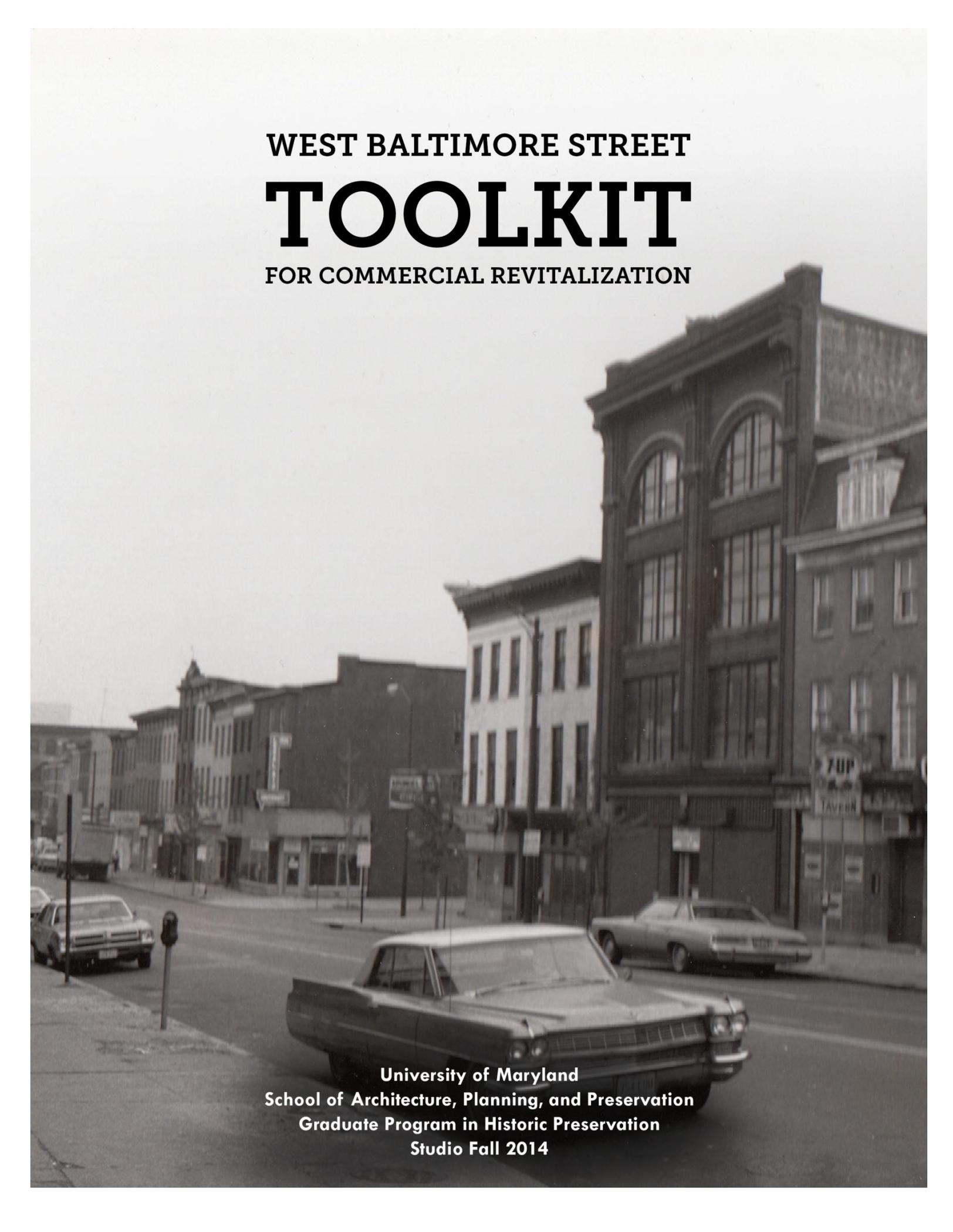


**WEST BALTIMORE STREET**  
**TOOLKIT**  
**FOR COMMERCIAL REVITALIZATION**



**University of Maryland**  
**School of Architecture, Planning, and Preservation**  
**Graduate Program in Historic Preservation**  
**Studio Fall 2014**



# WEST BALTIMORE STREET TOOLKIT FOR COMMERCIAL REVITALIZATION



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## ACKNOWLEDGEMENTS

We would like to express our appreciation for the time, support, and insight provided by the following organizations and individuals:

### THE SOUTHWEST PARTNERSHIP

Amy Bonitz  
Bif Browing  
Scott Kashnow  
Elizabeth Weber  
Jane Bucceri

### BALTIMORE COMMISSION FOR HISTORICAL AND ARCHITECTURAL PRESERVATION

Eric Holcomb  
Lauren Schiszik

### NEIGHBORHOOD DESIGN CENTER

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Sarah Littlepage

We would also like to thank Dr. Donald Linebaugh and Christine Henry for their time and valuable feedback during critiques throughout the semester. Finally, we would like to thank our instructor, Dr. Michele Lamprakos, for her continued support and guidance through the project from beginning to end.

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# **INTRODUCTION**

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## INTRODUCTION

Located in the southwestern corner of Baltimore City, the area of Southwest Baltimore is unique among the many small communities that comprise Baltimore City. Martin Luther King, Jr. Boulevard provides a clear eastern edge separating this area from the city's greater downtown; the scar of Route 40 divides Southwest from the neighborhoods of West Baltimore. Yet, physical edges are not the only elements that render this community distinct from its neighbors to the north and east – Southwest also has a unique story. Weaving together the threads of commercial, industrial, and residential history, the neighborhoods of Southwest Baltimore created a rich tapestry reflecting the economic, ethnic, and racial groups that lived and worked in this community.

Since the 1960s, however, the Southwest community has suffered from problems that communities throughout the city, and former industrial cities throughout the country, also face. Like many parts of Baltimore, Southwest is grappling with a cycle of disinvestment common to other post-industrial cities. Southwest was built on the back of industrial development and grew through an influx of investment that accompanied the rise of a vibrant urban middle class. Through a combination of industrial decline, middle-class out-migration, and racially proscriptive policies and practices, Southwest Baltimore has experienced a downward decline over the past several decades – a decline that hit the commercial corridor along West Baltimore Street particularly hard.

Currently, the structural fabric of West Baltimore Street illustrates the Southwest's economic decline. Certain buildings have succumbed to years of neglect and have been torn down. The loss of building stock along the street has created a saw-toothed character in what had been an architecturally unified space. The storefront

windows of many buildings are boarded – a clear indication of vacancy. With the loss of building stock and the precarious condition of many existing buildings, West Baltimore Street is in a state of uncertainty.

But this is not the end of the story, for the Southwest can, and will, make a comeback; it is a comeback that we aim to help facilitate through the tools and techniques of historic preservation.

### THE SOUTHWEST PARTNERSHIP AND THE UNIVERSITY OF MARYLAND

In 2012, seven neighborhoods in the Southwest combined to form the Southwest Partnership (SWP): Barre Circle, Franklin Square, Hollins Roundhouse, Mount Clare, Union Square, Pigtown, and Poppleton; along with the anchor institutions University of Maryland BioPark, University of Maryland Medical System, and Bon Secours Hospital. SWP's focus has been to improve the commercial and residential neighborhoods of the entire area. In 2014, members from the

*Our goal is to promote the commercial revitalization of West Baltimore Street using the tools and techniques of historic preservation.*

architectural design firm Gensler joined forces with SWP and generated a vision plan to foster neighborhood revitalization and redevelopment. During the spring of that same year, the SWP invited the graduate program in Historic Preservation at the University of Maryland, College Park, working in collaboration with the Baltimore City Commission for Historic and Architectural Preservation (CHAP), to contribute a supplemental preservation segment to the development plan. Our graduate Preservation Studio studied both the community's historical resources and contemporary needs. How could we employ

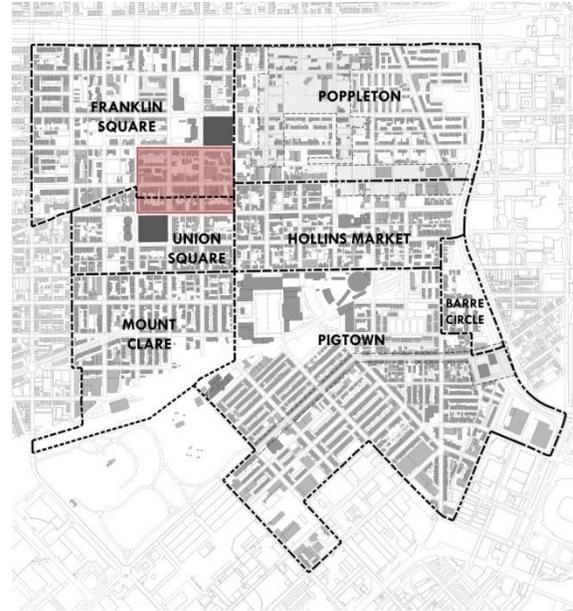
the tools of historic preservation to foster neighborhood revitalization while retaining the Southwest's distinct architectural fabric and historical character? Furthermore, how could we aid the SWP's mission of creating a new, cohesive identity for the Southwest – a composite identity that ties the neighborhoods together while retaining the historical features that render each neighborhood unique?

To answer these questions and meet these challenges, we created a toolkit that would enable residents to uncover the social, architectural, economical, and aesthetic value of the buildings of West Baltimore Street. Through this process, community members can become the leaders of efforts to generate economic revitalization while protecting the unique historical character of their neighborhood.

Our toolkit focuses on three representative blocks: from the 1300 block through the 1500 block. Our hope is that it will be expanded to the remainder of West Baltimore Street in Southwest. Historically, West Baltimore Street was the commercial hub for the area. We believe that it can

***Preservation is more than just saving buildings; it is about developing a connection to a past in order to facilitate community development in the present.***

serve this role again – that businesses can return to the former stores and small manufacturing buildings that line both sides of the street. Furthermore, West Baltimore Street has great symbolic value. As a spine running through the community, it can stitch together the four neighborhoods it traverses, becoming the commercial hub of Southwest once again.



The tools of historic preservation can protect and restore the historical fabric of the area. But historic preservation is more than just saving buildings; it is about developing a connection to a past in order to facilitate community development in the present. Through specific preservation techniques elaborated in this toolkit, we hope to provide a means by which community members can learn about their neighborhood history. Therefore, we have designed this toolkit to get people out on the street – examining the buildings of West Baltimore Street and learning of their historical significance for this area.

Throughout the toolkit, we combine architectural, urban, and social history. We believe that preservation is about protecting the stories of the people who lived, worked, and socialized in the structures that constitute the historic built environment and integrating those stories into the historical narratives of urban places. Historic preservationist Ned Kaufman refers to ordinary places that represent the histories of neighborhoods as “storyscapes,” or buildings that served various roles and purposes in a neighborhood. Although these buildings don’t ‘speak for themselves,’ they inspire people to talk *about* them, and therefore “help to

create a publicly shared sense of neighborhood identity.”<sup>1</sup> We emphasize the value of the street’s storyscape as much as that of its architectural landscape as a way to engage the community and foster a sense of shared identity and place.

## THE TOOLKIT

Our toolkit addresses the particular needs of Southwest Baltimore. While it can be adapted to other neighborhoods in Baltimore City, this toolkit is specifically tailored to the circumstances and conditions of this community.

Because no study to date adequately addresses the broad history of Southwest, the toolkit opens with a historical narrative that begins with the community’s origins in the early 19<sup>th</sup> century and carries through the 20<sup>th</sup> century. The historical segment also includes a micro-history of the social and economic development of West Baltimore Street, which remains the focus for the rest of the toolkit. The next section provides information on how to research the history of a specific property and where to find pertinent resources. Following this is a section explaining how to identify architectural types and styles with visual examples to assist in the identification process. In the following section we provide criteria for community members to use to determine how much attention a building would require for revitalization and reuse. The evaluation criteria are based on what is visible from the outside of the building. After this, we provide detailed information about the kinds of financial resources that are available for structural rehabilitation as well.

Following the toolkit, we provide four case studies to illustrate how this toolkit can be applied to the individual properties along the street. Finally, we provide a series of

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<sup>1</sup> Ned Kaufman, *Place, Race, and Story: Essays on the Past and Future of Historic Preservation* (New York: Routledge, 2009), 48-49.

recommendations to promote and encourage community involvement in the preservation and restoration of the West Baltimore Street commercial corridor.

## METHODOLOGY

Our history of Southwest and the representative blocks on West Baltimore Street is based on extensive research of contemporary and historical maps, federal census data, historical photos, newspapers, land records, business directories, publications, and reports. We developed our criteria for evaluating the existing conditions of building stock after consulting preservation plans on city and state levels, the AIA Architectural Survey Tools, and the Historic Building Assessments of the National Park Service. We collected further information through neighborhood walking tours with SWP members and planners in CHAP and through interviews with longtime community members. Finally, we generated a series of maps based on data collected from published maps (primarily Sanborn fire insurance maps), census records, newspapers, and business directories to gain a visual understanding of how our study blocks have changed over time.

*Throughout the toolkit, we emphasize social history because we believe that preservation is about protecting the stories of the people who lived, worked, and socialized in the structures that constitute the built environment.*

We have designed the toolkit in such a way that readers with different interests can focus on those sections that best suit their needs. Our ultimate goal is for members of the SWP and CHAP, as well as building owners, professionals, and community organizations,

to use this toolkit as a resource to aid in the effort to engage community members – both young and old.

## **ASSUMPTIONS**

While we recognize that preservation is just one tool for community revitalization and acknowledge that any plans must be supported by public policies to ensure lasting change, we believe that the community members can employ tools and techniques of preservation to spearhead the kind of neighborhood regeneration that they seek.

Although West Baltimore Street may not include major city landmarks or examples of grand architecture, its structural fabric reveals layers of history integral to the historical development of the community. The different architectural types illustrate a dynamic neighborhood in which various community members contributed to developing a unique built environment. This everyday fabric constitutes a unique urban landscape that is, in itself, historically significant. As such, the buildings of the past should be integrated into any plan for the future.

We hope that this toolkit, therefore, will foster the revitalization of West Baltimore Street and the greater area of Southwest Baltimore City.



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# TOOLKIT

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## HOW TO USE THIS TOOLKIT

### WHO ARE THE STAKEHOLDERS IN THE REVITALIZATION OF WEST BALTIMORE STREET?

Revitalization of the West Baltimore Street commercial corridor requires a long-term, coordinated effort among various parties including the City of Baltimore, current business owners, future investors and developers, local residents, and community organizations. Although these parties may value revitalization for different reasons, they all can work together to achieve the desired results. Examples of why these stakeholders may pursue revitalization are listed below.

#### CITY OF BALTIMORE

- Investment in neighborhoods/ remediation of blight
- Job creation
- Stronger civic identity
- Property tax and sales tax generation
- Protection of public investment in infrastructure

#### CURRENT PROPERTY/BUSINESS OWNERS AND FUTURE INVESTORS/DEVELOPERS

- Stabilize/increase property values
- Profit/revenue potential
- Rental income potential
- Predictability/understanding of the market and customer base
- Availability of financing

#### LOCAL RESIDENTS AND COMMUNITY ORGANIZATIONS

- Overall economic improvement (i.e. more jobs, higher incomes) without the displacement of current residents
- Pedestrian/transit oriented access to goods and services
- Safe and clean places for socializing and public participation
- Strong neighborhood identity

#### Property Owners

Financial Tools

History

How to Research a Building

Typology & Style

#### City of Baltimore

Building Documentation

History

How to Research a Building

#### Future Investors

Building Documentation

Financial Tools

#### The Community

History

How to Research a Building

Typology & Style

Building Documentation

Financial Tools

## HOW TO USE THE TOOLKIT

The process of revitalization of West Baltimore Street must begin with the collection of information about neighborhood assets: the people, businesses, buildings, and history of Southwest Baltimore. This toolkit does not provide a mechanism to gather and synthesize financial or market data such as property values, taxes, rental income or consumer spending potential. What it does provide is a mechanism to gather information about the history and condition of buildings and subsequently use that data to:

- Obtain financial assistance to rehabilitate historic structures
- Guide new development to compliment the neighborhood's historic character
- Develop a strong neighborhood identity and sense of place

### OBTAIN FINANCIAL ASSISTANCE TO REHABILITATE HISTORIC STRUCTURES

Through case studies and a description of historical research methods, property owners, residents, and community organizations can learn how to research the architectural and historic significance of both specific buildings and the neighborhood as a whole. As West Baltimore Street is included in the Union Square Historic District, properties may be eligible to receive tax credits for renovations. Tax credit opportunities include the Federal Historic Tax Credit (10% or 20%), Maryland Rehabilitation Tax Credit, Maryland Small Commercial Historic Tax Credit, and Baltimore City Historic Tax Credit. Most tax credits require structures to be certified as historic by either the Secretary of the Interior (federal) or the Maryland Historical Trust (state). This toolkit provides a method to research and justify historic significance in order to obtain required certifications. In addition, the historic context section can be used in tax

credit applications that require a neighborhood's historical context.

The existing conditions section of the toolkit can help property owners to determine the extent of necessary renovations and the condition of character-defining architectural elements that contribute to the structure's historic integrity. To receive historic tax credits, renovations must conform to qualified improvement standards (e.g. Federal historic tax credits require compliance with the Secretary of the Interior's Standards for Rehabilitation and the Baltimore City Historic Tax Credit requires compliance with CHAP's Historic Preservation Guidelines). Knowledge of the property's history, character-defining architecture elements, and the condition of those elements will assist property owners in applying for historic tax credits.

### GUIDE DEVELOPMENT TO COMPLEMENT THE NEIGHBORHOOD'S HISTORIC CHARACTER

Historic and existing conditions surveys of West Baltimore Street can inform the type and appearance of redevelopment and new construction projects. By surveying buildings, the community will be able to compile an architectural and social context. This context can be provided to developers to ensure that redevelopment and new construction contribute to the neighborhood character by complementing the urban fabric, both in appearance and use.

### DEVELOP A STRONG NEIGHBORHOOD IDENTITY AND SENSE OF PLACE

A thoroughly researched neighborhood history that is accessible to residents can provide a sense of collective identity. A well-interpreted history of the built and social environment can be communicated through architecture, use, marketing, and technology. An understanding of this history, and hence a connection to it, can foster a sense of ownership and collective identity. This

community identity can result in public participation in the revitalization process (i.e. participation in community organizations, keeping up with building and yard maintenance, taking part in community events, and spending money locally).

Identity is formed through what people can see and do in a neighborhood. Once the community identity is established, local organizations can encourage building uses and architectural elements that will *contribute* to the identity, rather than *detract from* it. Commercial districts are the “front door” into a community and should therefore reflect the history and values of the people living there.<sup>2</sup>

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<sup>2</sup> Rick Jacobus, Karen Chapple, “What difference can a few stores make? Retail and neighborhood revitalization,” *The Center for Community Innovation at the Institute of Urban and Regional Development*, University of California, Berkeley, June 2010, <http://communityinnovation.berkeley.edu/reports/Retail-and-neighborhood-revitalization.pdf>, 3.

# **1** | **EVOLUTION OF A NEIGHBORHOOD**

The social, economic, and architectural history of Southwest is unique even among the many neighborhoods that comprise Baltimore City. Early industrial development and the eastern expansion of the National Road in the late 18<sup>th</sup> through early 19<sup>th</sup> centuries marked the area's initial stages of growth. The arrival of the B&O Railroad, the development of country estates, and the population explosion that these facilitated marked the second phase of development in the mid-late 19<sup>th</sup> century. While the Southwest continued to thrive during the early decades of the 20<sup>th</sup> century, changes in urban policy and disastrous infrastructural construction helped to usher in a period of economic decline in the late 20<sup>th</sup> century. Through it all, the Southwest sustained its own distinct identity – an identity that remains rooted in the structural and social fabric of the southwest neighborhoods.

The Southwest provides a microcosmic history of the city writ large, for the events and trends that shaped these communities often played out on the larger metropolitan stage. Examining the patterns that helped form these neighborhoods – industrial, residential, and commercial – not only provides insight into these communities, but also facilitates a deeper understanding of the rise, fall, and rebirth of Charm City.

### INDUSTRIAL DEVELOPMENT AND THE RISE OF WORKING-CLASS NEIGHBORHOODS

Baltimore City grew as a manufacturing city; its industrial past extends back to the early decades of the eighteenth century. In Southwest, the Baltimore Company Ironworks, the first major industry in the area, began in 1730. Constructed far in the southern portion of the area, the Ironworks employed sixty-four free workers and relied on the labor of forty-six slaves. Although it only lasted until the early nineteenth century, after which the land it stood on was parceled and sold, the Ironworks served as a

precursor to the great industrial development that would explode in the subsequent decades.<sup>1</sup>

By the 1830s, the Industrial Revolution had officially reached Baltimore City.<sup>2</sup> In Southwest, the dominant industry was the Baltimore and Ohio Railroad. With Charles Carroll, the last surviving signer of the Declaration of Independence, laying the cornerstone, construction began on July 4, 1828. Construction of the railroad would continue over the next two decades, ending in 1853. The B&O was not only the first national railroad, but it was also the first long distance railroad in the world – carrying both freight and passengers west and east of the Allegheny Mountains. A year after the first cornerstone was laid, railroad officials constructed the Mount Clare shops in Southwest Baltimore, and this soon became the center of railroad technological innovation. The shops also marked the terminus of the railroad lines that traveled through the southwestern edge of the Southwest.<sup>3</sup>

Recognizing the significant role that the B&O railroad would play in Baltimore and the greater region, city officials did not hold the company to the development plan that had guided the city's urban design since 1818. Rather, James Carroll, the owner of the land upon which the railroad and its accompanying shops were constructed, was able to design and execute his own development plan that accommodated the needs of the new railroad industry.<sup>4</sup> Like any industry, the B&O required workers – a large number of workers – to run its operations. Many of the initial B&O workers were Irish immigrants. The first wave of Irish immigration, which consisted primarily of vast numbers of rural Irish Catholics fleeing the ravages of the Potato Famine, peaked during the 1840s. As a major port of entry and a growing industrial city, Baltimore became a magnet for the new immigrants, with many settling in the Southwest section of



Figure 1 | Location of Southwest in Baltimore

the city. The new immigrants chose this area because, at precisely the same time, the B&O required an influx of workers to facilitate its westward expansion. By 1852, the railroad was employing over 1000 men in its Mount Clare shops.<sup>5</sup>

When the B&O first opened the Mount Clare depot at Pratt and Poppleton Streets, there was a dearth of residential housing. Workers had to walk from homes near Lexington Market to get to their job site. Anticipating the housing needs of railroad workers, speculators purchased land that belonged to two country estates – those of James McHenry and James Carroll. The first land parceled off went straight to the construction of B&O depot and other railroad facilities. In 1833, Anna McHenry Boyd, McHenry's daughter who now owned the land, started to lease property on Hollins and Schroeder Streets to builders who began to construct housing for railroad workers. Uniform in design, these functional structures were two-and-one-half story brick houses with widths of fourteen feet, two rooms per floor, and a one-story kitchen in the back. By the 1840s, a new influx of immigrants from Germany had joined the Irish in the railroad industry.

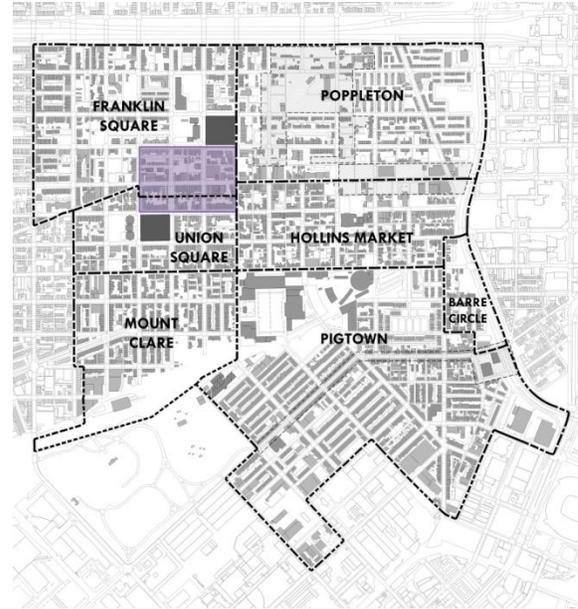


Figure 2 | Southwest Neighborhoods and Study Area

Builders tried to keep pace of the growing demand for housing and started constructing buildings with taller attics that could be subdivided into rooms, which helped families with many children or those that took in boarders. These 'two story and attic' houses also dominated the housing architecture on Lemmon Street, a working-class residential alley street.<sup>6</sup>

The design of B&O worker housing west of the Mount Clare shops revealed residents' income levels through differences in elevation, building height and breadth, and street width. The size of houses corresponded to income levels: those on east-west streets had widths of thirteen to fourteen feet, whereas those on north-south streets were twelve feet; the houses on alley streets were primarily eleven feet wide. These divisions even occurred on the micro-level of alley streets – those on east-west streets were slightly larger and more expensive to rent than those on north-south streets, which mirrored the arrangement on the main streets. As early as the 1830s, new housing construction became more refined on Hollins Street – with fancy brickwork and decorative details adorning a series of new houses on



Figure 3 | Hollins Market in 1930

the south side of the street, west of Schroeder Street. Some of the initial residents of these houses, the first of which were built in 1839, were members of the B&O management. Workers with medium-to-low salaries primarily resided in the two-story attic houses between Poppleton and Schroeder Streets. At the same time that buildings were becoming larger (for those who could afford them), others were getting smaller. During the 1850s, builders constructed two-bay, two-story houses with low-pitched gable roofs and no attics on the “narrowest alleys” or courtyard streets. These were primarily rental housing that served the needs of new immigrants. For example, Bernard O’Neil, a stone worker, purchased five alley houses on Lemmon

Street in 1870s and rented them to tenants who could not afford down payments.<sup>7</sup> Yet, while the neighborhood displayed elements of economic and ethnic diversity within the working-class, it had remarkably little racial diversity. The predominantly white B&O workforce was reflected in the mostly white B&O residential neighborhood.<sup>8</sup>

Within a couple of decades, more industries would move into the area. During the 1850s, the low-lying neighborhood of Pigtown developed into one of the city’s first industrial neighborhoods. Although the B&O dominated the area, soon other industries of iron and brick manufacturing, as well as gas plants, developed on the flat land.<sup>9</sup> Further to the north, the Hayward and Barrett Iron



Works employed over 350 men, and soon Newman Brothers and Son would add a large piano factory, located on Lombard and Arlington Streets, to the Southwest industrial landscape.<sup>10</sup> As with the B&O workers, the workers in these industries also needed housing, and developers responded accordingly.

