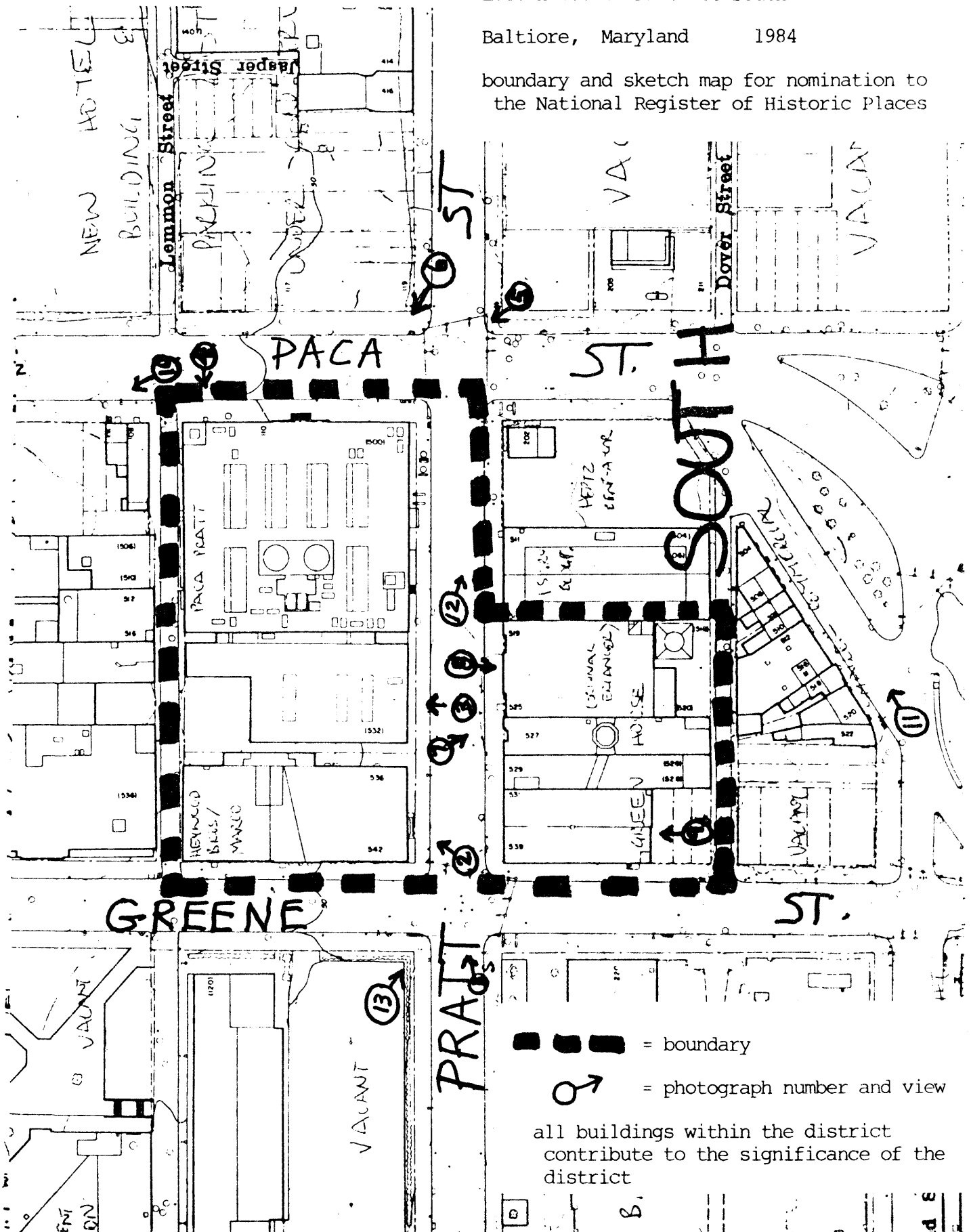
Loft Historic District South
(National Register of Historic Places)

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

Loft Historic District South

Baltimore, Maryland 1984

boundary and sketch map for nomination to the National Register of Historic Places



█ = boundary

⊙ = photograph number and view

all buildings within the district contribute to the significance of the district