The rapid housing construction in Southwest Baltimore mirrored what was happening throughout the rest of the city. In 1830, approximately four hundred new homes were constructed annually.<sup>11</sup> Development moved at such a rapid pace that residents began to demand that the city address their need for a food market. Despite the fact that this area was still considered somewhat remote from downtown, the city responded to residents' demands and constructed a market on Hollins Street in 1836, close to the residential neighborhood of skilled workers and B&O management. The success of Hollins Market soon led other businesses to open up in the area (Figure 3). In addition to establishing stores, residents of Southwest Baltimore also constructed social institutions, which often corresponded to their demographic patterns. The ethnic and religious character of the predominantly Irish Catholic community was revealed in the construction of St. Peter's, a Catholic church on the border of Hollins and Poppleton Streets. Built in 1843, it was the first religious institution in the neighborhood. The church's Greek Revival style influenced architecture in the area, as builders of workers' housing started to incorporate Greek Revival features in their new construction.<sup>12</sup>

## GROWTH OF THE MIDDLE-CLASS

While the initial working-class residential development of the Southwest area of Baltimore City was spurred by the needs of industries like the B&O railroad, soon new residential neighborhoods north of Hollins Street began to take shape. These developments became the domain of

Baltimore's growing middle-class, white-collar workers. As industry continued to expand along the city's waterways and waves of immigrants crowded into the older neighborhoods, the city's middle-class began to seek new residential neighborhoods outside of the inner city that still remained within easy access to downtown offices. Prior to the mid-nineteenth century, members of both the working class and upper class lived close to their places of work. The wealthy had country estates in which they resided during the summer, but had access to downtowns via carriage.

In 1844, a new form of public transportation made it possible for workers of the emerging middle class to live farther away from their place of employment as well. The omnibus, the precursor to the streetcar, was a horse-drawn carriage that looked like a passenger train car. Operators drove these carriages on a regular schedule over a fixed route so that people could move out of the city center and still have a reliable commute downtown for work. Soon real estate companies began to reference omnibus transportation in their advertisements for homes in the new middle-class neighborhoods of the Southwest and other neighborhoods in Baltimore. The *Baltimore Sun* predicted that the omnibus would "revolutionize" travel within the city.<sup>13</sup> Indeed, public transportation like the omnibus proved instrumental in shaping the patterns of residential development in southwest Baltimore during the mid-19<sup>th</sup> century.

The first of the new residential neighborhoods for the upper middle class in the area was Franklin Square, the construction of which began in 1848 (Figure 2). The Canbys, the owners of the land around what would become Franklin Square, were some of the first property owners to recognize the potential of creating a neighborhood that could offer upper middle-class families a home outside of the overpopulated downtown or older

neighborhoods, while taking advantage of the easy access to downtown offices that the omnibus offered. The Canbys deliberately sought to create a wealthier neighborhood and specified to the builder that the houses were to be large with ample yards. Along the east side of Carey Street, the houses were four stories high with an English basement and front yards enclosed by wrought iron fences. The row of grand houses, which spanned an entire block, reflected the terraced style that was popular in London. The development of squares combined public and private efforts to identify the residential areas of the elite. The upper middle-class neighborhood of Franklin Square was clearly distinguishable from the working-class neighborhoods to the south, as it reflected styles popular in elite neighborhoods of major cities in the United States, such as New York. The large townhomes that were three or four stories high with luxurious details like iron verandas and Ionic columns provided a market for local industries, particularly Baltimore's large iron manufacturers.<sup>14</sup> Residents also created

*Public transportation like the omnibus proved instrumental in shaping the patterns of residential development in Southwest Baltimore*

a demand for furniture, which stimulated the growth of furniture manufacturing in the area. Historian Sherry Olson explains, "they had twenty-two and twenty-four foot fronts, double the width of workers' homes built the time and six times the volume," and each needed to be filled with the latest domestic wares.<sup>15</sup>

After the success of Franklin Square, speculative development moved south to Union Square in 1852. The land had been a country estate owned by the Donnell family. Using Franklin Square as a model, the

developers recognized that the homes facing a city park were more valuable and designed housing in this neighborhood accordingly. The first series of rowhouses were constructed on Stricker Street, along the east side of the square. Again, these reflected changing architectural tastes by adopting Italianate elements. The family donated the estate house, called Willowbrook, situated on the opposite side of the park, to the Catholic Sisters of the Good Shepherd as a home for "fallen women." After Union Square, the Donnells turned their attention towards developing the commercial section of West Baltimore Street, until the outbreak of the Civil War when construction ground to a halt.<sup>16</sup>

The houses in and around Franklin and Union Square were also sites of work for the people who maintained them. Large homes required a large domestic staff, and, like the industrial workers of the B&O, these workers wanted to live within walking distance of their places of employment. As such, housing for the domestic working-class developed concurrently with housing for the elite. Residents who worked as laundresses, porters, cooks, and waiters for the wealthy resided in alley houses along Union Street, Biddle Alley, and Greenwillow Street, which ran north-south, and Sarah Ann, Pierce, and Raborg streets and Chestnut and Cider alley, which ran east-west. Largely because of writer H. L. Mencken's descriptions of his childhood in Union Square, alley house neighborhoods are usually thought to have been exclusively African American communities. Yet, immigrant and native-born working-class Americans lived in these areas as well. With Irish, Germans, and free blacks living side-by-side in 1850, this area maintained a remarkably high degree of ethnic and racial diversity within the confines of a single socioeconomic class.<sup>17</sup>



Figure 4 | West Baltimore Street in the 1930s

After the Civil War, new developments in public transportation facilitated greater residential and commercial growth in the Southwest neighborhoods. Eventually, faster horse-drawn trolleys replaced the bulky and slow omnibuses. Yet, even these stood no match to the streetcar of the late nineteenth century. Once streetcars moved into the area in 1888, the residential and commercial development of Southwest Baltimore exploded. Recognizing that land along streetcar lines would rise in value as development increased, speculators began to rapidly construct rows of shop fronts, some capped with additional stories for offices or lofts, along the lines. These were considered temporary buildings that would generate enough money to pay the taxes and hold the property until development increased.<sup>18</sup>

Sanborn maps from 1890 illustrate that development occurred in clusters, the first of which was located at the intersection of Frederick Road and West Baltimore Street (Figure 5).

Indeed, commercial and residential construction in Southwest Baltimore continued apace despite the economic boom and bust cycles of the Gilded Age. Construction of houses along Gilmore and Pratt Streets took off in the 1870s. Although still Italianate in style, these houses were less ornate than those constructed during the antebellum era; they were also more affordable. On Hollins Street, housing construction also increased during the 1870s.

## Evolution of a Neighborhood

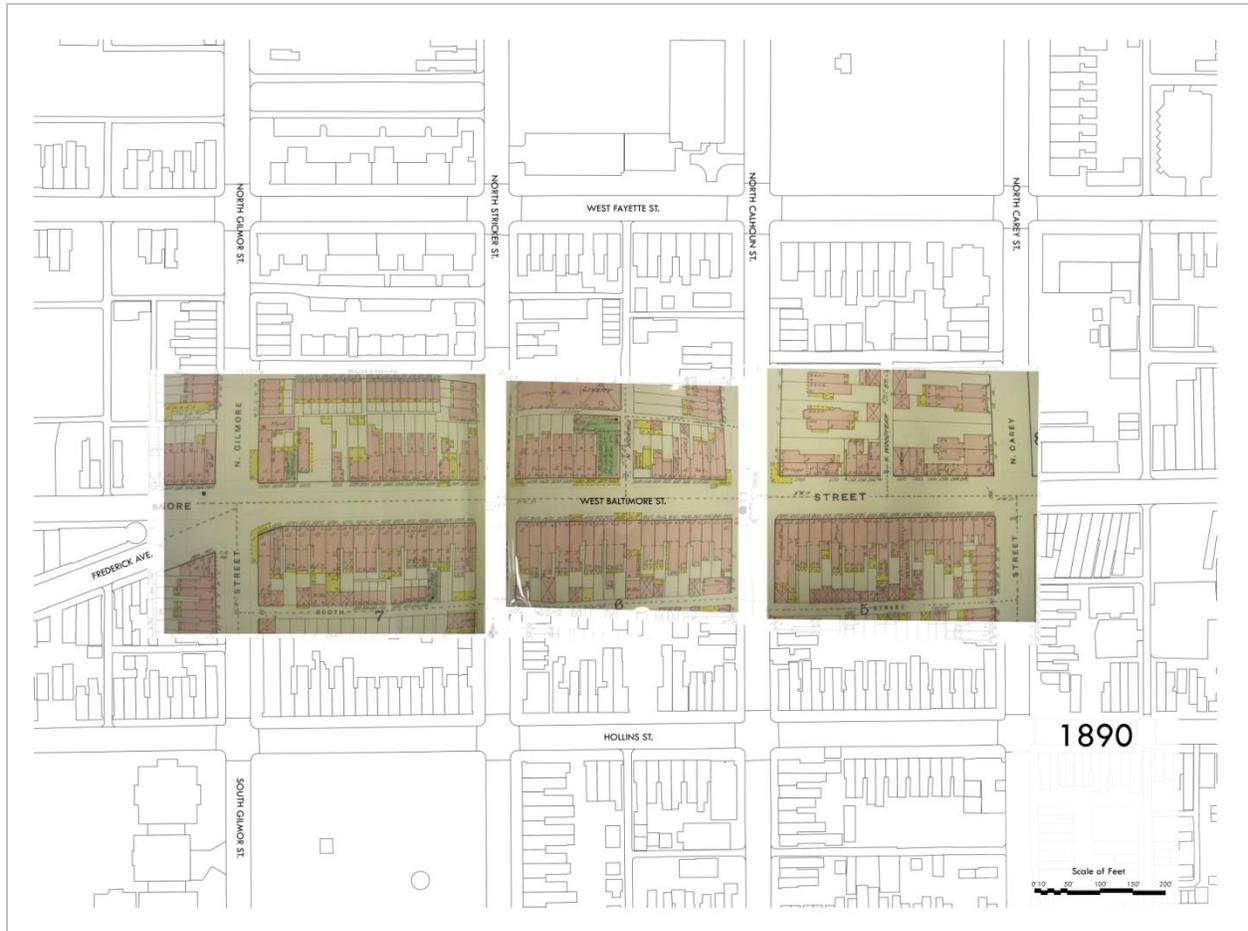


Figure 5 | 1890 Sanborn Map of blocks 1300 to 1500

### A CLOSER LOOK AT GERMAN IMMIGRATION

Germans had been arriving in southwest Baltimore since the 1820s. They were merchants, tradesmen, and professionals who had sufficient financial resources to establish businesses in the growing industrial city. By mid-century, one in four Baltimore residents was of German extraction. These immigration patterns coincided with the completion of the eastern section of the National Road in 1824, and hence sporadic commercial development began along West Baltimore Street, though few buildings from that era remained through century's end.<sup>19</sup> As early as 1823, a number of prominent German immigrants had settled in southwest Baltimore, like Henry Shroeder, a merchant and member of the Committee of Vigilance

and Safety during the War of 1812, and Dr. Henry Keerl, a physician.<sup>20</sup> German immigration to Baltimore expanded further in the 1860s, when the president of the B&O Railroad, John Work Garrett, devised a plan to use immigration for the mutual benefit of the B&O Railroad and the German economy. In 1867, the North German Lloyd line, a steamship line out of Bremen, Germany, agreed that it would sell Germans and Eastern Europeans tickets to Baltimore and in return Garrett would ensure that tobacco was shipped back to Bremen. At the time, Bremen was Europe's largest tobacco import center. As part of this deal, Garrett built a passenger terminal at the port where immigrants could exit the ship and get directly onto a B&O train that would take them further into the country. Some immigrants continued their journey to



agricultural areas in the Mid-West, but many of them got off at the port at Locust Point and decided to stay in Baltimore. By 1868, nearly all immigrants arriving in Baltimore were German.<sup>21</sup>

### THE COMMERCIAL HUB: WEST BALTIMORE STREET

White-collar German and Irish Americans contributed greatly to the commercial development boom that occurred on West Baltimore Street during the last few decades of the 19<sup>th</sup> century. Specifically, the blocks of 1300, 1400, and 1500 West Baltimore Street contain rowhouses where German-Americans both lived and worked. Many of these shop owners were first generation German immigrants who had arrived in Baltimore in the 1840's and 1850's. By 1860, the owners of rowhouses in the commercial areas of southwest Baltimore were converting upper floors into residential flats while the first floors were used for business.<sup>22</sup>

From the 1870s through about the start of WWII, West Baltimore Street was a prosperous, stable business community. First generation immigrants gave way to second and third generations after the turn of the century. The 1900 Federal Census record indicates that 83% of the people living on the south side of the 1500 block of West Baltimore Street were born in the United States, 8% were born in Germany, and 5% were born in Ireland. However, 27% of the individuals had a parent that was born in Germany, and 8% had a parent that was born in Ireland.

At the turn of the century, the commercial corridor contained businesses meant to serve the local community, like drug stores, bakeries, cobblers, and laundries. Businesses were accessible to local residents by foot or via the Red Line of the City Passenger Railway Company, which traveled down West Baltimore Street. During the first few

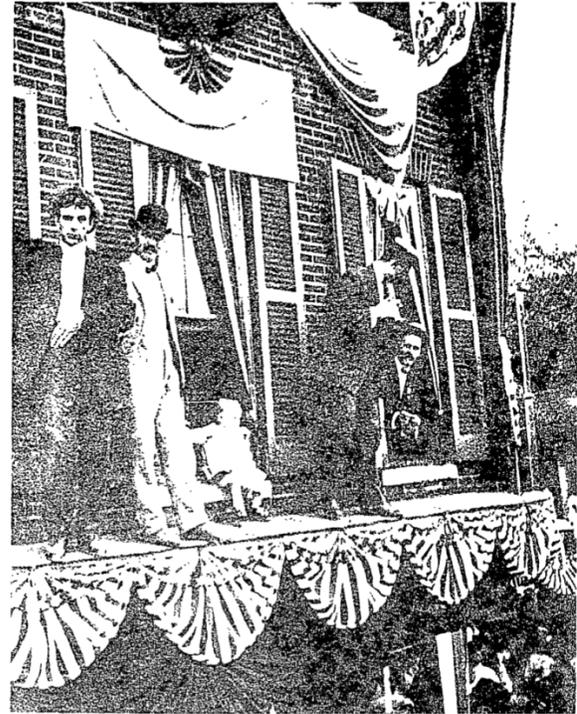


Figure 6 | Littlepage's at 1533 West Baltimore St. c. 1900

decades of the 20<sup>th</sup> century, entertainment establishments added to the diversity of available services. Saloons and restaurants began to open up as well as a bowling alley at 1523 and a movie theater at 1532 West Baltimore Street.<sup>23</sup> In the 1930's, West Baltimore Street provided children a number of opportunities for innocent fun. Sweets could be had at the Arundel Ice Cream store at 1501 West Baltimore Street or in front of the soda fountain at Kreis' Drug Store on the corner of Calhoun Street. While parents dined at Knoop's Restarant at 1429 West Baltimore Street, brothers and sisters could challenge each other to hot dog contests at the Coney Island Hot Dog Shop underneath the Capitol Theater (Figure 7). One former resident fondly remembers shopping with her mother at Hollins Market on Saturday evenings and then walking home along the "magical" West Baltimore Street. As she recalls, the street was quite the scene on a Saturday night. An organ grinder with a pet monkey that accepted tips in paw and the Salvation Army band were common sights and sounds that made West Baltimore Street

unique.<sup>24</sup>

During the first half of the 20<sup>th</sup> century, West Baltimore Street also supported a successful



Figure 8 | Standing under the Capitol Theater marquee looking towards the West End Theater c. 1940s - 1950s

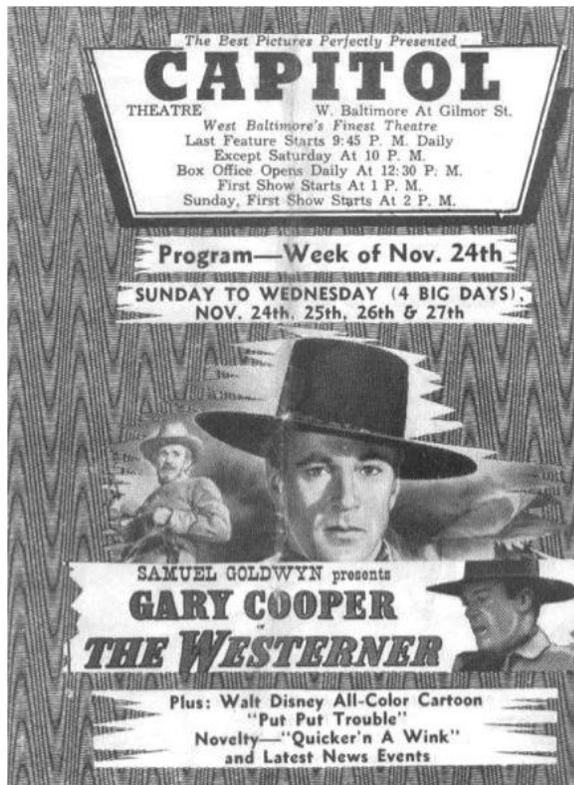


Figure 7 | Capitol Theater movie poster c. 1940

home furnishing market that thrived on the residential development in and around the middle-class squares. Littlepage's Furniture first opened at 1533 West Baltimore Street in the late 1890's and then moved to 1339 West Baltimore Street in 1907 (Figure 6).<sup>25</sup> Today, Littlepage's remains in the neighborhood at 1317 West Baltimore Street and serves as a reminder of the once prosperous furniture district. By the 1940s, there were several furniture stores on the 1300 through 1500 blocks, as well as warehouses in the back alleys used for furniture storage. Other businesses in the area, including appliance factories, hardware stores, upholsterers, and paper hanging (wallpaper) and paint shops, complimented the furniture stores and made West Baltimore Street a one-stop-shop for home furnishing.

## SEGREGATION AND ECONOMIC DECLINE

Although commercial and residential growth continued through the later decades of the 19<sup>th</sup> century, not all sections of the Southwest shared in this success story. Working-class neighborhoods along the alley streets and in back courtyards began to show signs of decline as early as the 1860s. The small houses in these areas were becoming run down, and landlords were not keeping up with maintenance issues. Problems only worsened with overcrowding as the small, unventilated houses were divided to increase occupancy levels. Landlords began to subdivide rooms in order to pack more families in and thus earn more in rental income; families subdivided rooms on their own to house boarders, which helped defray the cost of rent. Soon, overcrowding and poverty led to periodic disease epidemics that spread throughout the densely packed alley house neighborhoods.<sup>26</sup>

The chasm that separated the middle class from the working class and underclass also had a clear racial component. Baltimore's



development plan of streets and alleys, which dated back to the early 19<sup>th</sup> century, “developed into a schizoid social landscape of rich and poor, native and foreigner, white and black, in back-to-back rows,” according to Sherry Olson. As the wealthy and upper middle-class retreated into communities developed just for them, the poor moved into the spaces left behind along the low-lying and waterfront areas, creating a host of new stresses on the urban infrastructure. One of the first neighborhoods in the city that became the dominant area for poor African Americans was the low lying area of Pigtown, which had the cheapest (in cost and construction) housing in the city.<sup>27</sup> (Figure 2) As different groups competed for scarce resources and decent housing during the mid-19<sup>th</sup> century, racial, ethnic, and class tensions began to flare. These problems became especially acute by the early 20<sup>th</sup> century.

Baltimore became a leader in establishing racially segregated housing in 1911 by passing an ordinance mandating that African Americans could not move into blocks that were fifty percent white or vice versa. By forcing African Americans to “live where they already lived,” the ordinance severely hampered their ability to move about the city, which effectively ghettoized black Baltimoreans. What had formerly been racially mixed neighborhoods soon became exclusively white and exclusively black. White residents even opposed the construction of any facilities catering to the black community in “their” neighborhoods. Residents in Harlem Park in West Baltimore, for instance, protested a proposed orphanage for African American children and spread rumors that African American families were bidding on neighborhood properties. A mob attacked and stoned the house of the first black family to move onto Stricker Street in 1915. Although the Supreme Court ruled the segregation ordinance unconstitutional in 1917, de facto segregation continued through fear, intimidation, redlining, and restrictive housing

covenants. Because of these patterns, African Americans could not purchase property west of Gilmore Street. After 1925 they were also not able to rent property when the Lafayette Square Protective Association won a lawsuit that they brought against a landlord who rented to African Americans on the 1100 block of West Franklin Street.<sup>28</sup>

The city began to consider the housing needs of black residents during the economic crisis of the Great Depression, while still adhering to patterns of racial segregation. During the New Deal, public housing projects for the working-class and working-poor developed around the country. With financial support provided by the federal government, Baltimore City began construction on its first public housing project for African Americans in 1939. Located in the northeast corner of Poppleton, the Poe Homes housing project consisted of 298 apartments ranging from one to three rooms per unit. While the Poe Homes aided many black families by providing new and improved housing along with playgrounds for children, the project also displaced many former residents who did not fit the social and economic criteria to qualify for a rental unit. Unemployed or unmarried residents and large families were all initially denied access to the new housing.<sup>29</sup>

While the new housing construction of the Poe Homes assisted black working-class city residents, suburban development in Baltimore County continued to lure upper and middle class residents away from the Southwest and other city neighborhoods. As such, Baltimore began to suffer from the economic decline that accompanied white and middle-class flight – a story that became far too common in American cities throughout the 20<sup>th</sup> century. West Baltimore Street began to show signs of decline as early as the 1920s, but it took a turn for the worse after WWII. For instance, flight from southwest Baltimore in the 1950s and 1960s sent the local furniture market into decline, as the

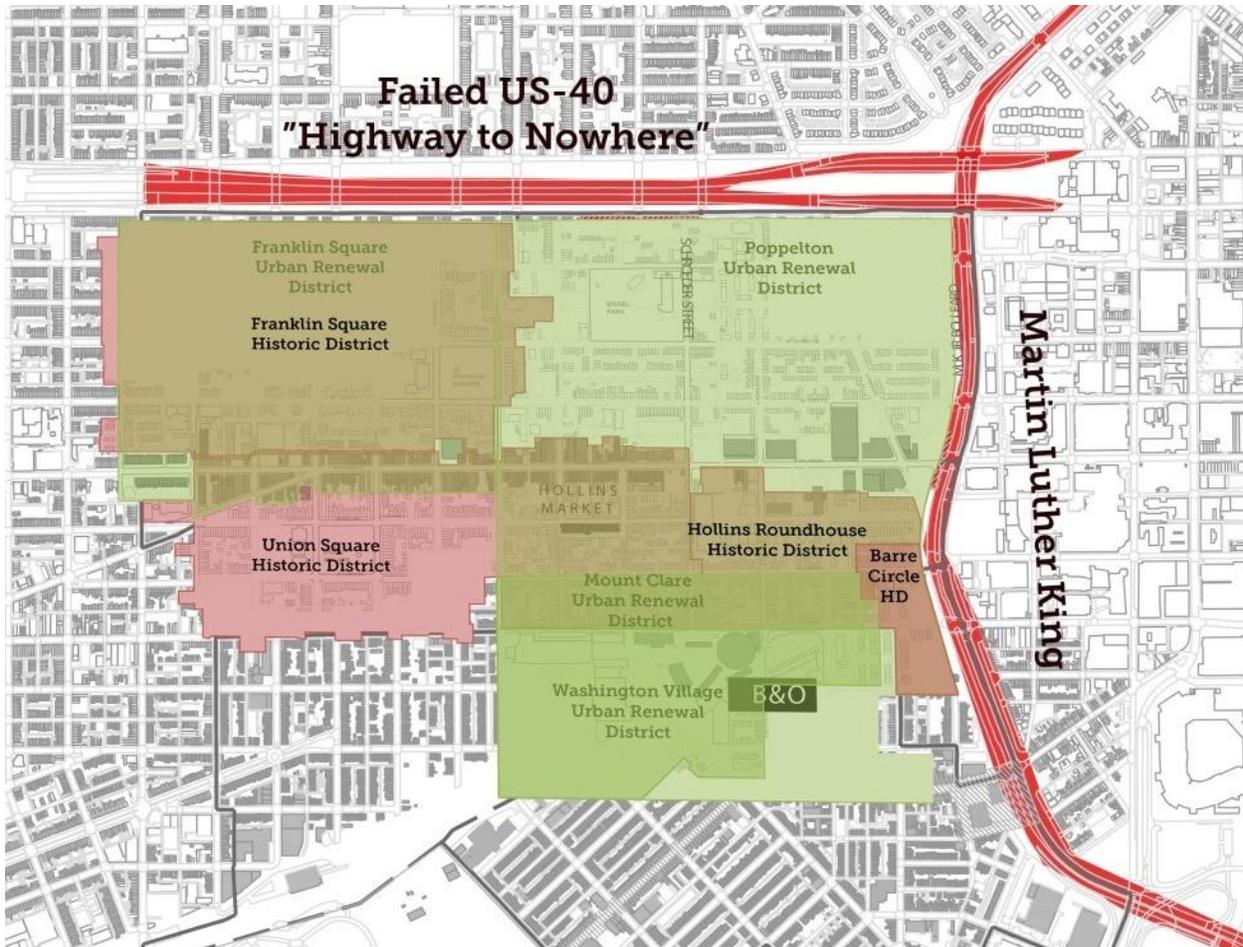


Figure 9 | Overlay of Historic Districts, Urban Renewal Districts, and highways. The study area along West Baltimore Street is located in the Union Square Historic District.

neighborhood residents who once frequented the home furnishing shops moved out of the city. While economic decline ended new development, the area was left “remarkably intact” in terms of its existing structural fabric.<sup>30</sup> The fabric just needed more people.

### EXPRESSWAY DEVELOPMENT: THE HIGHWAY TO NOWHERE

In the postwar era, urban expressways and urban renewal wreaked havoc on the built environment of American cities and accelerated middle-class flight. In 1942 the Baltimore City Planning Commission hired Robert Moses to design a new freeway system for Baltimore’s heavily traversed and unorganized roadways.<sup>31</sup> Lacking a major

east-west artery, the Franklin-Mulberry Corridor in West Baltimore was seen as a way to connect suburbs in the east and west to the city center. The proposal for a sunken highway, complete with green space and parks, would come to displace nearly 19,000 people.

Robert Moses illustrated the lack of concern that numerous officials in cities across the country expressed for displaced residents. According to Moses, “the more of them [residents] that are wiped out the healthier Baltimore will be in the long run.” Not surprisingly, the Moses plan drew wide opposition throughout the 1950s and 1960s from local residents. Journalist H. R. Menkin, who lived blocks away from the proposed



redevelopment, called Moses' plan "a completely idiotic undertaking."<sup>32</sup>

During the 1970's, after a turbulent fifteen-year history of freeway fighting and city politics, funding schedules began to wane and the city needed to make a decision.<sup>33</sup> Despite strong opposition from neighborhood advocacy groups, including the Relocation Action Movement, or RAM, which consisted of working-class black Americans from the Franklin-Mullberry corridor, a one-mile stretch of US-40 highway was built – destroying hundreds of houses and creating a gash through the built environment, dividing neighborhoods that had been formerly connected (Figure 9). Disconnected from any freeway, the roadway today hosts barely any vehicular traffic, separates the Southwest from Northwest, and is a four-lane scar carved through this section of the city. This served to accelerate economic decline and disinvestment in the West and Southwest of Baltimore City.

To the east of West Baltimore Street, Martin Luther King Drive was built in 1982 as transitional interface between two highway spurs, I-70 and I-395, and city streets. Today it is a six lane, high traffic roadway – warding off pedestrian traffic. It is a dividing line, separating West Baltimore from the recovering Downtown and Inner Harbor Area.

## URBAN RENEWAL

From 1949 through the 1960s, cities were able to destroy the built environments of whole neighborhoods by declaring such neighborhoods as “blighted” or “slums.” With funds supplied by the federal government operating under the auspices of a program called urban renewal, cities would then raze the buildings, sometimes, but not always, providing assistance for residents to find new homes. In some cases, urban renewal funds were used for redevelopment. These projects, however, often replaced the homes

of low-income residents with private developments, the high prices of which inhibited former residents from returning to their old neighborhoods. At other times, whole neighborhoods were destroyed to make way for new highway or expressway construction. In many instances, the neighborhoods negatively affected by urban renewal projects were predominately African American.

Urban renewal profoundly affected Southwest; 4 out of the 7 southwest neighborhoods were part of Baltimore City's 1970's Urban Renewal Plan and are still designated Urban Renewal districts today: Franklin Square (1974), Pigtown (1979), Poppleton (1975) and Mount Clare (1974)<sup>34</sup>. These neighborhoods continue to have the lowest property rates among the neighborhoods in the Southwest partnership.

*In 1967, Union Square and Hollins Market were designated as Historic Districts.*

In many respects, Southwest Baltimore was not negatively affected by other programs of urban renewal, particularly the razing of whole neighborhoods for redevelopment. However, the area did suffer indirect consequences of urban renewal policies. Many comparisons can be made between the commercial deterioration of West Baltimore Street and similar neighborhood commercial centers.

In the mid-1950s, prompted by concerns over commercial decline in the city's downtown, Baltimore business owners in the Retail Merchants Association formed the Committee for Downtown and the Greater Baltimore Committee. Their efforts resulted in the construction of Charles Center, a large-scale retail center with ample office space. Shortly thereafter, in the mid-1960s, these

## Evolution of a Neighborhood

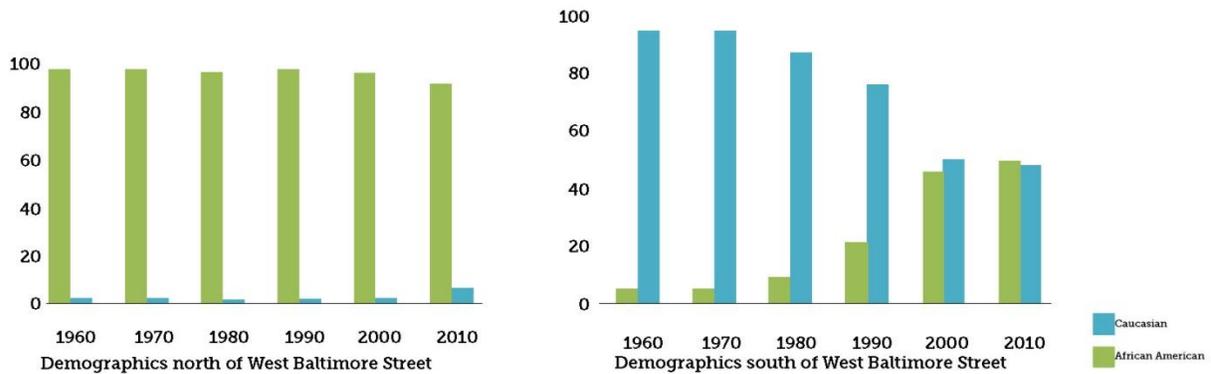


Figure 10 | Demographics of West Baltimore Street from 1960 to 2010

groups spearheaded the effort to revitalize the Inner Harbor with new shops and stores. This goal precipitated the development of “Harborplace” in the city’s inner harbor. Although the shops and restaurants of “Harborplace” turned the Inner Harbor into a hub for tourism, some residents – particularly the small shop owners in adjacent neighborhoods – feared that this would hurt their businesses by drawing away customers and decreasing pedestrian traffic.

In fact, these small retailers were right to be worried. City officials poured almost all their federal aid for redevelopment into rehabilitating the downtown waterfront neighborhoods throughout the 1970s. While these neighborhoods began to prosper, other neighborhoods spiraled into decline as commercial activity became centralized in the new developments. Urban planner and scholar Theodore Koebel describes the effects of this process on the commercial center of the Sandtown neighborhood to the north of the Southwest: ‘The department stores that lined the street have moved into the suburbs, or south into the Inner Harbor. As large retailers moved out, many of the smaller shops have also left due to lack of revenue. Some restaurants and convenience stores remain, but they are of very different quality.’ Businesses that had catered to the community members’ daily needs, such as hardware stores, grocery stores, and five-and-dime shops, closed their doors.<sup>35</sup> While

developments like Harborplace may have helped the downtown areas along the waterfront, they damaged the commercial vitality of many others, including the Southwest.

While larger trends of suburban flight, urban renewal, and highway construction took a cumulative toll on the area, the neighborhood, like many in Baltimore, was hit hard by the riots that engulfed the city after the assassination of Martin Luther King, Jr., in 1968. After the rioting subsided, many of the businesses could not recover, which led to a rash of abandonment along West Baltimore Street.<sup>36</sup>

### SIGNS OF CHANGE

Yet, this is not the end of the story of Southwest Baltimore as whole, and West Baltimore Street in particular. During the 1960s and 1970s, efforts to renew the area facilitated improvements to the sidewalks on West Baltimore Street (which were changed to brick) and the introduction of murals on the sides of buildings. In 1975, West Baltimore Street still maintained some commercial establishments that catered to the community such as used furniture stores, appliance stores, bars, small used car lots, a junk yard, a pharmacy, and a few clothing shops. Two years later, the city launched a “shopsteading” program, which offered fifteen commercial properties located in



areas that suffered during the 1968 riots for \$100 each. The program aimed at addressing vacancies, promoting small businesses, reviving slum neighborhoods, and increasing the assessable tax base. This was the first such government venture in the country. Each participant was required to invest money into the property to renovate the dilapidated buildings as viable businesses. Eleven of the properties were located in the 1300, 1400 and 1500 blocks of West Baltimore Street.<sup>37</sup>

With public attention overwhelmingly focused on the development of the downtown waterfront during the 1970s and 1980s, however, the commercial area along West Baltimore Street continued to decline. Throughout the Southwest, high vacancy rates demonstrated the cycle of disinvestment that continued to plague the area.

In the 1990s Mayor Schmoke succeeded in having Baltimore declared as one of the six designated Empowerment Zone cities in the country, a designation that brought federal funding.<sup>38</sup> What was intended to provide jobs, housing, and development in low-income communities in Baltimore City, ended in controversial demolition of buildings with little contingency.

The current lack of investment in the commercial corridor is evidenced by low pedestrian traffic. Much of the current traffic consists of community members waiting for the Number 10 bus along West Baltimore Street, or the Orange Line Circulator bus to the eastern edge of the street, rather than a network of pedestrians who came to shop on this street. Unlike the five-and-dime, furniture, candy, and grocery stores that formerly lined the street, most of the operational first story commercial storefronts are filled with consumer services, convenience stores, corner liquor stores, and storefront churches that cater to a limited clientele.

## CURRENT CONDITIONS

West Baltimore Street is a commercial street that runs through the upper-middle of Southwest, connecting the area to downtown Baltimore.

According to the 2010 US Census and Gensler's Masterplan, the Southwest Partnership consists of a population of approximately 17,000 people. Demographically it is 63.7% African American, 29.6% Caucasian, 4.2% Latino and 2.3% Asian (Figure 10). The age breakdown is young with 52% of its population being within the 25-64 year old range. There is a total number of 6,805 households; 34.1% are owner occupied and the remaining 65.94% house renters. In Southwest, the number of renters is almost 13.64% higher than the Baltimore City average.

## DEVELOPMENTS

The street is bookended by two major institutions: Bon Secours hospital acts as an anchor on the western edge of the street, and University of Maryland Bio Park is the anchor on the eastern edge, closest to downtown. The relationship between Southwest Partnership and these anchor institutions is ongoing, with UMD-Bio-Park and Bon Secours representation on their board. The La Cite development has received 58.6 million in financing for the redevelopment of the Poppleton neighborhood. They propose 32.94 acres<sup>39</sup> of new residential and commercial space to bring in new revenue to the area. In addition, UMD Bio-Park has acquired the most eastern blocks of West Baltimore Street for even continued development of their facilities. These large scale new developments create issues of scale in the eastern corridor of southwest and along West Baltimore Street.

## WEST BALTIMORE STREET TODAY

Heading west down West Baltimore Street – away from the approaching development from University of Maryland Bio Park and La Cite Development—obvious signs of neglect increase, including greater vacancies and more empty lots. From the 1300 to 1500 block it is not uncommon to have buildings in good shape neighboring vacant or minimally maintained buildings, or even structures with only their exterior facades remaining. Demolition by neglect is evident. Empty lots are marked with overgrown weeds and debris. Many storefront windows are boarded and few buildings host operating businesses. West Baltimore street property ownership consists of 45% Limited Liability Companies (LLC).

Pockets of gentrification are evident in Union Square (a locally and nationally designated historic district) and Franklin Square (a nationally designated historic district). Property values in the Union Square neighborhood are almost thirteen times higher than in Franklin Square, prompting speculation of the financial value of local historical designation.<sup>40</sup>

Targeted interviews with property owners revealed patterns that substantiate Gensler's findings in the Southwest Master plan that almost a third (28.89%) of buildings in the South West Partnership are vacant. Property owners along West Baltimore Street face a range of issues, including leasing, that have resulted in a lack of investment in maintaining building stock.

Another problem is a lack of customers to increase commercial revenue. For instance, a shop owner who owns a convenience store along West Baltimore Street claims that he can't afford to fix his corner store up due to a lack of customers and tenants. In addition, he claims that the cost of bringing the residential units up to code is too high without the guarantee of reliable tenants.

Thus, he is opting to sell. Another mixed-use property owner, closer to the 1300 block, states he has no issue with residential leasing, but most of his properties' first floor commercial leases are vacant. Without reliable tenants in residential leasing and enough business to generate a stable amount of sales per square foot, the building owner has no profit to be able to invest in their historic property.

## PLANNING INITIATIVES

Currently, there are signs of change. Renewed interest in the area is particularly evidenced by new investments from University of Maryland BioPark. The growth in the eastern section of West Baltimore Street has coincided with plans for an above ground Red-line Metro line that will increase mobility in and around the area. The City of Baltimore is indicating interest on West Baltimore Street as it recently invested in two defunct properties on the 1500 block – with only their facades remaining – by rebuilding the three exterior walls, complete with functioning windows. This initial effort to stabilize and preserve the historic building fabric while the corridor awaits future investment illustrates the value and future potential of West Baltimore Street.

Baltimore's first comprehensive plan since 1971 maintains the current zoning as C-, a Neighborhood Business Zoning District. This zoning enables the once vibrant mixed-use community to revitalize its vibrant commercial mixed-use corridor.

The proposed plan also brings complications. Although there has been a press release stating that all existing Urban Renewal plans will remain, the simplification of zoning is a city initiative<sup>41</sup>. The complex overlays of zoning codes and urban renewal plans within the southwest neighborhood have their protections. The Baltimore Commission for Historical and Architectural Preservation



(CHAP) currently has a moratorium on new locally designated historic districts. Without the possibility of new local designation, the Urban Renewal plans of the 1960's provide limited but necessary protection in Baltimore neighborhoods.<sup>42</sup>

Preservation, however, is only one piece in the revitalization process, and any long-term efforts must be supported by wider city policies. Through a combination of public and private efforts, the communities of Southwest Baltimore are on the verge of a new era. West Baltimore Street can once again become the commercial hub that it has been in the past. The community is there and ready for the return of shops and services that would cater to residents of Southwest Baltimore and beyond.

NOTES

<sup>1</sup> Eric Holcomb, "A General History of Southwest Baltimore," 1, unpublished, in author's possession.

<sup>2</sup> Phoebe B. Stanton, *Poppleton Historic Study* (Baltimore: Department of Housing and Community Development, 1975), 2.

<sup>3</sup> Holcomb, "A General History of Southwest Baltimore," 3.

<sup>4</sup> The southwest portion of the city was annexed in 1816. Two years later, the city commissioned engineer and surveyor T. H. Poppleton to establish street patterns for the annexed land. A plan was necessary because with the exception of some settlement south of Pratt Street, most of the area was farmland and woodland prior to 1816. However, the Poppleton plan did not apply to the entire southwest area. City officials granted James Carroll (the second) permission to alter the plan so that street patterns accommodated the railroad line. See Stanton, 1. Sherry Olson, *Baltimore: The Building of an American City* (Baltimore: Johns Hopkins University Press, 1997), 56, 79.

<sup>5</sup> Mary Ellen Hayward, *Baltimore's Alley Houses: Homes for Working People Since the 1780s* (Baltimore: Johns Hopkins University Press, 2008): 64-65; Stanton, *Poppleton Historic Study*, 9.

<sup>6</sup> Hayward, *Baltimore's Alley Houses*, 74-76, 92.

<sup>7</sup> Mary Ellen Hayward and Charles Belfoure, *The Baltimore Rowhouse* (New York: Princeton Architectural Press, 1999), 71.

<sup>8</sup> Olson, *Baltimore*, 116; Hayward, *Baltimore's Alley Houses*, 98, 79, 103.

<sup>9</sup> Hayward, *Baltimore's Alley Houses*, 139.

<sup>10</sup> Stanton, *Poppleton Historic Study*, 9.

<sup>11</sup> By 1851 the number of new houses jumped to 2000. Stanton, *Poppleton Historic Study*, 3.

<sup>12</sup> Hayward, *Baltimore's Alley Houses*, 79, 92.

<sup>13</sup> Hayward, *Baltimore's Alley Houses*, 128.

<sup>14</sup> John R. Dorsey, James D. Dilts, *A Guide to Baltimore Architecture*, Third Edition (Tidewater Publishers, 1981), 15.

<sup>15</sup> Stanton, *Poppleton Historic Study*, 4; Haywood, *Baltimore's Alley Houses*, 129; Olson, *Baltimore*, 113, 115.

<sup>16</sup> Stanton, *Poppleton Historic Study*, 15; Barbara Hoff, "Union Square-Hollins Market Historic District," National Register of Historic Places Nomination Form, United States Department of the Interior, National Register (1983), 3; Hayward, *Baltimore's Alley Houses*, 109, 130. The Donnells would resume their development efforts in the 1870s. By 1852, the north side of Baltimore Street had developed up to Frederick Avenue; on the south side, development reached to Cary Street (Hoff, "Union Square-Hollins Market Historic District," 6).

<sup>17</sup> Olson, *Baltimore*, 121; Hayward, *Baltimore's Alley Houses*, 181.

<sup>18</sup> N. Roderick Ryon, Randall Beirne, and Joan Henley, *West Baltimore Neighborhoods: Sketches of Their History, 1840-1960*, (Baltimore, Prepared by the Institute for Publications Design at the University of Baltimore, 1993), 80; Kurtz 32. These properties were often referred to as "taxpayers" because merchants in these taxpayer blocks paid lower rent than those located downtown while still maintaining a broad market base in the neighborhood community.

<sup>19</sup> Hayward and Belfoure, *The Baltimore Rowhouse*, 8; Hayward, 110, 131.

<sup>20</sup> Stanton, *Poppleton Historic Study*, 2.

<sup>21</sup> Hayward and Belfoure, *The Baltimore Rowhouse*, 51.

<sup>22</sup> Ryon, et al., *West Baltimore Neighborhoods*, 83.

<sup>23</sup> "Comments Concerning Current Film Productions: Film Activities In Baltimore." *The Sun* (Jan 23, 1921), M7, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).

<sup>24</sup> Helen J. Rizzo, "I Remember: Sights and Smells to Delight a Child on Baltimore Street," *The Sun* (Dec 2, 1973), SM2, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).

<sup>25</sup> Rizzo, "I Remember," SM2.

<sup>26</sup> Stanton, *Poppleton Historic Study*, 19; Olson, *Baltimore*, 117-118.

<sup>27</sup> Garrett Power, "Apartheid Baltimore Style: The Residential Segregation Ordinances of 1910-1913," *Maryland Law Review* 42 (1983): 292.

<sup>28</sup> Olson, *Baltimore*, 129-30, 278-79; Hayward,

*Baltimore's Alley Houses*, 238, 240; Power, "Apartheid Baltimore Style: The Residential Segregation Ordinances of 1910-1913," 299-300.

<sup>29</sup> Ryon, *West Baltimore Neighborhoods*, 87.

<sup>30</sup> Hoff, "Union Square-Hollins Market Historic District," 3; Stanton, *Poppleton Historic Study*, i; JoAnne C. Broadwater, "Baltimore Street Takes First Steps Toward Revival," *The Sun* (Nov 16, 1980), B8, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).

<sup>31</sup> Raymond A. Mohl, "The Interstates and the Cities," University of Alabama at Birmingham, 2002.

<http://www.prrac.org/pdf/mohl.pdf>

<sup>32</sup> Raymond A. Mohl, "Stop The Road: Freeway Revolts in American Cities," 689.

<sup>33</sup> Raymond A. Mohl, "The Interstates and the Cities," University of Alabama at Birmingham, 2002.

<http://www.prrac.org/pdf/mohl.pdf>

<sup>34</sup> Southwest Partnership Masterplan, Gensler

<sup>35</sup> Jeff Dannes, "Collateral Damage: Unintended Consequences of Urban Renewal in Baltimore, Maryland," 6-13, Washington and Lee University, [http://www2.wlu.edu/documents/shepherd/academic/s/cap\\_03\\_dannes.pdf](http://www2.wlu.edu/documents/shepherd/academic/s/cap_03_dannes.pdf).

<sup>36</sup> MHT Inventory of Historic Places.



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<sup>37</sup> No title, *The Sun* (Dec 14, 1977), A1, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).

<sup>38</sup> "Biographical Sketch of Mayor Kurt L. Schmoke."  
<http://msa.maryland.gov/megafile/msa/speccol/sc3500/sc3520/011600/011606/html/schmoke.html>

<sup>39</sup> West Baltimore development receives preliminary approval of \$58.6 million TIF, *The Sun* (Jan 5, 2015),  
<http://www.baltimoresun.com/business/bs-bz-poppleton-tif-20150105-story.html>

<sup>40</sup> Southwest Partnership Masterplan, Gensler

<sup>41</sup> Baltimore City Planning, Rewrite Baltimore,  
[http://www.rewritebaltimore.org/pdf/URBAN\\_RENEWAL\\_PLANS.pdf](http://www.rewritebaltimore.org/pdf/URBAN_RENEWAL_PLANS.pdf)

<sup>42</sup> Baltimore City Planning, Urban Renewal Plans,  
<http://archive.baltimorecity.gov/Portals/0/agencies/planning/public%20downloads/Franklin%20Square%20URP.pdf>

## Evolution of a Neighborhood

# 2 | HOW TO RESEARCH A BUILDING

Documenting the history of your house, business property, or neighborhood is part of the process of obtaining financial assistance, tax credits, and National Register status. Researching a property helps us understand the relationship between the past and present. Combining the history of individual houses to create a neighborhood composite can reveal demographic patterns pertaining to race, religion, and class, as well as the industry, employment, and immigration trends of a particular community. Moreover, a neighborhood history provides a collective identity, or sense of place. This information can spark interest in both a single building and the community at large, stimulating preservation and investment. While researchers may not find all the answers they seek, the foundation for building the historical context of a particular property consists of the follow information:

- Approximately when was the building constructed? Who built this structure and what information can we find about this builder?
- Who commissioned the building construction and what information is known about him/her? What was the building's original use?
- Who has lived in the building, what were their occupations, where were they from, and what information can we find out about them?
- What major changes have occurred to the structure and how has it been altered by use over time? Do these changes offer information about the history of the neighborhood?
- Are there historical photographs documenting these changes?
- What important events are connected with the building or anyone associated with it? What is the building's relationship to the neighborhood and community?

Much of this historic information can be uncovered using the following resources. Our case studies demonstrate how to synthesize information from multiple sources.

**IMPORTANT NOTE** – Between September and December of 1886, the streets of Baltimore were renumbered. An index of the new and old numbers was published in the 1887 R.L. Polk & Co.'s Baltimore City Directory. An index of the renumbering for West Baltimore Street is included at the end of this section for your reference (Figure 11). When researching your property, it is important to remember that any information prior to 1887 will reference the former street number.

## RESOURCES

### SANBORN MAPS

Sanborn maps are fire insurance maps of cities and towns, dating back to 1867, that were created to estimate fire risks. These maps can be found in planning offices, libraries, universities, historical societies, and online through the Library of Congress. A key to the map, which helps identify pertinent information, is located in each Sanborn book. As building materials are an important factor in determining fire risk, buildings on the Sanborn maps are color-coded to indicate their construction material. Sanborn maps provide such information as the number of stories in a building, building material, and the location of windows, doors, porches, and outbuildings. The maps include a sketch of each building's shape and orientation in relation to roads and other buildings. They may also note interior features such as walls, heating sources, and fire protection features such as sprinklers. Additional information may include street numbers and building use (e.g. whether the building served as a store, factory, laundry, etc.). Comparisons of Sanborn maps that span several years can help to identify changes that have occurred to a building, its materials, and its use over



time. Pasted updates and colors are not visible in some digitized and film versions of the maps and originals must be consulted for complete information.

## DEED SEARCH

Deeds are legal records of land ownership and transfer that can date back prior to the Revolutionary War. These records can help identify former property owners and may provide information such as marital status, death dates, and names of children when a deed is transferred after the owners' death. Occasionally, a price is included in the deed, which can provide clues about the owners' wealth and social class. Furthermore, deeds may indicate whether any improvements have been made to the property since the previous deed, such as the construction of a house. It is important to remember that deeds track the ownership of a *property* and not a *building*. Therefore, they include detailed descriptions of the property, including boundaries and acreage, but may not provide information about any structures on the property.

Mdlandrec.net is a digital repository for all deeds, mortgages, and other instruments recorded in the land record volumes by the clerk of the Circuit Court of Maryland counties and Baltimore City. When researching the history of a property it is best to construct a chain of title that begins with the current owner and works backward to find the previous grantor or seller of the property. Each deed usually contains information indicating the Liber (book) and Folio (page) of the previous deed, which is helpful in locating prior deeds. An aspect unique to Baltimore is the use of ground rent, which is a periodic payment to a leaseholder who owns the land beneath a building. Ground rents are also recorded in the land records and care should be taken not to confuse a ground rent agreement with a deed.

## UNITED STATES CENSUS DATA

The census, which began in 1790, is a constitutionally mandated count of the U.S. population conducted every ten years. Census records are confidential for 72 years after the census year; therefore, records currently available for public use include only those through 1940. These records provide a wealth of demographic information. Although the questions asked are different on each census, each record usually lists all the people living at an address and their relationship to one another. Census records also provide information pertaining to each occupant's age, race, immigration and veteran status, and occupation, as well as taxes, crime, and estate values. This information can help researchers identify the occupants of buildings, determine the relationships between occupants, and understand the demographics of an area. A person's occupation and employment may also provide clues to the use of the building. For example, if a person was listed as a confectioner, the building where he or she worked may have been used as a candy store. On ancestry.com, a subscription-based research site, all census records from 1790 through 1940 may be searched by name, location, and date.

## CITY DIRECTORIES

A city directory is a list of city residents, their addresses, and occupations or businesses. Since these directories have been published annually beginning in the early 19<sup>th</sup> century, they can provide important information on a building's occupants and its use over time. Directories can be found in planning offices, libraries, universities, and historical societies. Digital copies can be accessed online through numerous sites including the Library of Congress and ancestry.com.

## HISTORIC NEWSPAPERS

Historic newspapers like the Baltimore Sun, can provide a wealth of information about a property, a family, and a community. ProQuest Historical Newspapers is a digital archive of full text and image newspaper articles from local and national newspapers, including many from Baltimore. Important search terms to use when researching newspaper archives include the names of property owners or businesses and the address of the building. Newspaper searches can return articles with information directly pertaining to your property and its former owners/occupants, such as obituaries, birth and wedding announcements, classified ads, and advertisements. Classified ads can provide information about the sale and price of your property and rental information, whereas advertisements can shed light on the types of businesses that have operated in your building. Not only can newspapers provide information about events and people connected to your property, but it also can be an excellent source of historic photographs.

## HISTORIC PHOTOGRAPHS

Although they can be hard to locate, finding pictures from the past can be very exciting. Photographs provide visual evidence of how a building looked at a certain time and can illustrate changes to a building by indicating any details that have been lost. Not only can photographs be found in newspapers, but also they are available in the archives of libraries, universities, and historical societies. CHAP also has historic photographs, especially of buildings that have been demolished. Current and past residents, business owners, and workers may also have photographs. Photographs are often undated, requiring researchers to rely on other clues such as car models and fashion styles to determine a photograph's approximate date.

## INTERVIEWS

Interviews often provide historical information about the people, everyday life, and important events associated with a building or community. These interviews can be conducted with current and past residents as well as with employers and employees of businesses associated with your building or neighborhood. Informants may provide information, including prior occupants, photographs, or newspaper clippings. They may also provide names of other people who may have valuable information about your property.

## HOW TO ACCESS THESE RESOURCES:

- Sanborn maps: Digital copies can be accessed at the Library of Congress website at <http://loc.gov/rr/geogmap/sanborn>. Original maps can be accessed at CHAP.
- Maryland deeds: <https://mdlandrec.net/main/>. Access to these records require the user to register for a free account.
- Census records and Business Directories: <http://www.ancestry.com/>. This is a subscription based archive but can be accessed for free through any Enoch Pratt Free Library.
- ProQuest Historical Newspaper archive is available at all branches of the Enoch Pratt Free Library or from a home computer with library card access. Researchers can also access historical newspapers through the Library of Congress historical newspapers online archive, located at <http://chroniclingamerica.loc.gov>.



## Index of 1886 Renumbering of West Baltimore Street – Odd Numbers

Crossroad	New Number	Old Number	Crossroad	New Number	Old Number	Crossroad	New Number	Old Number
Poppleton	901	657	Carrollton	1203	785	Calhoun	1413	871
	903	659		1205	787		1415	873
	905	661		1207	789		1417	875
	907	663		1209	791		1419	877
	909	665		1211	793		1421	879
	911	667		1213	795		1423	881
	913	669		1215	797		1425	883
	915	671		1217	799		1427	885
	917	673		1219	801		1429	887
	919	675		1221	803		1431	889
	921	677	Stockton	1223	805		1433	891
	923	679		1225	807		1435	893
	925	681		1227	809	Stricker	1501	905
	927	683		1229	811		1503	907
	929	685		1231	813		1505	909
	931	687		1233	815		1507	911
	933	689		1235	817		1509	913
	935	691		1237	819		1511	915
	937	693		1239	821		1513	917
	939	695		1241	823		1515	919
	941	697	Carey	1301	None		1517	921
	943	699		1303	829		1519	923
	945	701		1305	831		1521	925
	947	703		1307	833		1523	927
Schroeder	1001	705		1309	835		1525	929
	1003	707		1311	837		1527	931
	1005	709		1313	839		1529	933
	1007	711		1315	841		1531	935
	1009	713		1317	843		1533	937
	1011	713 1/2		1319	845		1501	905
	1013	715		1321	847		1503	907
	1015	715 1/2		1323	849		1505	909
	1017	717		1325	851		1507	911
	1019	719		1327	853		1509	913
	1021	721		1329	855		1511	915
	1023	723		1331	857		1513	917
	1025	725		1333	859		1515	919
	1027	727		1335	861		1517	921
	1029	729		1337	863		1519	923
	1031	731		1339	865		1521	925
	1033	733		1303	829		1523	927
	1035	735		1305	831		1525	929
	1037	737		1307	833		1527	931
	1039	739		1309	835		1529	933
	1041	741		1311	837		1531	935
Arlington	1107	745		1313	839		1533	937
	1109	747		1315	841	Gilmer	1601	None
	1111	749		1317	843		1603	None
	1113	751		1319	845		1607	941
	1115	753		1321	847		1609	943
	1117	755		1323	849		1611	945
	1119	757		1325	851		1613	947
	1121	759		1327	853		1615	949
	1123	761		1329	855		1617	951
	1125	763		1331	857		1619	953
	1127	765		1333	859	Mount	1701	955
	1129	767		1335	861		1703	957
	1131	769		1337	863		1717	975
	1133	771		1339	865		1719	977
	1135	773	Calhoun	1401	859		1721	979
	1137	775		1403	861	Fulton	1801	None
	1139	777		1405	863	Monroe	1909	1031
	1141	779		1407	865		1911	1033
	1143	781		1409	867		1913	1035
Carrollton	1201	783		1411	869		1933	1061

Index of 1886 Renumbering of West Baltimore Street – Even Numbers

Crossroad	New Number	Old Number	Crossroad	New Number	Old Number	Crossroad	New Number	Old Number
Poppleton	900	680	Carrollton	1200	808	Gilmor	1604	908
	902	682		1202	810		1606	910
	904	684		1204	812		1608	912
	906	686		1206	814		1610	914
	908	688		1210	816		1612	916
	910	690		1212	818		1614	918
	912	692		1214	None		1616	920
	914	694		1218	820		1618	922
	916	696		1220	822		1620	924
	918	698		1222	824		1622	928
	920	700	Carey	1300	None		1624	930
	922	700 1/2		1302	None		1626	932
	924	702		1304	None		1628	934
Amity	926	704		1306	None		1630	936
	928	706		1308	None		1632	938
	930	708		1310	None		1634	940
	932	710		1312	None		1636	942
	934	710		1314	822		1638	944
	936	712		1316	824		1640	946
	938	714		1318	826	Mount	1700	948
	940	716		1320	828		1702	950
	942	728		1322	826 1/4		1704	952
	944	730		1324	826 1/2		1706	954
	946	732		1326	826 3/4		1708	956
Schroeder	1000	724		1328	828		1710	958
	1002	726		1330	830		1712	960
	1004	728	Calhoun	1400	828		1714	962
	1006	730		1402	830		1716	964
	1008	732		1404	832		1718	966
	1010	734		1406	834		1720	968
	1012	736		1408	836		1722	970
	1014	738		1410	838		1724	972
	1016	740		1412	840	Bruce	1728	None
	1018	742		1414	842	Monroe	1900	None
	1020	744		1416	844		1938	None
	1022	746		1418	None			
	1024	748		1420	None			
	1026	750		1422	None			
	1028	752		1424	848			
	1030	754		1426	None			
	1032	756		1428	None			
	1034	758		1430	860			
	1036	760		1432	862			
	1038	762		1434	864			
	1040	764		1436	866			
Arlington	1042	766	Stricker	1500	868			
	1044	768		1502	870			
	1046	770		1504	872			
	1048	772		1506	874			
	1050	774		1508	878			
	1052	776		1510	880			
	1054	778		1512	882			
	1056	780		1514	884			
	1058	782		1516	886			
Carlton	1100	784		1518	888			
	1102	786		1520	890			
	1104	788		1522	892			
	1106	790		1526	896			
	1108	792		1532	896			
	1110	794		1534	898			
	1112	796		1536	900			
	1122	800		1538	902			
	1124	802		1534	904			
	1126	804	Gilmor	1600	904			
	1128	806		1602	906			

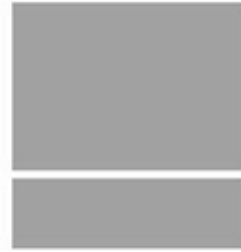
Figure 11 | Index of Street Number Changes

# 3 | ARCHITECTURAL TYPOLOGIES AND STYLES

## ARCHITECTURAL TYPOLOGIES

In the 19<sup>th</sup> century, and especially during the post-Civil War boom, commercial buildings developed as distinct and often elaborate typologies. In new towns and growing cities, businesses clustered together along neighborhood “main streets,” such as West Baltimore Street, and provided for the commercial needs of the surrounding residential neighborhoods. Prior to the advent of the automobile, services had to be within walking distance along omnibus or streetcar lines. Buildings had no setback and shared party walls with adjacent structures. The typical lot width on West Baltimore Street is 16 feet, though some structures span more than one lot.<sup>1</sup>

The façade of a commercial building was a subtle form of advertising: design could convey a sense of prosperity and stability for banks, or a sense of whimsy for theaters. While much can be learned from all aspects of a building, the façade is a useful tool in classifying commercial building typologies. The following classifications largely follow the work of Richard Longstreth, with some adaptations and new categories created specifically for West Baltimore Street. As seen on the Building Typologies Map (Figure 19), the “mom and pop” Two-Part Commercial Block dominates the street, with corner buildings at intersections often receiving some distinction. The popularity of this type between the 1850s and 1950s corresponds with the historical information that West Baltimore Street developed during this time.



### TWO-PART COMMERCIAL BLOCK

The *Two-Part Commercial Block*, as characterized by Longstreth, is the most common type for small and moderate sized commercial buildings throughout the United States; it is also the most common commercial type along West Baltimore Street. The Two-Part Commercial Block emerged in the first half of the 19<sup>th</sup> century, but was prevalent from the 1850s through the 1950s. Structures of this type are generally from two to four stories tall and one lot wide, though the type is easily adapted to a wider frontage. It is characterized by a horizontal division into two distinct zones. This composition of the façade reflects the division of use on the interior: public spaces, such as retail stores or banks, on the ground level, and private spaces, such as offices or dwellings, on the upper levels.<sup>2</sup>



Figure 12 | Two-Part Commercial Block at 1420-1428 West Baltimore St.

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<sup>1</sup> Richard W. Longstreth, *The Buildings of Main Street: A Guide to American Commercial Architecture*, (Washington, DC: Preservation Press, 1987), 12-19.

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<sup>2</sup> Longstreth, *Main Street*, 24.



### TWO-PART COMMERCIAL BLOCK: CORNER ENTRANCE

Situated at the end of a block at a street intersection, the *Two-Part Commercial Block: Corner Entrance* has the same defining features as the Two-Part Commercial Block, with an angled entrance at the corner. A corner entrance addresses the intersection, acknowledging the importance of both streets.



Figure 13 | Two-Part Commercial Block: Corner Entrance at 1501 West Baltimore St.



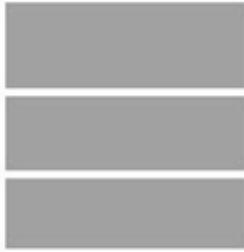
### TWO-PART VERTICAL BLOCK

The *Two-Part Vertical Block* usually dates from the late 19<sup>th</sup> – early 20<sup>th</sup> centuries. Similar to the Two-Part Commercial Block, the difference between the two types is the upper zone which is emphasized in terms of scale, composition, and the large openings which can be used as a form of advertising. This type is at least four stories high, typically two lot widths, and has a prominent upper section which is designed as a unified composition. The verticality of the type is often accentuated by pilasters or piers rising between the windows.<sup>3</sup>



Figure 14 | Two-Part Vertical Block at 1505-1507 West Baltimore St.

<sup>3</sup> Longstreth, *Main Street*, 82.



### THREE-PART VERTICAL BLOCK

Developed during the same period, the *Three-Part Vertical Block* is very similar to the *Two-Part Vertical Block*. It is distinguished by the addition of a third zone on top of the building. The composition of the façade in a *Three-Part Vertical Block* reflects the divisions of a classical column: base, shaft, and capital.<sup>4</sup>



Figure 15 | Three-Part Vertical Block at 1339 West Baltimore St.

<sup>4</sup> Longstreth, *Main Street*, 93.



### ENFRAMED WINDOW WALL

Popular from the turn of the 20<sup>th</sup> century through the 1940s, the *Enframed Window Wall* is characterized by a wide opening on the first, and possibly second, floor. This type is often wider than it is tall, covering at least two lots. The *Enframed Window Wall* was most commonly used for retail stores with the large window being used for display purposes.<sup>5</sup>



Figure 16 | Enframed Window Wall at 1315-1319 West Baltimore St.

<sup>5</sup> Longstreth, *Main Street*, 68-69.



## GABLE

The *Gable* type, a classification we have added for West Baltimore Street, is characterized by a gable roof oriented perpendicular to the street. Structures of this type are also only two stories tall and two bays (two windows) wide. They are the oldest existing buildings on the street.



Figure 17 | Gable at 1504 West Baltimore St.



## PUBLIC BUILDINGS

*Public Buildings* are large scale, cover multiple lots, and have a unified composition. These include theaters, YMCA's, and banks.



Figure 18 | Public Building at 1518-1532 West Baltimore St.

# Architectural Typologies and Styles



Figure 19 | Building Typologies Map



## ARCHITECTURAL STYLES

The composition of the façade typology often reflects interior use. Architectural style, in contrast, reflects changing building techniques and taste. It can assist in approximating the time period during which the building was constructed. Based on Barbara Hoff's National Register Nomination of the Union Square-Hollins Market Historic District and Virginia and Lee McAlester's *A Field Guide to American Houses*, we have identified the following styles in Southwest Baltimore. We have described how these styles are expressed in the commercial buildings on West Baltimore Street.



Figure 20 | Federal style at 1412 West Baltimore St.

### FEDERAL | 1820s – 1830s

The Federal style in this neighborhood is typically two stories high, two bays wide, with a steeply pitched gable roof perpendicular to the street and sometimes a central dormer. If constructed of masonry, brick is typically laid in a Flemish bond with a corbelled brick cornice. Associated with the Gable typology in this example, 1412 West Baltimore Street exemplifies the Federal Style with its two stories, two bays, gable roof, and Flemish bond masonry.<sup>6</sup>

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<sup>6</sup> Barbara Hoff, *Union Square-Hollins Market Historic District*, National Register of Historic Places – Nomination Form, United States Department of the Interior, National Register, 1983, 4.



Figure 21 | Greek Revival style at 1039 West Baltimore St.



Figure 22 | Italianate style at 1429-1433 West Baltimore St.

### GREEK REVIVAL | 1840s – 1850s

The Greek Revival style is also typically two stories high and two bays wide with a shallow pitched gable roof. Instead of dormers, Greek Revival buildings feature smaller attic windows. Constructed of masonry, brick cornices sometimes contain modillion blocks. The Two-Part Commercial Block building located at 1039 West Baltimore Street is an example of the Greek Revival style along this street. It is shorter than the surrounding buildings, at only two stories with an attic – as indicated by the two smaller windows near the roofline.<sup>7</sup>

### ITALIANATE | 1850s – 1880s

Italianate is the most prevalent style along West Baltimore Street. Italianate structures have a full third story and are two to three bays wide with tall and narrow proportions. These proportions are reflected in the original four-over-four or two-over-two double-hung windows. Italianate buildings feature elaborate, overhanging cornices with modillions, dentils, brackets, and scroll work, and have shed roofs that slope towards the rear. The style is also characterized by mass-produced tin, iron, and wood ornamental features. Commonly found as Two-Part Commercial Blocks, the main distinguishing feature is the large and elaborate cornice, as seen on the above examples along the 1400 block.<sup>8</sup>

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<sup>7</sup> Hoff, *Union Square*, 4.

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<sup>8</sup> Hoff, *Union Square*, 4.



Figure 23 | Second Empire style at 1509 & 1511 West Baltimore St.



Figure 24 | Second Renaissance Revival style at 1339 West Baltimore St.

### SECOND EMPIRE | 1850s – 1880s

The Second Empire storefronts along this street are three stories tall, three bays wide, and are characterized by a mansard roof with central dormer. Roofs are typically covered in slate and the eaves may be supported by decorative brackets. Brick is laid in a running bond. The buildings at 1509 and 1511 West Baltimore Street are examples of the Second Empire Style in a Two-Part Commercial Block.<sup>9</sup>

### SECOND RENAISSANCE REVIVAL | 1890s – 1920s

Second Renaissance Revival buildings are often three stories tall with distinct horizontal divisions and symmetrical facades. The style has wide, overhanging eaves, sometimes supported by brackets. Arched windows and doors are common, and the upper story windows are typically smaller and less elaborate than the windows below. At 1339 West Baltimore Street, arched windows sit atop second and third floor windows, taking up the entire fourth floor of this Three-Part Vertical Block type.<sup>10</sup>

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<sup>9</sup> Virginia and Lee McAlester, *A Field Guide to American Houses*, (Alfred A. Knopf: New York, 2012), 241.

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<sup>10</sup> “Second (Italian) Renaissance Revival 1890-1920,” Buffalo as an Architectural Museum, <http://www.buffaloah.com/a/DCTNRY/r/renaiss.html>



Figure 25 | Neoclassical style (Doric) at 1300 West Baltimore St.

### NEOCLASSICAL | 1890s – 1940s

Neoclassical is a style often associated with grand or public buildings, such as banks, and contrasts with the common rowhouse storefront along West Baltimore Street. The number of stories and bays vary within this type, but the style is distinguishable by its use of elements from the classical orders. For the Doric Order, this includes building features such as columns with a simple capital, topped by a frieze band with triglyphs and a cornice. Elements of the Ionic Order include fluted columns with decorative volutes on the capital, a simple architrave and frieze, and a cornice with dentils. Expressed often in the Two-Part Commercial Block or Miscellaneous types, 1300 West Baltimore Street (formerly a bank) is an example of the Doric Neoclassical style articulated by the simple columns and cornice that define the ground floor.

# 4 | BUILDING DOCUMENTATION

## ESTABLISHING AN EXISTING CONDITION SURVEY

An existing conditions survey is a tool to assess the current conditions of a structure, typically a building and its site. Evaluated individually or at a neighborhood scale, an existing conditions assessment provides data on current issues.

An active inventory of resources is a valid first step of revitalization. The southwest community stakeholders will develop an understanding of what they have to determine action for the future.

Stakeholders may use the survey for different reasons. Therefore an existing conditions survey may help building owners, community members, and future investors understand the current physical conditions of buildings and, consequently, the level of rehabilitation and maintenance efforts needed to turn the mixed-use properties of West Baltimore Street back into functional, profitable businesses.

## WHAT THE SURVEY DOES AT DIFFERENT SCALES

### THE COMMUNITY MEMBER

The survey may be used:

- To help a business owner understand the re-use options and maintenance schedule of his/her building.
- As a basis for a scope of work, if supplemented by interior assessment completed by an architect and/or a structural engineer

### THE COMMUNITY LEVEL

The survey may be used:

- To aid the Southwest community in targeting specific areas in need of

immediate attention and to develop a plan of action for future projects.

- For decisions such as identifying locations that may be fit for redevelopment and new investment, or determining properties that are in dire need of assistance, intervention, or aid.
- To identify community issues such as demolition by neglect, documenting change over time and quantifying a scope of work for future investment.

### THE CITY COMMUNITY AND LARGER NATION

The survey may be used:

- To establish a record of neglect in cases of poor ownership – which could serve as a resource in municipal proceedings pertaining to demolition by neglect.
- To encourage the City of Baltimore to incorporate this cumulative, up-to-date inventory of properties in their maintenance cycles in future planning and incentive projects.
- To help other commercial properties throughout Southwest and serve as a model for other neighborhoods in Baltimore City and other post-industrial cities throughout the nation.

## COMPLETING THE SURVEY

A visual evaluation of properties on West Baltimore Street is based on exterior conditions, seen from the street level; and should be documented by detailed photographs and notations. Notations should be recorded on the Building Documentation Form, which we developed in response to the buildings along West Baltimore Street. It may be applied to the remainder of the commercial building stock in Southwest Baltimore.



The assessment begins with a general description of the property including commercial typology and style. This is followed by a detailed evaluation of the site's overall exterior, including character defining features, exterior material elements such as masonry, doors and windows; structural components such as exterior foundations and roofing; exterior finishes such as siding or terracotta; detailing and architectural ornamentation such as cornices and plaster work; and non-building elements such as trees, sidewalks, and green spaces.

The survey will be completed by trained southwest community members, specifically high school students and retirees. The training may be provided by partnership between local institutions and experienced community volunteers.

We envision that the survey will be expanded to include other urban and or street elements beyond the current neighboring element description.

The building documentation process will:

- Encourage high school students to use their state mandated volunteer hours in their community and help get young people involved.
- Develop relationships between community members at all age levels.
- Promote STEM education, a nationwide objective.

## CONSIDERATIONS

1. Concealed conditions are beyond the scope of visual assessment. The safety of buildings should be assessed by qualified professionals. Visual assessment is not a guarantee of the safety of current structural conditions.

2. Existing Conditions Assessment cannot serve as a scope of work.
3. Existing conditions are not an indication of significance.

The following definitions were developed by researching a range of current rating systems<sup>1</sup>, and were specifically modified to reflect those conditions on West Baltimore Street:

## RATING DEFINITIONS

The rating definitions are divided into four sections: function, character, maintenance suggestion, and timeline of maintenance.

1. Function describes whether a building's functional elements are still performing their intended purpose, e.g. a building envelope is not leaking.
2. Character describes whether the buildings cultural or architectural value is still intact; for example if a cornice has lost all its detailing and cannot be identified within a specific architectural period its architectural value is diminished.
3. A Maintenance Suggestion provides a general scope of services needed including initial detection of any developing issues such as mold or cracking.
4. The Maintenance Timeline provides a time period in which maintenance should take place to ensure proper building upkeep and to ensure the building does not decrease in rating.

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<sup>1</sup> Chapter Ten- Building Conditions Survey. (2009). Retrieved October 7, 2014, from [http://www.nkapc.org/portals/nkapc/documents/LatoniaSAS/ExistCondReport/10\\_Building\\_Condition\\_Survey.pdf](http://www.nkapc.org/portals/nkapc/documents/LatoniaSAS/ExistCondReport/10_Building_Condition_Survey.pdf) . Preservation Master Plan. (n.d.). Retrieved October 6, 2014, from <http://www.clemson.edu/facilities/campus-planning/preservationmasterplan.html>

## RATING DEFINITIONS

### GOOD

- Building elements are performing their intended purpose
- Cultural and architectural values are relatively well preserved under the given environmental conditions.
- No repair and only minor or routine maintenance is needed
- Shows no clear evidence of major negative disturbance and deterioration by natural and/or human forces
- There may be early signs of minor disturbances and deterioration by natural and/or human forces
- Minor corrective action is needed within approximately five years.

### MODERATE IMPROVEMENTS NEEDED

- Elements are performing their intended purpose.
- Cultural and architectural values are relatively well preserved under the given environmental conditions.
- Shows clear evidence of minor disturbances and deterioration by natural and/or human forces
- There are early signs of major disturbances and deterioration by natural and/or human forces
- Corrective action is needed within approximately one to three years.
- If left to continue without the appropriate corrective action, the cumulative effect of the deterioration of many of the character-defining elements will cause the feature to degrade to a substantially deteriorated condition.

### SUBSTANTIAL IMPROVEMENTS NEEDED

- A few elements are not performing their intended purpose
- Cultural and architectural values are not well preserved under the given environmental conditions.
- Shows clear evidence of major disturbances and deterioration by natural and/or human forces
- Several elements appear structurally unsound
- Corrective action is needed within approximately one year.
- If no appropriate corrective action, the cumulative effect of the deterioration of several of the character-defining elements will cause the feature to degrade to a Dilapidated condition.

### DILAPIDATED (IMMEDIATE THREAT)

- Many elements are not performing their intended purpose
- Cultural and architectural values are not well preserved or missing under the given environmental conditions.
- Shows clear evidence of major disturbances and deterioration by natural and/or human forces
- Many elements appear not to be structurally sound
- Corrective action is needed immediately.



## BUILDING DOCUMENTATION FORM

<b>GENERAL INFORMATION</b>							
Date							
Building Owner							
Evaluator							
<b>PROPERTY DESCRIPTION</b>							
Street Address							
Approx. Date of Construction							
Current Uses							
Parcel #	Block:			Lot:			
Typology (circle one)	Two Part Comm. Block	Two Part Comm. Block (Corner Entrance)	Enframed Window Wall		Gable Roof	Two Part Vertical Block	Three Part Vertical Block
				Public Building	Miscellaneous		
Style (Circle one)	Federal	Greek Revival	Italianate	Second Empire	Second Ren. Revival	Neoclassical	Other:
Structure (circle one)	Yes		No		Notes:		
Occupancy (circle one)	Occupied		Vacant		Notes:		
Number of bays							
Number of floors							
Construction Type (circle one)	Brick		Wood	Stone		Other:	
Exterior Surface							
Outbuildings (circle one)	Yes		No		Notes:		
General Description (highlight character-defining features)	West Baltimore Street Façade						
<i>Character defining features: Significant visual elements that describe the building such as site, shape, openings, roof and related features. It also includes close range visual elements such as material, craftsmanship and finishes. (National Park Service, Preservation Brief 17)</i>	Rear Façade						
	Other Façade(s)						
Evidence of major renovations							

Building Documentation

<b>CONDITION</b> <i>Based on visual inspection of exterior, from street level</i>			
<b>Element</b>	<b>Material</b>	<b>Condition Description</b>	<b>Rating</b>
Foundation			
Roof (chimneys, gutters, flashing, etc.)			
Cornice (if applicable)			
Exterior Surface			
Windows			
Doors			
Porches, stairs, rails			
Detailing			
Site (pavement, grass, drainage, etc.)			
Other			
<b>OVERALL CONDITION</b>			
Comment/Interview:			

\*Photos attached on following document



Caption One



Caption Two



# 5 | FINANCIAL TOOLS

After the structural elements that constitute West Baltimore Street have been established, financial incentives and assistance for eligible properties make it feasible for new and existing businesses to open doors on West Baltimore Street. This section is designed to inform building owners of economic opportunities that could help facilitate rehabilitation efforts. These opportunities include government incentives on the local, state, and federal levels, as well as grants and other programs through private agencies. The purpose of each incentive is explained in order to help building owners determine which options are right for their purposes.

Low commercial occupancy rates on West Baltimore Street continue to plague the corridor. Without the increase in commercial activity and in turn an increase of financial capital in the community it cannot revitalize. To promote growth in the area the city offers Enterprise Zones with a host of tax credits as well as various programs with the Baltimore Development Corporation. These incentives focus on reducing operating expenses for companies but do not look at the preservation of the neighborhood. For that, credits on the local, state, and federal levels provide incentive to utilize the existing building stock and retain the structural roots of a community; many forms of assistance are available for property owners.

- Tax credits lower the overall cost of projects
- Loan programs offer funding at a rate lower than market value
- Grants offer funds that don't have to be repaid.
- Community development block grants provide funding for large scale projects in low income areas to revitalize the community. These affect the area in a large scale, while smaller loan and grant programs can assist the property owner that owns only a single structure.

On the macro level, economic assistance is available in multiple forms to fund a variety of projects. Tax credits from the city, state, and federal levels offer the ability to waive a certain percentage of taxes from a project that meets and/or exceeds predetermined standards with regard to rehabilitation such as proper replacement windows and materials that are sensitive to the original structure and its building period. The credits offset construction costs over a set period of time. In addition to credits, loans are available from various programs and at different rates.

While credits and loans drive funding, a customized funding package is necessary for specific properties. In an area such as West Baltimore Street that is rich in resources but lacks investment, counseling is essential to make property owners aware of resources available to them. Coupled with overarching financial literacy training, counseling would provide community members with a chance to develop a holistic approach to the neighborhood's revitalization.

While tax credits and preferential contracting are available for qualifying projects, usually a large capital investment is required to generate a feasible return on the project. It is also important to note that all of the programs listed below are for commercial properties. For example, an owner can utilize a federal rehabilitation credit to complete a new apartment building because that is his/her source of income, but the property owner cannot utilize it to restore his/her own dwelling.

Professional assistance for financing can be housed within several different organizations. Various local organizations could serve as the governing body for technical assistance. A collaborative between the Neighborhood Design Center and graduate students from the University of Maryland Real Estate Development program and other institutions can provide baseline



information to community members looking to rehabilitate their properties.

While most of the tools within this kit rely solely on the current buildings located on West Baltimore Street, financing for revitalization involves injecting outside capital into the area. Not only is it necessary to find credits, grants and loans for structures, but it is also necessary to capitalize on credits designed to attract businesses to the area. Credits that lower taxes will help spur new development by not only encouraging owners to open businesses on the street, but also by freeing up additional capital to invest into the buildings. Examples of funding both for structural investment and for business expenses are outlined below.

**Existing Designations**

- Union Square National Historic District

- Union Square Local Historic District
- Enterprise Zone
- HUBZone
- Sustainable Community

**Potential Designation**

- Business Improvement District

The map below shows how the designations overlap on the street.

**HUBZone**

West Baltimore Street falls within a HUBZone. A program of the Small Business Administration (SBA), HUBZone stands for Historically Underutilized Business Zone. The HUBZone status allows for businesses within the area to register with the SBA and qualify for preferential contracting with the federal government.<sup>1</sup> Pairing the benefits of government contracting with incentives

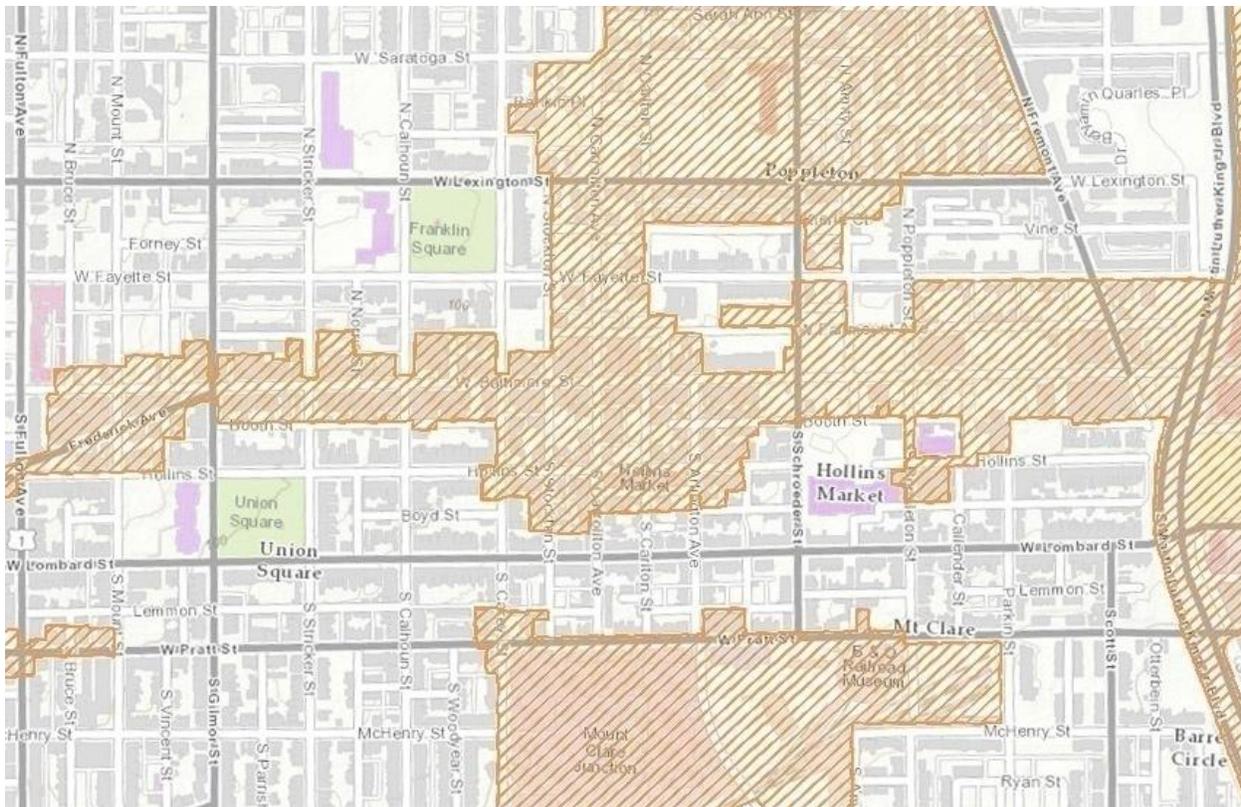


Figure 26 | Enterprise Zone along West Baltimore Street

through the Baltimore Enterprise Zone can make it worthwhile for businesses to relocate to West Baltimore Street.

### **BALTIMORE CITY ENTERPRISE ZONE**

The city of Baltimore and the state of Maryland offer a variety of incentives to start a business and to rehabilitate older structures. West Baltimore Street falls within the Enterprise Zone. The Enterprise Zone encompasses sections of the city that are targeted for growth and, as such, the city offers credits on property and income taxes. While individual zones are not listed, inputting an address in Baltimore's City View (<http://cityview.baltimorecity.gov>) shows the extent of the program.

### **ENTERPRISE ZONE INCENTIVES<sup>2</sup>**

#### **PROPERTY TAX CREDIT**

A ten-year credit against local property taxes is based on new property taxes generated as a result of building improvements or new construction within the Enterprise Zone. During the first year through the fifth year, 80% of the new property taxes are waived. During the sixth through tenth year, the credit decreases by 10% annually, terminating in a final 30% credit in year ten.

#### **EMPLOYMENT TAX CREDIT**

A one-time tax credit for wages paid to new hires in a newly created position located within an enterprise zone is available. Additionally, if an economically disadvantaged employee is hired, a three-year credit that disburses a credit of \$3,000 during year one, \$2,000 during year two, and \$1,000 during year three for a total of \$6,000 is available. In order to capture the credit, the employee must work a minimum of 35 hours a week and be paid at least 150% of the minimum wage.

If hiring an economically disadvantaged employee, the firm must obtain a certification of eligibility for each credit employee from the Department of Labor, Licensing and Regulation. To capture the entirety of the credit, the employee must remain in the position for three years. If the initial disadvantaged employee leaves the firm but the position is filled by another certified disadvantaged employee then the firm can capture the remainder of the original credit.

#### **RELOCATING A BUSINESS TO BALTIMORE'S ENTERPRISE ZONE**

If a business moves from outside of Maryland into an Enterprise Zone, it is considered a new business. As such, all employees could be eligible for a one-time employee tax credit; but if the business relocates from elsewhere in Maryland, the business will not capture the credit. However, if the firm's total employment increases as a result of the move, or is certified as an Enterprise Zone in the next ten years, then the new position may be eligible for a one-time Enterprise Zone employment tax credit.

### **BALTIMORE DEVELOPMENT CORPORATION PROGRAMS**

#### **FAÇADE IMPROVEMENT GRANT ("FIG") PROGRAM**

This grant program is to provide funds to improve the façades of businesses and the overall streetscape. Eligible businesses must be in a Retail Business district or within a targeted area as stipulated on the application available online from the Baltimore Development Corporation. Businesses located on the 1000-1600 blocks of West Baltimore Street are eligible. Qualified applicants are eligible to receive up to \$3,000 per façade improvement through a 50/50 matching grant. Payments are only processed after applications are approved prior to the start of a project.<sup>3</sup>



## BALTIMOREMICRO

The purpose of BaltimoreMicro is to provide critical financing when traditional credit access is limited to support the development and expansion of local businesses, including rehabilitation and renovation. To utilize this loan program, a business may not exceed an annual revenue of \$1,000,000. The funds can be used for a variety of business expenses including use as working capital. The loan is set at a fixed rate and cannot be valued at more than 95% of total project cost.<sup>4</sup>

## NEW MARKETS TAX CREDITS (NMTC)

The properties along 1300-1500 W. Baltimore Street fall within a severely distressed census tract in accordance with the New Markets Program. The New Markets program defines a severely distressed area as one that has a median family income at or below 60% of AMI (Area Median Income) in 2000, a poverty rate at or above 30% in 2000, or a combined NMTC eligible status with an unemployment rate of at least 1.5 times the national unemployment rate in 2000.

The program offers a 39% federal credit that is earned on a Qualified Equity Investment into a certified Community Development Entity. It is disbursed over a seven year period: 5% during years one through three and 6% over years four through seven.<sup>5</sup>

## MARYLAND HISTORICAL TRUST

### MARYLAND COMPETITIVE COMMERCIAL TAX CREDIT

The Maryland Historical Trust administers a competitive program for historic, income-producing properties to receive a *state income tax credit* (up to \$3 million) equal to 20% of eligible rehabilitation expenses for rehabilitation projects with eligible expenses

that exceed the total cash value of the building or \$25,000 (whichever is greater).<sup>6</sup>

## MARYLAND DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT PROGRAMS

### NEIGHBORHOOD BUSINESSWORKS LOAN PROGRAM

BusinessWorks provides gap financing to new or expanding small businesses and nonprofit organizations across the state that are part of a Sustainable Community. A Sustainable Community is a place-based community revitalization designation from the Maryland Department of Housing and Community Development. The funds can be used for mixed-use projects involving either new construction or rehabilitation, and can go towards the purchase of machinery and equipment, as well as covering other costs associated with the opening of, or expansion of, a small business. A maximum ceiling is placed at \$500,000, or 50% of total project costs. Interest rates are determined on an individual basis with a typical repayment period of 5-15 years. A minimum 5% applicant cash contribution is required, along with personal guarantees and collateral. There are no prepayment penalties.<sup>7</sup>

### MICROENTERPRISE LOAN PROGRAM (MLP)

A new public-private partnership, this loan program is to encourage the establishment and sustainability of micro-businesses. To be eligible, the business can be in retail, manufacturing, or a goods and services business. Annual revenue must not exceed \$500,000, and at the time of application there can be no more than five employees. The business must also be located in a Sustainable Community. The MDHCD defines a sustainable community as a place-based community revitalization designation offering a comprehensive package of resources. To qualify as a Sustainable Community an application from the MD Department of

Housing and Community Development must be completed and reviewed. Minimum threshold requirements for the program include being located in a priority funding area, a local government resolution in support of the boundary designation, pledged financial support from the community, and access to transportation. The aim of the designation is to increase economic, transportation and housing choices along with improving environmental quality and health outcomes among other locally identified goals. The funds can be used for the same set of purposes as set by the BaltimoreMicro program. The loan cannot exceed \$35,000 from the MLP, but additional funds can be added by a third party. Rates can reach up to 12% and repayment must be completed within five years. Collateral is required and there is no prepayment penalty.<sup>8</sup>

### WAGE TAX CREDIT AGAINST STATE INCOME TAXES

#### JOB CREATION TAX CREDIT

The Job Creation Tax Credit Act promotes job creation by providing income tax credits to business owners who create a certain number of new full-time jobs. Positions filled after December 31, 1996, must be newly created in a single Maryland location. In order to receive the job creation tax credit, businesses must declare their intention to use the credit from the Department of Business and Economic Development (DBED) before hiring qualified employees. The business entity must create 60 new jobs within a 24-month period. In designated priority funding areas, the minimum is 25 new jobs. Outside priority funding areas, the minimum is reduced to 30 new jobs if the aggregate payroll for the qualified positions is greater than a threshold amount equal to the product of 60 times the state's average annual salary (currently \$2.2 million). Also, positions must be a result of establishing or expanding a business facility in a single location in the

state. These positions must pay at least 150 percent of the federal minimum wage, they must be full-time, and they must not be created through a change in ownership of a trade or business.<sup>9</sup>

### STRUCTURAL PRESERVATION AND REHABILITATION CREDITS

#### FEDERAL CREDITS

##### FEDERAL HISTORIC PRESERVATION TAX INCENTIVE (20% TAX CREDIT)

The Federal Historic Preservation Tax Incentive Program offers a 20% income tax credit to any project that is designated as a certified rehabilitation of a certified historic structure by the Secretary of Interior. The Union Square Historic District is a federally recognized historic district that encompasses the 1300-1500 blocks of West Baltimore Street. The 20% credit is available for substantial rehabilitation of properties for commercial, industrial, agricultural, or rental residential purposes, but it is not available for properties used as primary residences. All work must conform to the Secretary of the Interior's Standards. This credit requires a formal architectural review process with CHAP before work may begin.

The Federal Historic Preservation Tax Incentive Program is jointly administered by the U.S. Department of Interior and the Department of Treasury. The National Park Service acts on behalf of the Secretary of Interior, in partnership with the State Historic Preservation Officer in each State.<sup>10</sup>

##### 10% FEDERAL REHABILITATION TAX CREDIT

The 10% Federal Rehabilitation Tax Credit applies only to non-historic, non-residential buildings built before 1936. The rehabilitation must exceed \$5,000 or the adjusted basis of the property, whichever is greater. The property must be depreciable. Projects must meet specific physical



requirements regarding the retention of external walls, and at least 75% of both the internal structural framework and existing external walls must remain after the rehabilitation. Unlike the 20% credit, there is no formal architectural review process for rehabilitations of non-historic buildings which gives property owners more leniencies in rehabilitation.<sup>11</sup> While all of the buildings located with the project site are considered historic as they fall within Union Square, a federally recognized district, this credit could be used in the surrounding neighborhood.

## STATE CREDITS

### MARYLAND SUSTAINABLE COMMUNITIES TAX CREDIT (HISTORIC CREDIT)

The Maryland Sustainable Communities Tax Credit provides Maryland income tax credits equal to 20% of qualified rehabilitation expenditures for the substantial rehabilitation of a structure deemed certified by the state for the program. The credit is available for owner-occupied residential properties as well as income-producing properties. The rehabilitation must conform to the Secretary of Interior's Standards for Rehabilitation and must be certified by the Maryland Historical Trust. If the credit exceeds the taxpayer's tax liability, a refund may be claimed by the amount of the excess.<sup>12</sup>

### MARYLAND SMALL COMMERCIAL HISTORIC TAX CREDIT

The Maryland Historical Trust (MHT) administers a *state income tax credit for commercial properties* equal to 20% of qualified rehabilitation expenditures. Credits are capped at \$50,000 during a 24-month period. This is a new program created to help fund modest rehabilitation projects that have struggled to compete for the large-scale commercial awards in the past. The state small commercial tax credit may be used with federal and local historic tax

credits. Federal applications are reviewed by MHT in coordination with the National Park Service and should be submitted at the same time.<sup>13</sup>

## LOCAL CREDITS

### BALTIMORE CITY HISTORIC TAX CREDIT

The Baltimore City Commission for Historical and Architectural Preservation administers a *10-year comprehensive property tax credit* granted on the increased assessment directly resulting from qualifying improvements to historic properties. Both homeowners and commercial properties are eligible for this tax credit.<sup>14</sup> In order to qualify for the credit, the project must

- Have a minimum investment of 25% of the full cash value of the property (Land and Improvements). This is determined by an appraisal of the property before commencement of the project.
- Submit an application for the credit that is reviewed and approved by CHAP before work commences, including interior demolition.
- Conform to CHAP's Historic Preservation Guidelines.

## ADDITIONAL ECONOMIC OPTIONS

Along with existing loan programs, funding options that have been successful in other cities should be considered for the neighborhood.

- Business Improvement District (BID)
- A Revolving Fund
- A Comprehensive Leasing Plan

For instance, a Business Improvement District could be established on West Baltimore Street to benefit the community as a whole. By voluntarily agreeing to collect a larger amount in taxes, business owners can use these funds to provide additional security, janitorial, and informational services. With

the involvement of two key institutions – Bon Secours and the BioPark – that serve as anchors in the neighborhood, the overall financial health of the West Baltimore Street commercial corridor could be greatly enhanced.

Another funding source to consider is the creation of a revolving fund. Revolving funds allow for loans for rehabilitation efforts that could serve as an economic driver for the community. Capital is necessary to set up the initial fund, which can be achieved through a comprehensive package of private capital, and public funds and grants. A board would need to be created to administer the funds to recipients. The funds will allow for continual investment in the area.

Historically, the properties on West Baltimore Street were owned by a collection of individual owners. While originally commercial districts would thrive on a diversity of goods and services, the decline of small, local businesses for the majority of goods a person would consume has led to small spaces that few businesses can fill. Traditional, small floor plans that lack a continuous open space have hampered the introduction of larger retailers into the area. In turn, this has led to historic commercial corridors being occupied by small businesses whose customer bases often overlap and who compete for the same dollars rather than a diverse field of businesses. Some historic areas have addressed this through comprehensive leasing plans. Unlike single-owner commercial areas, multiple owners often don't convey to whom they are considering leasing their spaces, which can result in a glut of similar businesses on the same street. Over time the lack of diversity can cause the demise of the commercial corridor. By forming a coalition of owners or a management association for the area, broad schemas can be developed to provide a cohesive program for the site. By thoughtfully locating businesses that do not directly compete with one another, sales

should stabilize and increase over time. The increase in sales volume will lead to higher rents that, in turn, would enable building owners to make improvements in their stock.

### HOW TO COMBINE THESE TOOLS

The financial tools outlined above cover a variety of credits for operating expenses, capital improvements, and employee costs. Through careful planning, a majority of these incentives can be used on a single entity. As an example, a local resident wants to start a furniture company and locate it on West Baltimore Street.

While the businessman has some startup capital, he looks to BaltimoreMicro to get a loan and is approved. He uses the capital he already possessed to fund 85% of the rehabilitation costs, exceeding that required by the program.

Once his BaltimoreMicro loan is secured, the company needs space and they select a building to purchase in the Union Square Historic District, which is both a local and national district. The company knows they will be doing extensive rehabilitation on the property. If they follow the application process they can expect the following credits on their taxes:

- Federal Rehabilitation Credit: 20%
- State Rehabilitation Credit: 20%
- Baltimore City Rehabilitation Credit: A deduction in property taxes for ten years; this credit is also transferrable if the company decides to move.

During the design phase the business owner remembers hearing about the Façade Improvement Grant from the Baltimore Development Corporation. He successfully fills out his application and is awarded a matching grant of \$3,000 to finish off the façade of his new business.



While the business owner receives a large deduction on their taxes from historic rehabilitation, he also decides to expand his back storage area. While it doesn't qualify for the above credits, he uses the Property Tax Credit incentive from the area's Enterprise Zone designation.

- 80% of the new property taxes are waived for the first five years. During years six through ten that amount goes down by 10% annually, ending with a 30% credit in year ten.

Now that the location is in good repair, the business owner is looking to staff his new venture and is willing to pay 150% or more of the minimum wage. He hires five individuals that live in the area and have a certification of eligibility for being considered an economically disadvantaged employee. The owner sees the following credits on his taxes for the first three years.

- Year One: \$15,000
- Year Two: \$10,000
- Year Three: \$ \$5,000

The total savings over the three years amounts to \$30,000 dollars that the owner can use to increase his productivity and eventually hire a larger workforce.

The owner of the furniture company looked at all of the resources available and combined them to offer the best fiscal output. His company aligned with the mission of Southwest Partnership to bring back manufacturing to the neighborhood; he revitalized a building and hired local residents, thereby giving them a living wage and increasing their quality of life. Additionally the local hires mean more of the money from the business stays in the area and circulates in the neighborhood, which in turn drives more development and increases the quality of life for all. Over time the injection of capital into the area, both financial and social, leads to an increase in

the number of businesses. The business owners get together and decide to form a Business Improvement District (BID) which works to provide a clean, safe area and promote the interests of the business and neighborhood to all of Baltimore City.

NOTES

<sup>1</sup> "Baltimore Development Corporation." Baltimore, Maryland HUBZone. Accessed September 2014. <http://www.baltimoredevelopment.com/for-businesses/assistance-programs--tax-credits/hub-zone/>.

<sup>2</sup> "Baltimore Development Corporation." Baltimore Business Tax Credit. Accessed September 2014. <http://www.baltimoredevelopment.com/for-businesses/assistance-programs--tax-credits/enterprise-zone/>.

<sup>3</sup> "Baltimore Development Corporation." Facade Improvement Programs (FIG). Accessed September 2014. <http://www.baltimoredevelopment.com/for-businesses/assistance-programs--tax-credits/facade-improvements/>.

<sup>4</sup> "BaltimoreMicro." Baltimore Development Corporation. Accessed September 2014. [http://www.baltimoredevelopment.com/assets/files/1/files/print\\_materials/informational\\_handouts/baltimore-micro-revolving-loan-fund-application-package.pdf](http://www.baltimoredevelopment.com/assets/files/1/files/print_materials/informational_handouts/baltimore-micro-revolving-loan-fund-application-package.pdf).

<sup>5</sup> "New Markets Tax Credits." NTCIC. Accessed September 2014. <http://ntcicfunds.com/tax-credits-basics/new-markets-tax-credits/>.

<sup>6</sup> "Competitive Commercial Tax Credit Get Fact Sheet." Maryland Historical Trust. Accessed September 2014. [http://mht.maryland.gov/taxcredits\\_competitive\\_commercial.shtml](http://mht.maryland.gov/taxcredits_competitive_commercial.shtml).

<sup>7</sup> "Neighborhood BusinessWorks Program." Neighborhood Revitalization. Accessed September 2014. <http://www.neighborhoodrevitalization.org/Programs/NBW/NBW.aspx>.

<sup>8</sup> "Microenterprise Loan Program." Maryland Department of Housing and Community Development. Accessed September 2014. <http://www.dhcd.state.md.us/Website/Programs/Microenterprise/Default.aspx>.

<sup>9</sup> "Baltimore, Maryland Business Tax Credits." Baltimore Development Corporation. Accessed September 2014. <http://www.baltimoredevelopment.com/for-businesses/assistance-programs--tax-credits/other-tax-credits/>.

<sup>10</sup> United States. National Park Service. "Tax Incentives – Technical Preservation Services, National Park Service." National Park Service. Accessed September 2014. <http://www.nps.gov/tps/tax-incentives.htm>.

<sup>11</sup> "Baltimore, Maryland Business Tax Credits." Baltimore Development Corporation. Accessed September 2014. <http://www.baltimoredevelopment.com/for-businesses/assistance-programs--tax-credits/other-tax-credits/>.

<sup>12</sup> "Baltimore, Maryland Business Tax Credits." Baltimore Development Corporation. Accessed September 2014.

<http://www.baltimoredevelopment.com/for-businesses/assistance-programs--tax-credits/other-tax-credits/>.

<sup>13</sup> "Tax Credits." Maryland Historical Trust. Accessed September 2014. <http://mht.maryland.gov/>.

<sup>14</sup> "Historical & Architectural Preservation / Tax Incentives." Baltimore City. Accessed September 2014. <http://archive.baltimorecity.gov/Government/BoardsandCommissions/HistoricalArchitecturalPreservation/TaxIncentives.aspx>.

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# **CASE STUDIES**

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The first step in revitalization of historic West Baltimore Street is to know what you have. This toolkit was designed to help stakeholders, such as property owners, community organizations, developers, and the City of Baltimore, understand and document the historic and architectural significance and current conditions of the buildings on West Baltimore Street. Establishing this inventory will assist the community in obtaining financial assistance for rehabilitation, guiding new development to compliment the neighborhood's character, and developing a strong identity and sense of place.

This section, titled Case Studies, provides illustrative examples of how to put the toolkit into action in order to achieve the objectives described above. We selected four properties within the study area, which is the 1300 through 1500 blocks of West Baltimore Street, that are representative of the various conditions and architectural typologies of the commercial buildings on West Baltimore Street. The following four properties were selected:

- 1317 West Baltimore Street
- 1400 West Baltimore Street
- 1505 West Baltimore Street
- 1525 West Baltimore Street

Using the resources discussed in the How to Research a Building section, we compiled brief histories of each building, focusing on the people who lived and worked in the building and how the structure adapted over time to satisfy the needs of its occupants. Newspaper articles, deeds, census records, and city directories provided information about the occupants, while Sanborn maps were useful in understanding how the building changed over time. By synthesizing data from all of these sources, we were able to develop the "story" of each building and subsequently fit that story into the overall history of Southwest.

The "story" or history of a building is key in understanding its significance. As these case studies reveal, our understanding of historical significance is broad. Rather than focusing exclusively on examples of great architecture, we interpret a building's social history as an important feature in determining its historical importance. For example, the understanding that a particular building had served as a social hub for residents and visitors would contribute towards assessing its significance. Although it may lack architectural distinction, such a building's importance lies in the fact that it played a key role in the historical narrative of the Southwest area.

In addition, each case study includes a completed Building Documentation Form and photos of the current condition of the property. A completed Building Documentation Form serves as a record of the character-defining features of the property as well as the overall condition of the building. This information is key in developing a rehabilitation strategy (i.e. which architectural features should be preserved and which may be too deteriorated to save). The form may also be useful in determining the resources needed for rehabilitation.

Case Studies

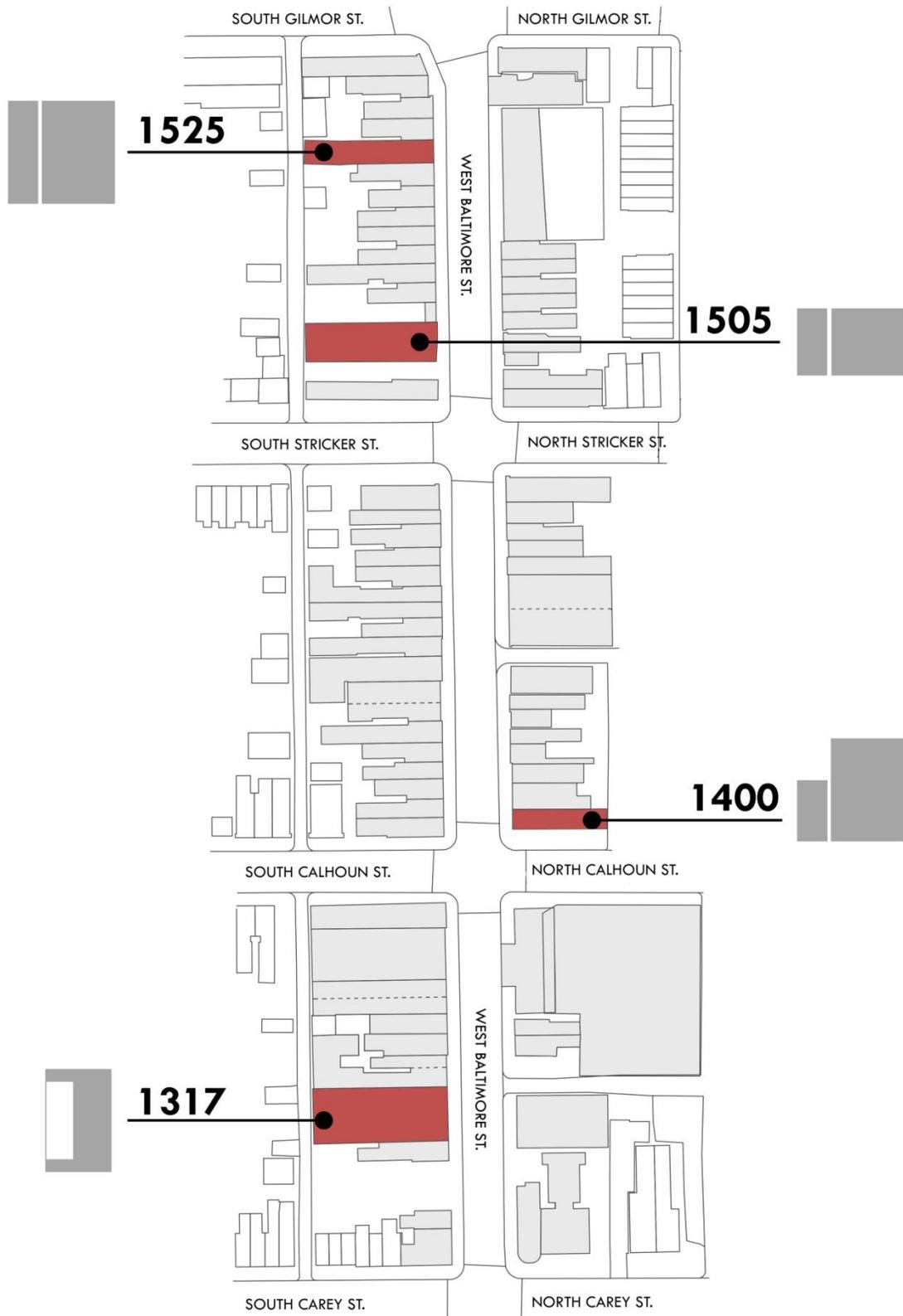


Figure 27 | Case Study Map and Typologies

**CASE STUDY 1:  
1315-1319 W. BALTIMORE ST.**

**HISTORY OF LITTLEPAGE'S FURNITURE**

Littlepage's furniture store is a Southwest Baltimore landmark owned today by the great-granddaughter of its founder. For well over a century, Littlepage's has been located on West Baltimore Street, occupying three different buildings within three blocks. William T. Littlepage, Sr., and his son of the same name founded the company in 1893, and in the late 1890s the store was located at 1533 West Baltimore Street.<sup>1</sup> In 1907, it moved to the beautiful Renaissance Revival building at 1339 West Baltimore Street; formerly a wholesale grocery store, it was renovated as a five-floor showroom.<sup>2</sup> In the 1970s Littlepage's moved to 1317 West Baltimore Street as the 1339 building became too narrow for modern furniture displays.<sup>3</sup>

B&O Railroad workers and their wives were frequent customers of the furniture store during its early years. Littlepage's prided itself on signature pieces made especially for the narrow Baltimore rowhouse that lacked sufficient closet space.<sup>4</sup> Littlepage's



Figure 28 | 1315-1919 West Baltimore St.

has had a special connection to West Baltimore Street and the surrounding neighborhood over its lifetime. Sarah Littlepage, the current owner, remembers a time when the store would give away small chests to local high school graduates.<sup>5</sup> As far back as 1910, their motto was "Our location means savings to you." They capitalized on the fact that their customers could save money by shopping in the commercial district along West Baltimore Street. Because rent was lower on West Baltimore Street than in downtown shopping districts, the price of goods was also lower.<sup>6</sup>

**HISTORY OF THE SITE**

Based upon an analysis of Sanborn maps,

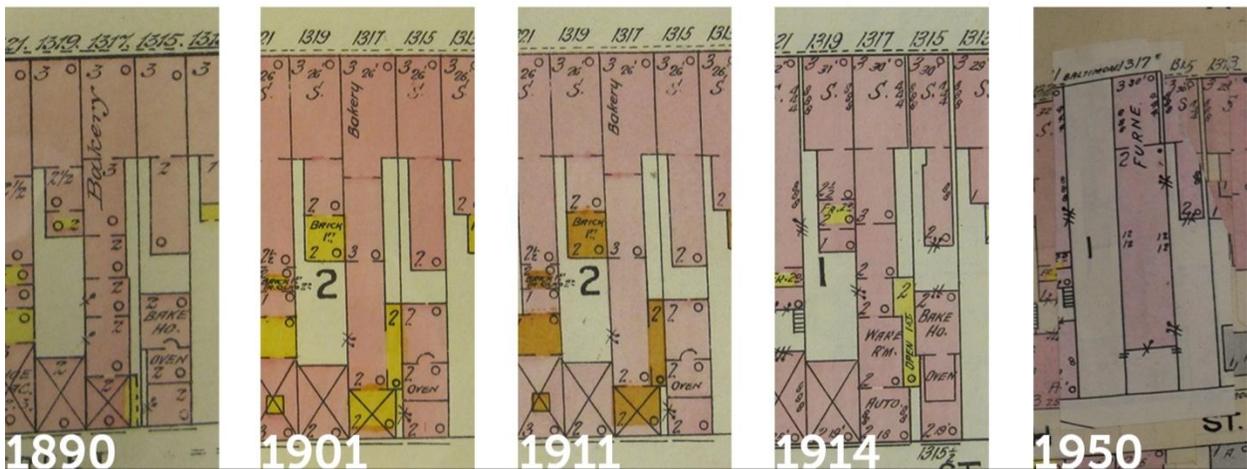


Figure 29 | Sanborn Maps for 1315-1319 West Baltimore St. These maps provide a great deal of information about the use of the properties at 1315, 1317, and 1319. 1317 West Baltimore St. was a bakery in 1890, 1901, and 1911. By 1950, 1319 West Baltimore Street had been demolished and 1317 was operating as a furniture business. Though it is not included in this graphic, the 1952 Sanborn shows that one large structure has replaced the buildings at 1315 and 1317 as well as the vacant lot at 1319. The structure was marked as a furniture business.

the building that Littlepage's occupies today was built in the early 1950s. The existing building covers what was originally three rowhouses at 1315, 1317, and 1319 West Baltimore Street. These rowhouses existed as far back as the 1860s. We can see in the 1950 Sanborn map that the rowhouse at 1319 West Baltimore Street has been demolished. A 1952 Sanborn map (not shown) illustrates that one large structure had replaced the rowhouses at 1315 and 1317 as well as the vacant lot at 1319.<sup>7</sup>



Figure 30 | John Goetze in 1910

Newspaper and census research tells us that there was a high concentration of first and second generation German immigrants living and working on West Baltimore Street around the turn of the century. One such family, the Goetzes, operated a bakery at 1317 West Baltimore Street from about 1863 through at least 1914.<sup>8</sup> The fact

that 1317 was a bakery is confirmed through newspaper articles and Sanborn maps. (See the 1890, 1901, and 1911 Sanborn maps in Figure 29.) Census records indicate that John and Emilie Goetze were both born in Germany in about 1825 and 1835, respectively, and all of their children were born in Maryland.<sup>9</sup>

It is unknown if any commercial activity occurred at 1315 and 1319 West Baltimore Street during the late 19<sup>th</sup> century and early 20<sup>th</sup> century. However, city directories indicate that a number of families resided at these properties including the Bentz, Davis, McCann, and Timanus families. Mr. Carl Bentz lived at 1315 at the turn of the century and was in the embalming business.<sup>10</sup> Miss Mamie Timanus was a milliner, or hat maker, who lived at 1315 in 1904 and 1905.<sup>11</sup> Her trips to New York were

frequently mentioned in the Society section of *The Baltimore Sun*.<sup>12</sup> With evidence of both businesses and residents occupying these properties, it is clear that these rowhouses were used for both commercial and residential purposes. This confirms other historic research performed that indicates that the owners of rowhouses in the commercial areas of southwest Baltimore in the mid-to-late 19<sup>th</sup> century were converting upper floors into residential flats while the first floors were used for business.<sup>13</sup>

In 1943, the three properties at 1315, 1317, and 1319 West Baltimore Street were purchased by Meyer and Sylvia Lewis, who operated the Berlin and Lewis Furniture Company, later called Town and Country Furniture, through the 1970s.<sup>14</sup> Evidence of Berlin and Lewis can still be seen today on signage to the left of the front display window. Per inspection of Sanborn maps and other sources like newspapers and city directories, it appears that the West Baltimore Street corridor was a retail furniture hub. By the 1940s, there were several furniture stores within the 1300 through 1500 blocks as well as warehouses in the back alleys used for furniture storage. Other businesses in the area, including appliance factories, hardware stores, upholsterers, and paper hanging (wallpaper) and paint shops, complemented the furniture stores and made West Baltimore Street a one-stop-shop for home furnishing.

Jewish furniture dealers like Meyer and Sylvia Lewis at 1317 West Baltimore Street and Kovens Furniture Co. at 1333 West Baltimore Street brought religious diversity to the area. The retail furniture industry in Baltimore was historically dominated by Jewish families. Jules Shavitz, whose family owned the South Baltimore company Shavitz Furniture, recalls, "Up until the 1950s, the first day of Rosh Hashanah and Yom Kippur were not the best days to shop for furniture in Baltimore. Most of the furniture stores, being Jewish-owned, had a sign in the door,

‘Closed for the Jewish Holiday.’”<sup>15</sup>

Like many properties on West Baltimore Street, Berlin and Lewis and Littlepage’s were hit hard by riots and looting of 1968. The increased crime that followed sparked a mass exodus of shop owners and residents from the area. Insurance companies’ refusal to provide crime insurance made the situation worse. Eugene Lewis, the owner of Berlin and Lewis in 1972, said that in 1967 there were eight merchants on the 1300 block. Five years later, that number was cut in half.<sup>16</sup> By 1980, Berlin and Lewis had left and Littlepage’s had moved down the block to 1317. That year, Arthur Littlepage, Sarah’s father and owner at the time, was asked why Littlepage’s stayed through the devastation of the 1970s. “There were years when we lost money,” he said, “but I guess no business makes money every year, especially when it’s in business for almost 100 years.”<sup>17</sup>

## NOTES

- <sup>1</sup> Jacques Kelly, “Littlepage’s, a Landmark for Generations in the City” *The Sun* (August 13, 1993); Rizzo, “I Remember,” SM2.
- <sup>2</sup> JoAnne C. Broadwater, “Baltimore Street Takes First Steps Toward Revival,” *The Sun* (Nov 16, 1980), B8, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).
- <sup>3</sup> Interview with Sarah Littlepage, November 7, 2014 (Kara Johnston).
- <sup>4</sup> The hall seat was one such piece. It included a large mirror, bench seat that opened to provide space for shoes, and places to hang your coat and hat on the sides. Rasmussen, Frederick N. “Arthur D. Littlepage, 85, Ran Family’s Furniture Store,” *The Baltimore Sun* (Jan. 23, 1999).
- <sup>5</sup> Interview with Sarah Littlepage, November 7, 2014.
- <sup>6</sup> Kelly, “Littlepage’s, a Landmark for Generations in the City,” SM2.
- <sup>7</sup> Sanborn Maps from 1947 and 1952.
- <sup>8</sup> “Classified Ad 14,” *The Sun* (Aug 4, 1863), 3, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988); R.L. Polk & Co.’s Baltimore City Directory for 1914-1915, 215.
- <sup>9</sup> 1880 United States Census, Baltimore, Maryland, 9<sup>th</sup> Precinct, 18<sup>th</sup> Ward, Sheet No. 2. June 1, 1880.
- <sup>10</sup> R.L. Polk & Co.’s Baltimore City Directory for 1902 (178).
- <sup>11</sup> R.L. Polk & Co.’s Baltimore City Directory for 1904 (214) and 1905 (319).
- <sup>12</sup> “SOCIETY NEWS: Events Of Polite World, Present And To Come BALTIMORE,” *The Sun* (Feb 26, 1905), 6, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).
- <sup>13</sup> N. Roderick Ryon, Randall Beirne, and Joan Henley, *West Baltimore Neighborhoods: Sketches of Their History, 1840-1960*, (Baltimore, Prepared by the Institute for Publications Design at the University of Baltimore, 1993), 83.
- <sup>14</sup> Deed from Jacob S. New to Meyer Lewis and Sylvia Lewis, September 1, 1943, Liber M, Folio, 41-42; Deed from Arthur Lopatin to Town and Country Furniture, Ltd., September 27, 1977, Liber 3529, Folio 49-50.
- <sup>15</sup> “DEATH NOTICES,” *The Sun* (May 12, 1978), C11, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988); Gilbert Sandler, *Jewish Baltimore: A Family Actor*, (Baltimore, MD: The John Hopkins University Press, 2000), 76.
- <sup>16</sup> Gordon W Chaplin, “A Merchant Survives In Darkness And Fear,” *The Sun* (Apr. 9, 1972;), A28, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).
- <sup>17</sup> Broadwater, “Baltimore Street Takes First Steps Toward Revival,” B8.

**BUILDING DOCUMENTATION FORM | GOOD**

<b>GENERAL INFORMATION</b>							
Date	October 24 <sup>th</sup> 2014						
Building Owner	David K. Littlepage, Sarah Littlepage						
Evaluator	Kara M. Johnston						
<b>PROPERTY DESCRIPTION</b>							
Street Address	1317 West Baltimore Street						
Appox. Date of Construction	After 1950						
Current Uses	Littlepages Furniture Store (both floors)						
Parcel # 104520	Block: 215		Lot: 8				
Typology (circle one)	Two Part Comm. Block	Two Part Comm. Block (Corner Entrance)	Enframed Window Wall		Gable Roof	Two Part Vertical Block	Three Part Vertical Block
					Public Building	Miscellaneous	
Style (Circle one)	Federal	Greek Revival	Italianate	Second Empire	Second Ren. Revival	Neoclassical	Other: Modern
Structure (circle one)	Yes		No		Notes:		
Occupancy (circle one)	Occupied		Vacant		Notes:		
Number of bays	3						
Number of floors	2						
Construction Type (circle one)	Brick		Wood	Stone	Other:		
Exterior Surface	Yellow buff brick enframed on three sides on the second floor by red stacked bond brick. Aluminum and glass storefront on the ground floor enframed by sapphire-blue polymer panel.						
Outbuildings (circle one)	Yes		No		Notes:		
General Description (highlight character-defining features)	West Baltimore Street Façade		Enframed window wall with two distinct horizontal zones on the upper and lower floors. The first floor contains 4 storefront, aluminum, windows and a central glass double-swing door. A large triangular, metal, overhang-with its apex facing toward street-covers the entry. About 1 foot thick, the exterior of the overhang is banded with a long corrugated metal ribboning and the underside consists of metal paneling with recessed lighting. The square sapphire-blue Littlepage's furniture signage sits on top of the overhang. The first floor exterior wall surface is surrounded on the top and sides by sapphire-blue polymer paneling. The second floor exterior yellow buff brick, laid in <b>running bond</b> , is surrounded on the top and sides by a red brick laid in <b>stacked bond</b> . Two red				
<i>Character defining features: Significant visual elements that describe the building such as site, shape, openings, roof and related features. It also includes close range visual elements such as material, craftsmanship and finishes. (National Park Service, Preservation Brief 17)</i>							

Case Studies

		courses of a single brick run along the second floor façade on the header and to either side of the window opening. The second floor window has 9 double hung aluminum windows each with 5 mullions.	
	Rear Façade	Constructed out of CMU with brick surrounding the openings. There are three, rusted-bar covered windows on the second floor with a central door and two flanking identical windows on the first floor. The loading door and the first floor is raised 6 feet above alley with open brick venting at the alley street level.	
	Other Façade(s)	East Façade is partially exposed due to neighboring demolition; areas of brick have been replaced with CMU.	
Evidence of major renovations	5 large, 1 ½ foot diameter, metal roll safety cages are installed above the first floor storefront window wall and glass door.		
<b>CONDITION</b> <i>Based on visual inspection of exterior, from street level</i>			
<b>Element</b>	<b>Material</b>	<b>Condition Description</b>	<b>Rating</b>
Foundation	Unknown. Vertically corrugated aluminum panel cover	Metal paneling in good condition, no sign of rust or warping.	Good
Roof (chimneys, gutters, flashing, etc.)	<b>Flat roof</b> , asphalt	No sign of damage at <b>flashing</b> .	Good
Cornice (if applicable)	None		N/A
Exterior Surface	Brick, glass, and polymer panel	Overall all exterior material is in good condition. Second story yellow brick, six bricks above the second story windows, horizontal mortar joint is failing along the entire length of the enframed window opening. Glass in good condition. Few places on polymer panel where water damage is visible, mostly directly under second story window sill. Few spots of graffiti on first floor polymer paneling.	Good
Windows	Glass, aluminum	Ground: No sign of damage and well maintained Second: Second-story structural steel	Good

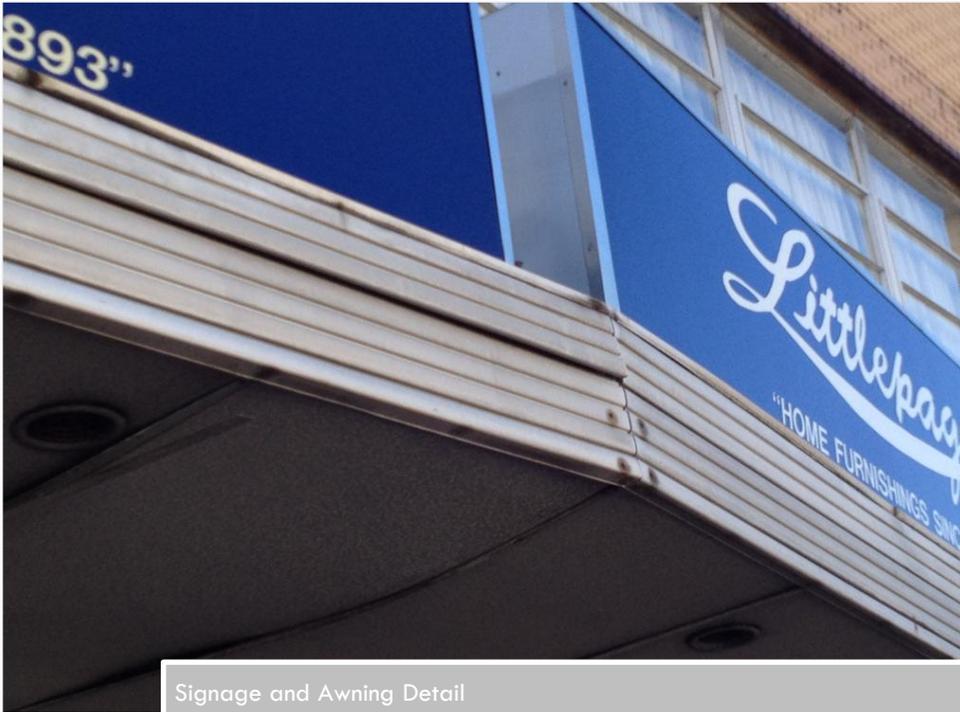
		<b>header</b> , spanning the entire opening, is rusted.	
Doors	Glass, double-swing	Glass door is in good condition. Hardware working. Clear, plastic handles also in good condition.	Good
Porches, stairs, rails	None		N/A
Detailing	Brick	Brick corbelling detail on second floor is in good condition.	Good
Site (pavement, grass, drainage, etc.)	Terrazzo under overhang, brick paver side walk	Terrazzo is broken up in a few places near the intersection of brick pavers. Brick pavers in overall good condition.	Good
Other	Metal Overhang	Underside of metal panels are warped, Structure is in good condition, no deflection. Small signs of water damage	Moderate
OVERALL CONDITION			Good
Comment/Interview:			
Neighboring Buildings: The building is neighbored by form stone buildings.			

Case Studies

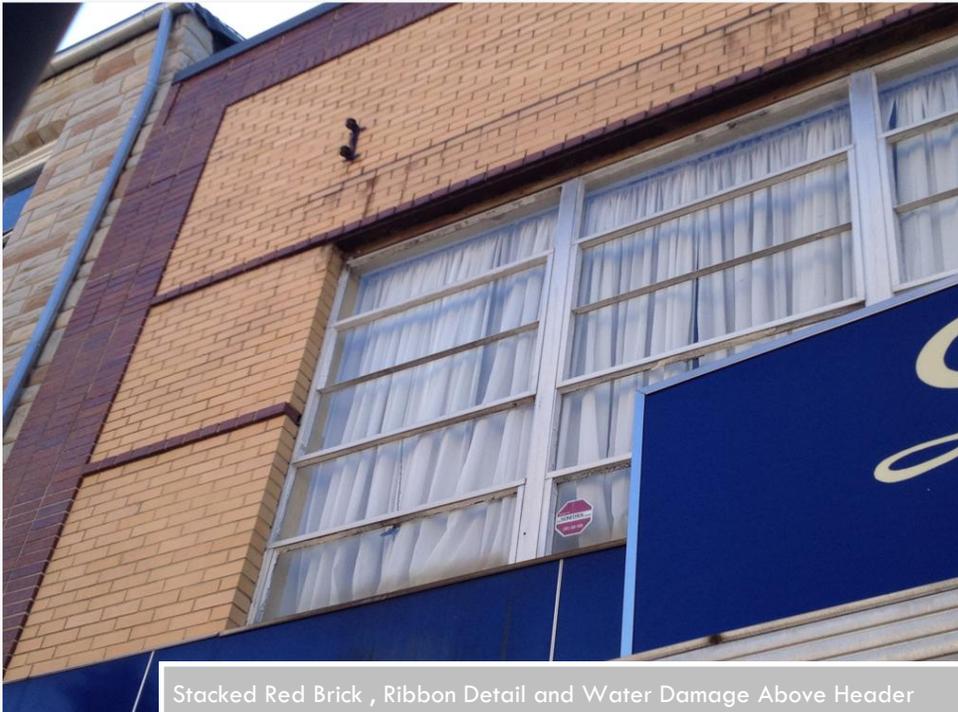
Figure 31 | 1315-1319 Existing Conditions Photos



1317 West Baltimore Street

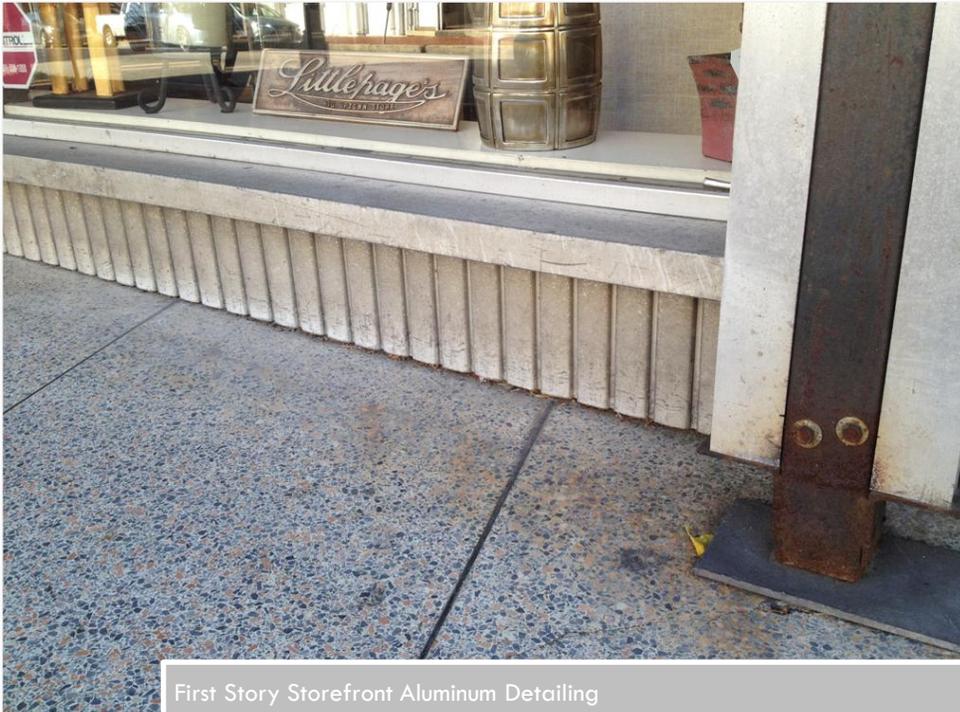


Signage and Awning Detail

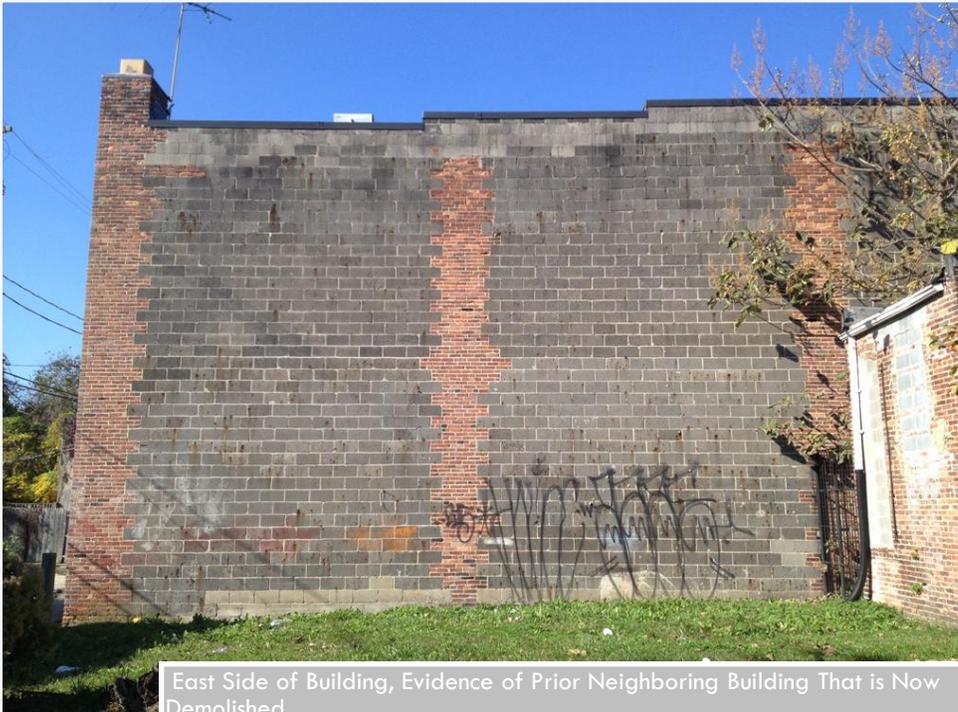


Stacked Red Brick , Ribbon Detail and Water Damage Above Header

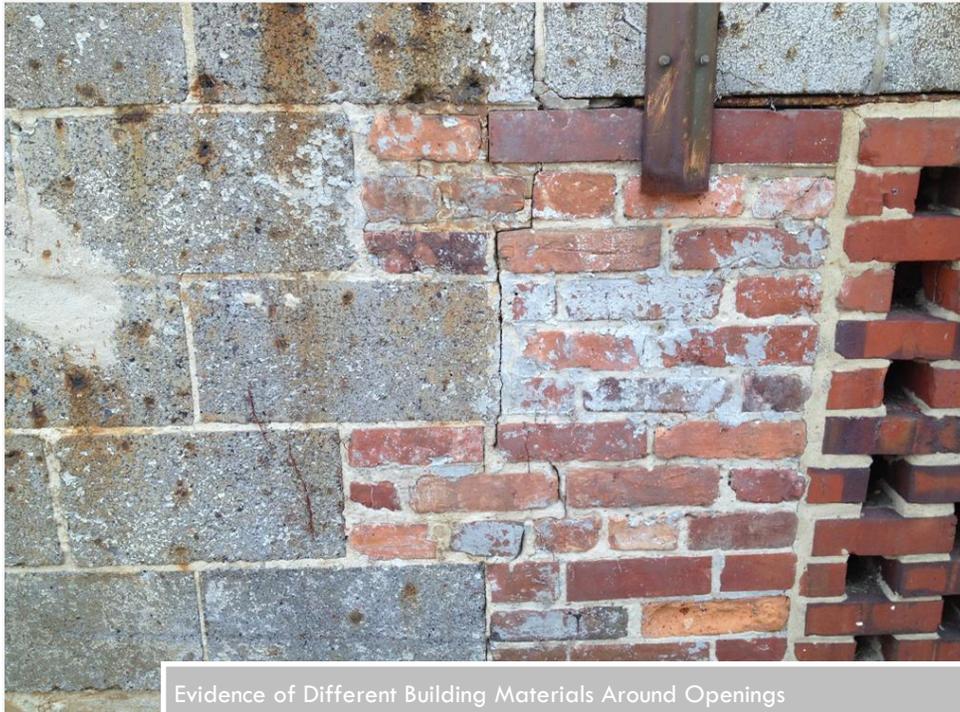
Case Studies



First Story Storefront Aluminum Detailing



East Side of Building, Evidence of Prior Neighboring Building That is Now Demolished



## CASE STUDY 2: 1400 W. BALTIMORE ST.

### HISTORY OF THE SITE

In many ways, the building at 1400 West Baltimore Street looks different today than in years past. A heavy metal door and bricked-up storefront create an uninviting atmosphere. However, a closer inspection of the entrance gives the onlooker a great deal of information about the history of the building, which was probably built in the early 1880s.<sup>1</sup> L.H. Newton & Sons is written in tile lettering on the front step, and the name Kreis is painted on the awning above the entrance. These are the names of two long-term owners of the building. According to property records, Louis H. Newton operated a stationary/toy store in this building from about 1885 through 1939.<sup>2</sup> “Just window shopping there was enough to waft any little girl into a fantasyland...” said one former Union Square resident who remembers the shop in the 1930s.<sup>3</sup> H.L. Mencken, a prominent American writer who grew up in Southwest Baltimore in the 1880s and 1890s, wrote about Newton’s toy store in his autobiography.<sup>4</sup> Like many of the



Figure 32 | 1400 West Baltimore St. in 1980

merchants on West Baltimore Street, Mr. Newton was of German descent. Census records indicate that Mr. Newton, his wife, and his parents were born in Maryland, and that his grandparents were born in Germany.<sup>5</sup>

In 1939, George and Edna Kreis bought the property and opened a drug store with a soda fountain, glass-topped tables, and curled iron chairs. Though it did not sell toys, Kreis’ attracted the neighborhood children with other delights such as ice cream sodas and chocolate sundaes.<sup>6</sup> Herbert and Lucille Schneyer purchased the property in 1951,

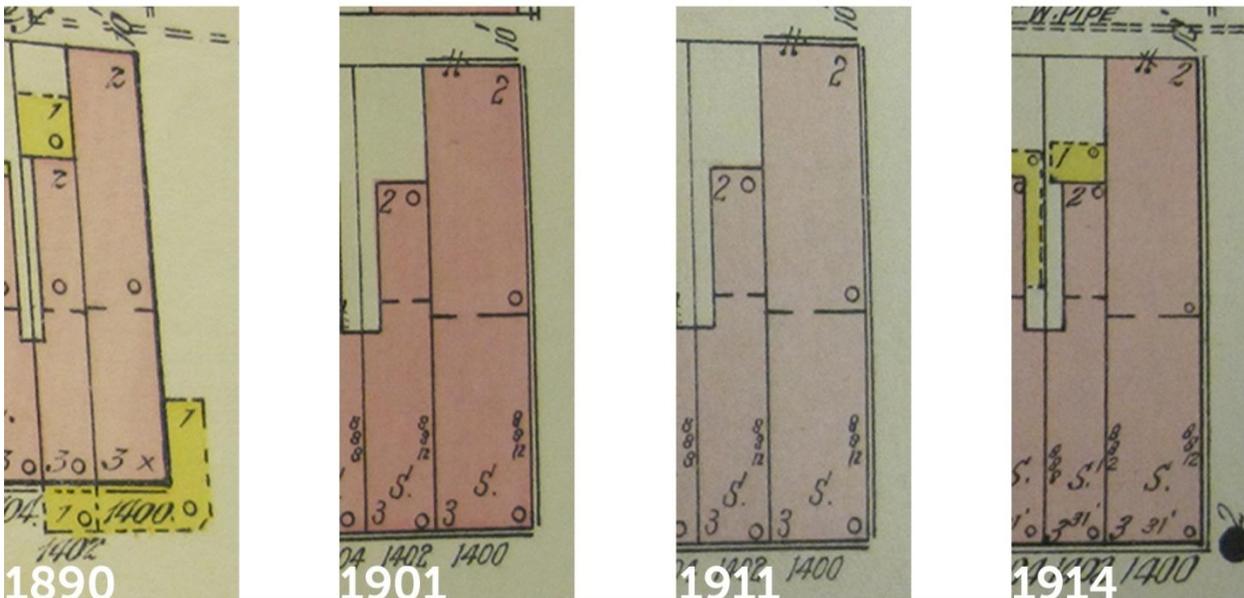


Figure 33 | Sanborn Maps for 1400 West Baltimore St. The “S” on the building at 1400 West Baltimore Street indicates that it operated as a store. This is in line with historic research, which reveals a number of long-time businesses at the property.

but continued operating it as Kreis Pharmacy until the late 1980s.<sup>78</sup> In 1988, Alfred and Benita Schwartzman bought the property and have operated it as a convenience store through the present.<sup>9</sup>

## NOTES

<sup>1</sup> Deed from William H. Jones and Laura Jones to John P.P. Jones and Mary A. Jones, March 18, 1883, Liber 959, Folio 493.

<sup>2</sup> Deed from John P.P. Jones and Mary A. Jones to Louis H. Newton and Mary J. Newton, February 6, 1885, Liber 1037, Folio 484; Deed from William E. Newton and Verna C. Newton to George J. Kreis and Edna G. Kreis, October 13, 1939, Liber 5967, Folio 515.

<sup>3</sup> Helen J. Rizzo, "I Remember:: Sights and Smells to Delight a Child on Baltimore Street" *The Sun* (Dec 2, 1973), SM2, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).

<sup>4</sup> H. L. Mencken, *Happy Days: Mencken's Autobiography: 1880-1892* (New York: Alfred A. Knopf, Inc. 1936), 15.

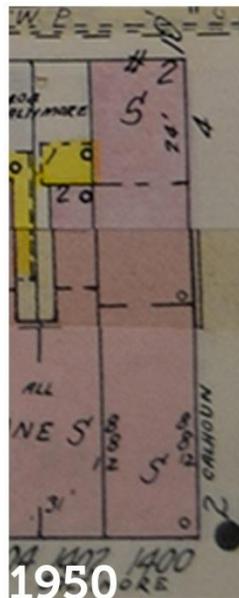
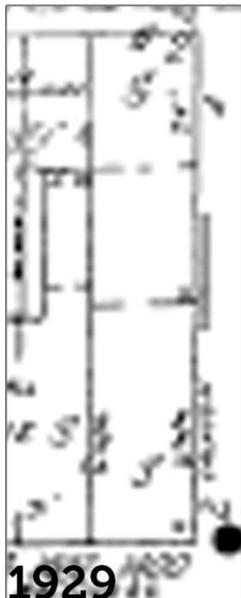
<sup>5</sup> 1910 United States Census, Baltimore, Maryland, 19<sup>th</sup> Ward, Sheet No. 7, April 22, 1910 .

<sup>6</sup> Rizzo, "I Remember," SM2.

<sup>7</sup> Deed from George J. Kreis and Edna G. Kreis to Herbert D. Schneyer and Lucille J. Schneyer, April 2, 1951, Liber 8401, Folio 135 and Deed from Lucille J. Schneyer to Benita R. Schwartzman and Alfred H. Schwartzman, June 27, 1988, Liber 1766, Folio 316-325.

<sup>8</sup> Jesse Glasgow, Ann Cooper, "Options: Home Early or Guard the Store," *The Sun* (Feb 12, 1983), B4, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).

<sup>9</sup> Deed, Liber 1766, Folio 316-325.



**BUILDING DOCUMENTATION FORM | MODERATE IMPROVEMENTS NEEDED**

GENERAL INFORMATION							
Date	October 12 <sup>th</sup> 2014						
Building Owner	Benita B. Schwartzman and Hillel R. Schwartzman						
Evaluator	Kara M. Johnston						
PROPERTY DESCRIPTION							
Street Address	1400 West Baltimore Street						
Approx. Date of Construction	1883						
Current Uses	Convenience store on ground floor/vacant above						
Parcel # 81920	Block: 197		Lot: 39				
Typology (circle one)	Two Part Comm. Block	Two Part Comm. Block (Corner Entrance)	Enframed Window Wall	Gable Roof	Two Part Vertical Block	Three Part Vertical Block	
				Public Building	Miscellaneous:		
Style (Circle one)	Federal	Greek Revival	Italianate	Second Empire	Second Ren. Revival	Neoclassical	Other:
Structure (circle one)	Yes		No	Notes:			
Occupancy (circle one)	Occupied		Vacant	Notes:			
Number of bays	3						
Number of floors	3						
Construction Type (circle one)	Brick		Wood	Stone	Other:		
Exterior Surface	Red, running bond brick						
Outbuildings (circle one)	Yes		No	Notes:			
General Description (highlight character-defining features)	West Baltimore Street Façade		Two part commercial block with corner entrance with distinctions on the upper two levels and the lower street level. The recessed corner entry is newer than the subsequent second and third floors brick. The first floor has one, barred, 8 foot window flanking a revealed wedge-entry at the corner of Calhoun and W. Baltimore with a heavy duty, single-swing, metal door. The recessed first floor allows the second story floor and a metal, vertical extension of the wood cornice with the name "Kreis", to cover the entry. The white marble entry stoop has white and red tiles constructed on top of it with name "L. H. Newton & Sons." There are four tie rods, secured with stars, at the second and third floors. There are 3, double-hung, one-over-one windows on each of the upper floors.				
<i>Character defining features: Significant visual elements that describe the building such as site, shape, openings, roof and related features. It also includes close range visual elements such as material, craftsmanship and finishes. (National Park Service, Preservation Brief 17)</i>							

	Rear Façade	The Calhoun side first floor consists of a three-story building to the South and two story building extending to the alley. The three story building has 3, double-hung, one-over-one windows on the second floor and again on the third floor The second story building has 7, second story windows, 1 vented opening and 2 heavy-duty, metal entry doorways and one, first story, barred, 8 foot window.	
	Other Façade(s)	The rear facade of the building has boarded up windows, remnants of a previous lean-to shed and a brick oven.	
Evidence of major renovations	First floor brick on corner of Calhoun and West Baltimore differs from the upper floors. Confirmed with owner after the wood storefront failed, he constructed a new brick façade (see photo). Remnants of a failed lean-to shed in the rear on masonry		
<b>CONDITION</b> <i>Based on visual inspection of exterior, from street level</i>			
<b>Element</b>	<b>Material</b>	<b>Condition Description</b>	<b>Rating</b>
Foundation	Unknown	No deflection on the exterior	Good
Roof (chimneys, gutters, flashing, etc.)	<b>Flat roof</b> with <b>parapet</b> . Wood <b>cornice</b>	No sign of damage at <b>flashing</b> or gutters, some rippling near rear. Chimney in good condition with no visible damage.	Good
Cornice (if applicable)	Wood cornice	Newly painted with brown paint, in good condition.	Good
Exterior Surface	Brick	Overall all exterior surface is in moderate condition. The south and east side have been newly tuck-pointed. However, about 30% of the brick is <b>spalling</b> and brick debris is surrounding building (see image). North façade has paint chipped and mortar loss.	Moderate
Windows  <i>Ground:</i> <i>Second:</i> <i>Third (if applicable):</i> <i>Fourth (if applicable):</i>	Ground: Metal, Glass  Second/Third: Wood, Glass	Ground: windows are new and protected by newly painted window bars. Second: Some windows have a protective metal grid backing them. No broken panels. Third: Windows are in poor condition. Plexi-glass has been installed over windows with spray	Moderate

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		adhesive.	
Doors	Metal, single-swing	Heavy duty security door has dents and graffiti. Hardware is working and door is functioning.	Moderate
Porches, stairs, rails	None		N/A
Detailing	Brick at Corner Entry	Brick is laid diagonally in plan at the corner entry and has minor water damage (See image)	Moderate
Site (pavement, grass, drainage, etc.)	Brick Pavers and Concrete Sidewalk	Brick pavers on West Baltimore Street in good condition. Concrete on the Calhoun Street side is cracking	Good
Other	Stoops, white marble with ceramic tiles. Ceramic tiling is red and white and spells a name on red.	Stoop is in good condition. Marble is clean and has no chips.  Ceramic tiles are clean, no tiles missing.	Moderate
<b>OVERALL CONDITION</b>			
<p>Comment/Interview: Owner confirmed he power washed yellow color off brick. He also confirmed that the second story residential units were vacant. It used to be residential rental units until he could no longer afford to repair them because of no rent received. Plexi-glass installed over windows may indicate the windows are no longer operable.</p> <p>Neighboring Buildings: The building is neighbored on the West side by a vacant masonry building with a wooden and glass store front.</p>			

Figure 34 | 1400 Existing Conditions Photos

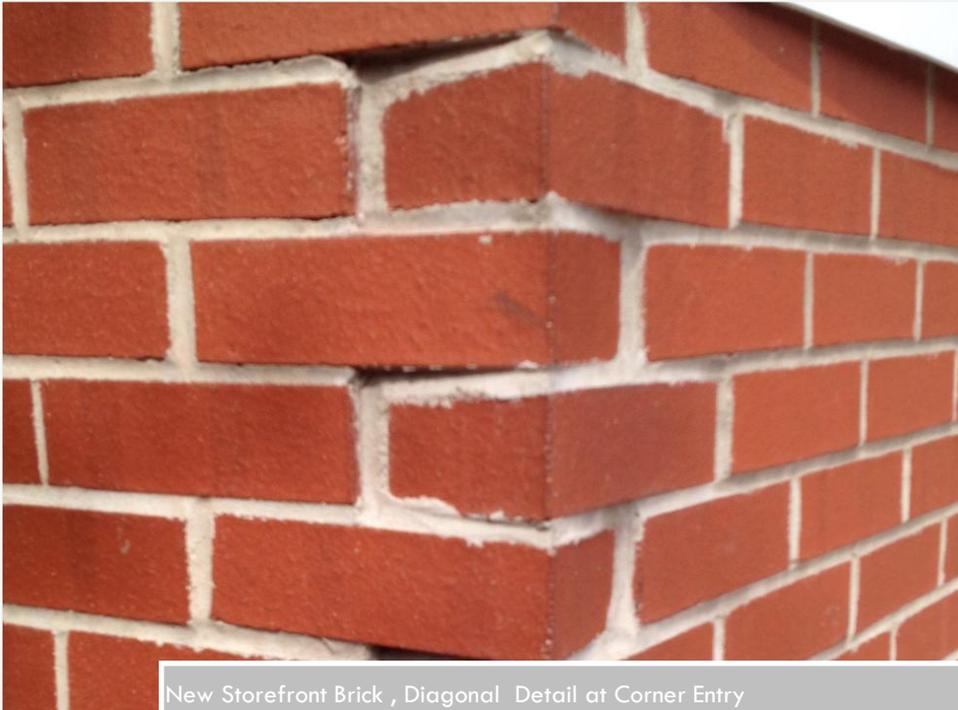


1400 West Baltimore Street

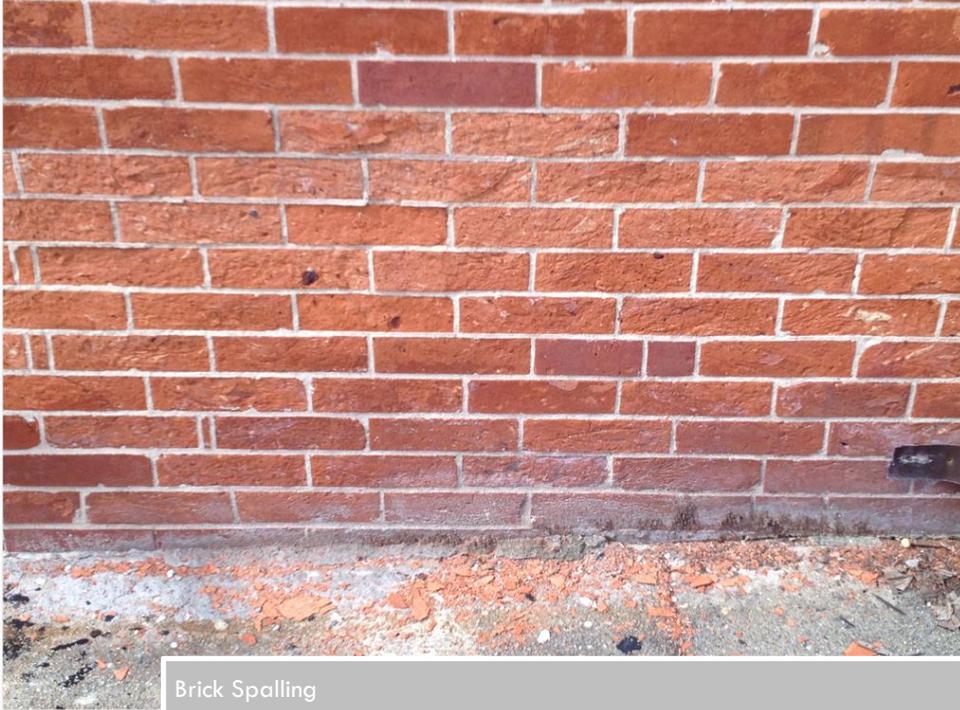
Case Studies



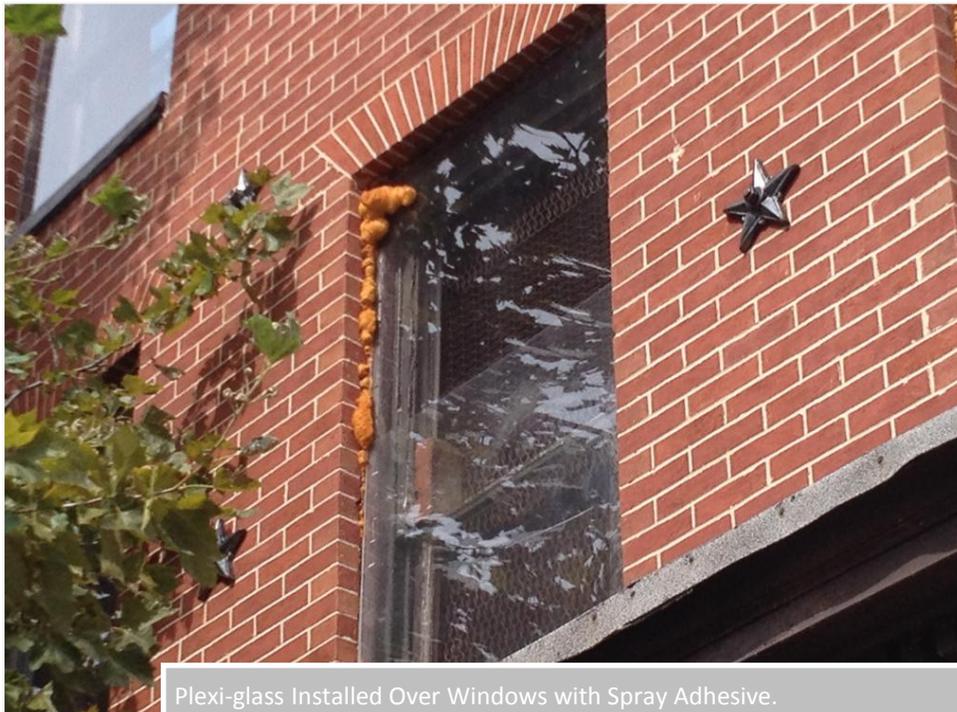
L. H. Newton & Sons Tiling on Marble Stoop



New Storefront Brick , Diagonal Detail at Corner Entry



Brick Spalling

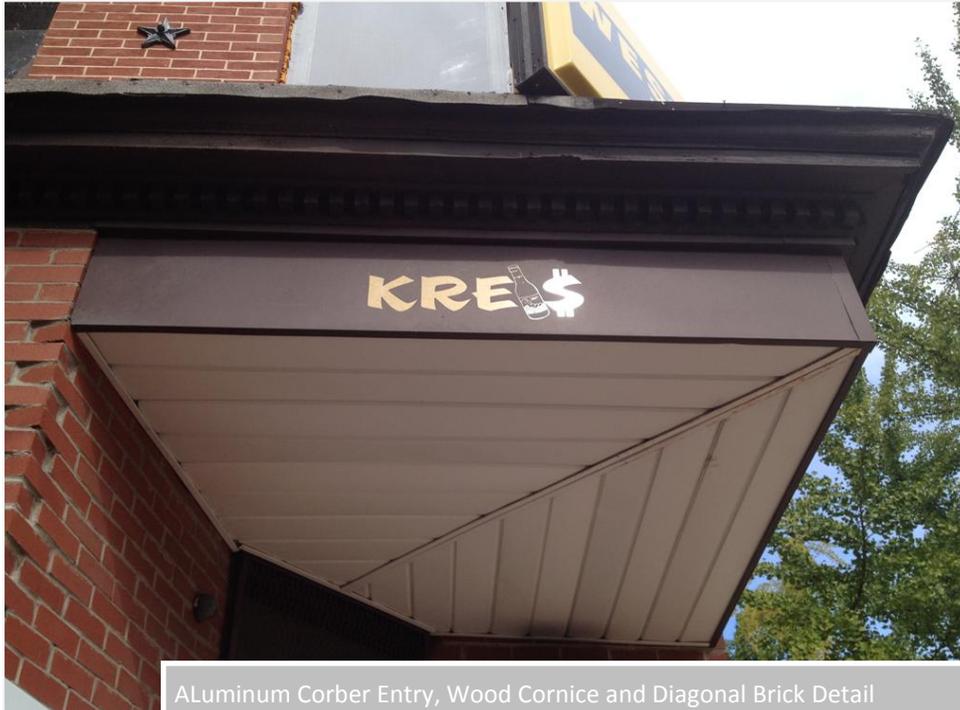


Plexi-glass Installed Over Windows with Spray Adhesive.

Case Studies



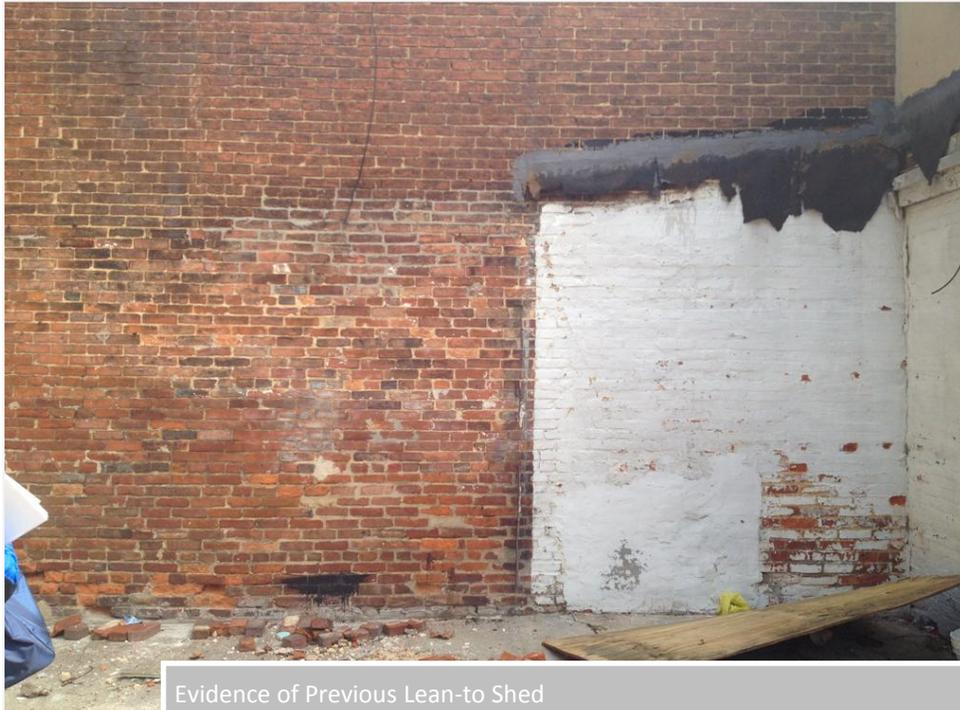
Brick Spalling



ALuminum Corber Entry, Wood Cornice and Diagonal Brick Detail



North Side of Two Story Brick Back Building, Paint and Open Mortar Joints



Evidence of Previous Lean-to Shed

### CASE STUDY 3: 1505-1507 W. BALTIMORE ST.

#### HISTORY OF THE SITE

The property at 1505-1507 West Baltimore Street was owned by confectioners, or candy manufacturers, for about a century, from the 1860s through the 1960s.<sup>1</sup> The property at 1505 was first owned by the Donnell family, who owned much of land in the area, including the property that became Union Square in the 1850s and sections of the commercial corridor of West Baltimore Street that were developed after the Civil War.<sup>2</sup> In 1869, Gothfried Jacobi bought 1507 West Baltimore Street. In 1886, Mr. Jacobi sold the property to George Blome, a German-American who had been living in the United States since 1844.<sup>3</sup> Mr. Jacobi and Mr. Blome had started a candy company and bakery in 1859. Following Mr. Jacobi's death, George Blome continued the business at the 600 block of West Baltimore Street, eventually adding his eldest son.

George Blome & Sons, Co. was one of the largest candy manufacturers in the country.<sup>4</sup> It appears that George Blome did not operate his business out of the building at



Figure 35 | 1505-1507 West Baltimore St. (Date Unknown)

1507, for he rented the space to Frederick Foes.<sup>5</sup> According to deeds and newspaper research, Foes started a candy company in 1886 called Fred Foes Candy Company.<sup>6</sup> In 1891, the company operated out of 1505.<sup>7</sup> Data in Sanborn maps (see Figure 36 below) supports what deed and newspaper

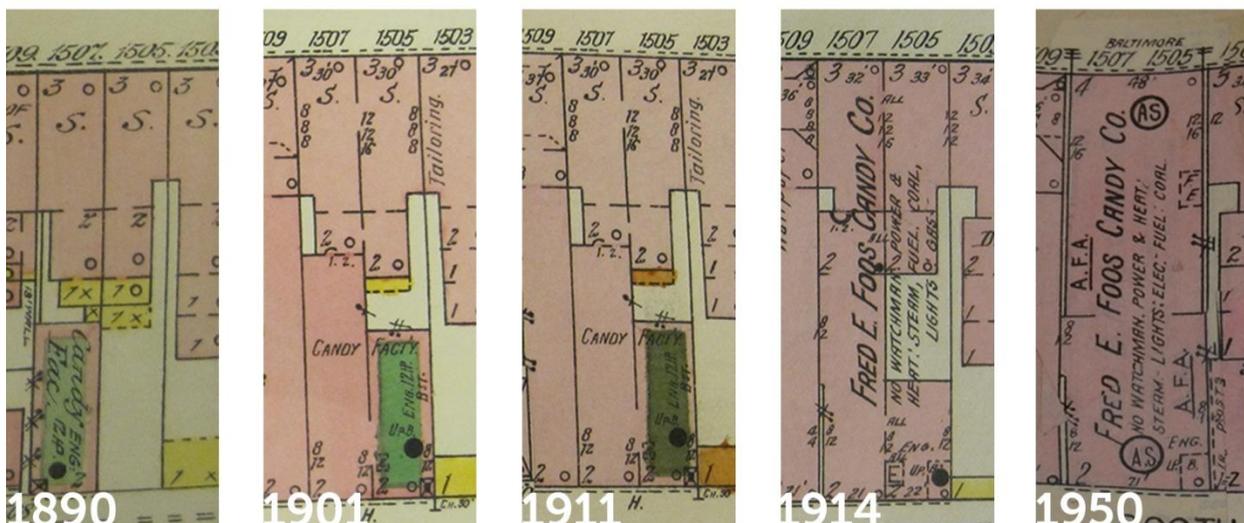


Figure 36 | Sanborn Maps for 1505-1507 West Baltimore St. The maps indicate candy operations at 1505 and 1507 West Baltimore Street. By 1950, Fred E. Foes Candy Company had reconstructed the individual properties of 1505 and 1507 into one facility.

research revealed. According to the maps, a candy factory was operating out of the back of 1507/1505 West Baltimore Street in 1890, 1901, and 1911. By 1914, it is clear that Fred E. Foos Candy Company has taken over all of 1507.

Like the Blomes, the Foos family was also of German descent. Fred's father, William, had arrived in the U.S. in 1846.<sup>8</sup> The family appeared to have close ties to the Blomes. In addition to Fred Foos being a tenant of George Blome, he was also pallbearer at his funeral.<sup>9</sup>

By 1932, 1505 and 1507 had been purchased by the Foos and reconstructed to form one building.<sup>10</sup> The foundation of the building bears two dates, 1886 and 1923, indicating that the buildings may have been joined as early as 1923. During the 1950s, the company continued to prosper, producing more than 98 million jelly beans a year. This was enough to fill the Easter basket of every child in America. Jelly beans were the company's specialty, but they also produced marshmallow eggs, spearmint leaves, orange slices, jelly drops, licorice babies, and jawbreakers.<sup>11</sup> In 1967, the Foos family sold the building to the Schott Paper Company, who operated their business there until the 1990s. Today, the building is occupied by the Mt. Nebo II Spiritual Baptist Church.<sup>12</sup>

## NOTES

<sup>1</sup> Deed from Joseph Osterhaus to Gothfried Jacobi, November 17, 1869, Liber 443, Folio 393; Deed from George N. Jacobi to George Blome, September 3, 1886, Liber 1109, Folio 202; and Deed from John H. Blome, et al to Frederick E. Foos, November 27, 1911, Liber 2703, Folio 44; Deed from Mamie Heinz, Stanley Foos, Margaret May Foos and A. Elaine Foos to The Schott Paper Company, July 13, 1967, Liber 2247, Folio 244.

<sup>2</sup> Deed from John S. Donnell, James I.S. Donnell, William Donnell, and Mary E. Donnell to Herman F. Radecke, September 16, 1867, Liber 349, Folio 337.

<sup>3</sup> Deed, Liber 1109, Folio 202;

<sup>4</sup> "FELL DEAD AT BREAKFAST: Mr. George Blome Expires-- Son On Wedding Trip" *The Sun* (Feb 13, 1902), 7, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).

<sup>5</sup> "WILL OF GEORGE BLOME FILED: It Leaves All His Property To His Widow And Children," *The Sun* (Feb 26, 1902), 7, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).

<sup>6</sup> Audrey Bishop, "Ninety-Eight Million Jelly Beans," *The Sun* (Apr. 21, 1957), M5, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).

<sup>7</sup> Deed from Herman Radecke to Fred E. Foos, September 28, 1891, Liber 1361, Folio 339.

<sup>8</sup> "WILLIAM FOOS," *The Sun* (Apr. 30, 1903), 7, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).

<sup>9</sup> "FELL DEAD AT BREAKFAST": Mr. George Blome Expires-- Son On Wedding Trip" *The Sun* (Feb 13, 1902), 7, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).

<sup>10</sup> Deed from William Heinz, Executor of Fred E. Foos, to William Heinz and Frederick W. Foos, March 29, 1932, Liber 5293, Folio 175

<sup>11</sup> Bishop, "Ninety-Eight Million Jelly Beans," M5.

<sup>12</sup> Deed from M. Henry Schott to Mt. Nebo II Spiritual Baptist Church, October 3, 1995, Liber 5232, Folio 171.



Figure 37 | Fred Foos's Super-Jells candy advertisement



Figure 38 | Image of Stanley Foos examining candy in a 1957 Baltimore Sun article

**BUILDING DOCUMENTATION FORM | SUBSTANTIAL IMPROVEMENTS NEEDED**

GENERAL INFORMATION							
Date	November 1 <sup>st</sup> , 2014						
Building Owner	Mt. Nebo II Spiritual Baptist Church						
Evaluator	Kara M. Johnston						
PROPERTY DESCRIPTION							
Street Address	1505 West Baltimore Street						
Approx. Date of Construction	1923						
Current Uses	Vacant, most recently Mt. Nebo II Spiritual Baptist Church						
Parcel # 111228	Block: 213		Lot: 3				
Typology (circle one)	Two Part Comm. Block	Two Part Comm. Block (Corner Entrance)	Enframed Window Wall	Gable Roof	Two Part Vertical Block	Three Part Vertical Block	Miscellaneous:
Style (Circle one)	Federal	Greek Revival	Italianate	Second Empire	Second Ren. Revival	Neoclassical	Other:
Structure (circle one)	Yes		No		Notes:		
Occupancy (circle one)	Occupied		Vacant		Notes:		
Number of bays	2						
Number of floors	4						
Construction Type (circle one)	Brick		Wood	Stone	Other:		
Exterior Surface	Red <b>running bond</b> brick; fine bricking detailing on pilasters and around openings. First story cornice is constructed from plywood, wood and metal. The roof cornice looks to be wood with possible metal detailing.						
Outbuildings (circle one)	Yes		No		Notes:		
General Description (highlight character-defining features)	West Baltimore Street Façade		Two part vertical block with vertical bays defined by 3 brick pilasters. The building is 4 stories; different dated cornerstone. The pilasters have inset rectangle brick detailing. The first floor has a central door with a glass transom and sidelights. On each side of the door is a brick infill wall. The first floor has a wide fascia that extends across the face of the building with metal patina. The second story has two bays of updated double-pane wood windows, each with four, floor to ceiling windows. The upper story spandrels have horizontal inset rectangle brick detailing. The third story has two bays of single pane windows with three, vertical wood mullions and three, thinner and unevenly spaced horizontal mullions. The fourth story window openings are semi-circular arches. The fourth story windows have two bays of				
<i>Character defining features: Significant visual elements that describe the building such as site, shape, openings, roof and related features. It also includes close range visual elements such as material, craftsmanship and finishes. (National Park Service, Preservation Brief 17)</i>							

		single pane windows with three, vertical, wood mullions and three, thinner and unevenly spaced, horizontal mullions. The top of the pilasters terminate in brackets which support the cornice.	
	Rear Façade	The rear facade building is CMU with brick surrounding the openings. There are three windows on the second floor with rusted bars and a central door and two flanking identical windows on the first floor. The loading door and the first floor is lofted 6 feet with open brick venting at the alley street level. The back of the building has a higher, four story portion to the north with two very large, single pane windows on the fourth and third stories. On the two story portion all the opening have a steel header and a concrete sill. There are two bays of four, four-over-four, double-hung windows on the second floor. There is loading dock and a large opening with plywood panel on the first floor.	
	Other Façade(s)	The exposed east side of the building has two horizontal steel supports spanning the gap to the next building, 6 windows and a door. The brick shows evidence of the now demolished neighboring building's material and shape including concrete and tar from the roof. The west side has been covered with concrete.	
Evidence of major renovations	Two cornerstones suggest different construction dates. First floor brick infill evident from different brick and unmatched joints. Plywood on first floor fascia is a recent fix. Back of building has a clear difference between the east and west portions as well as different types of brick and construction around openings. Tar marks on east side and east windows indicate that there must have been an opening, courtyard or even the neighboring building was taller in the rear.		
<b>CONDITION</b> <i>Based on visual inspection of exterior, from street level</i>			
<b>Element</b>	<b>Material</b>	<b>Condition Description</b>	<b>Rating</b>
Foundation	Stone	Stone foundation follows the slope of side walk accordingly. No signs of exterior settlement or large cracks.	Good
Roof (chimneys, gutters, flashing, etc.)	<b>Flat roof</b> asphalt	There are two trees growing from the fourth story indicating there must be water getting through. The lower two story south portion has a large hole in the roof. Gutters are completely rusted with holes. Flashing is peeling.	Substantial
Cornice (if applicable)	<b>Fascia</b> at first	First floor fascia is peeling, warping	Moderate

Case Studies

	<p>floor is wood and metal. Painted with a green patina color.</p> <p>Cornice is mostly tin, wood; painted with the same color.</p>	<p>and bending. It has evidence of water damage and its flashing has failed.</p> <p>Roof cornice has paint peeling off. Otherwise, in good condition.</p>	
Exterior Surface	Brick, glass, and polymer panel	Overall exterior surface is in moderate condition. Brick has water damage on spandrels and where center pilaster meets the first floor opening. Despite mortar loss, still in moderate condition in the front. The rear joints require substantial repointing; have many joints missing.	Substantial
<p>Windows</p> <p>Ground: Second: Third (if applicable): Fourth (if applicable):</p>	Glass, wood and metal	<p>Ground: Brick Infill</p> <p>Second: New wood windows but wood is exposed.</p> <p>Third: Boarded up, broken and missing window panels. Paint chipping off mullions.</p> <p>Fourth: Many broken windows and open to the elements. Paint chipping off mullions.</p> <p>All steel <b>headers</b>, spanning openings, are rusted.</p>	Substantial
Doors	Glass and aluminum. Single-swing with transom and sidelights	Glass door is in good condition. Hardware working.	Good
Porches, stairs, rails	None		N/A
Detailing	<p>Brick detailing: inset rectangles with protruding and recessed elements</p> <p>Roof Cornice: brackets with embedded leaves and buttons</p>	<p>Brick details are good condition but need tuck pointing.</p> <p>Metal roof cornice is in good condition but in need of a new coat of paint</p>	Moderate
Site (pavement, grass, drainage, etc.)	Brick pavers	Brick pavers in front are in good condition. Green patch in front is overgrown.	Good
Other	Neighboring empty side lot	Overgrown grass and construction debris fenced in with barbed wire	Dilapidated

	from demolition	and plywood.	
OVERALL CONDITION			Substantial
<p>Comment/Interview: Comment/Interview: Repair underway at time of observation. Owner calls the building the Wrigley building, like the gum, because of the candy factory that used to be there.</p> <p>Neighboring Buildings: The building to the west is a brick, two-part commercial block building. To the east is an empty lot with two horizontal steel supports spanning to the next building.</p>			

Figure 39 | 1505-1507 Existing Conditions Photos

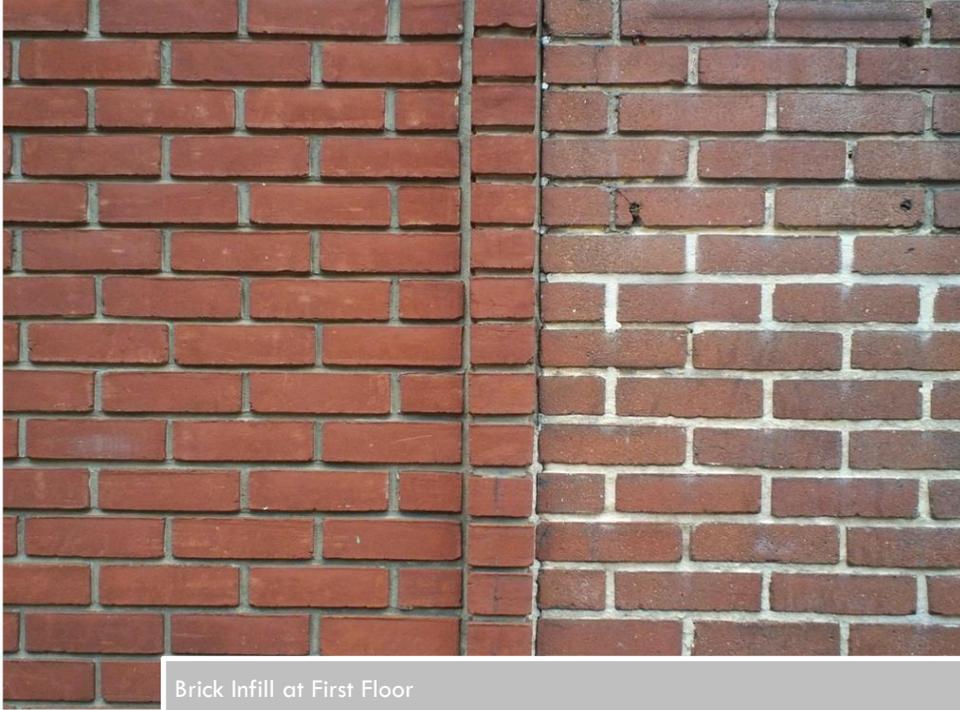


1505 West Baltimore Street

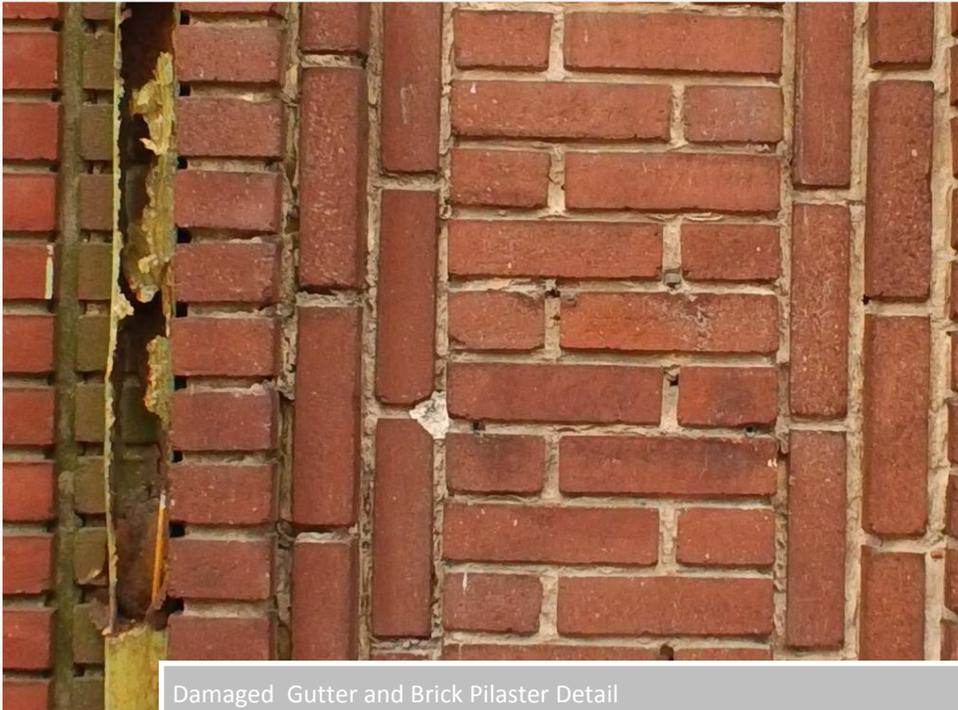


Damage at Cornice and Flashing

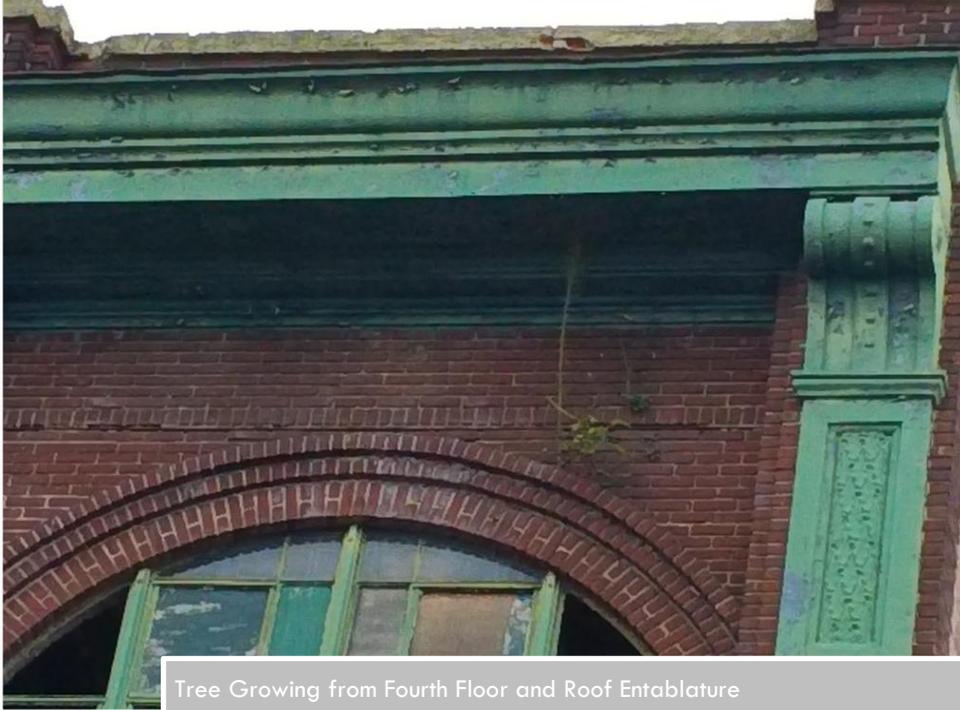
Case Studies



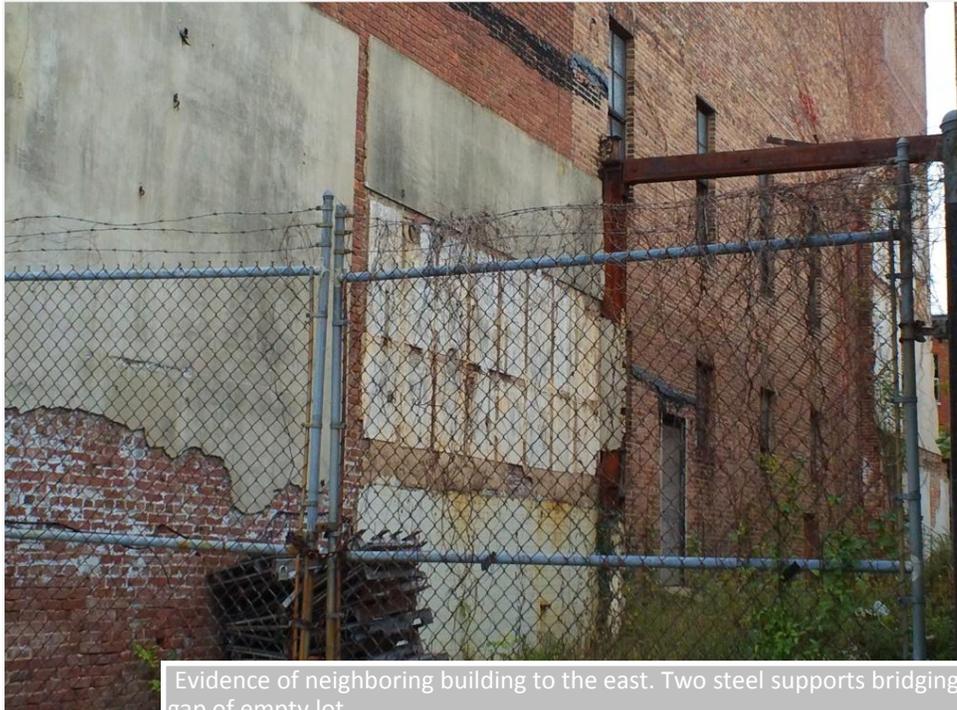
Brick Infill at First Floor



Damaged Gutter and Brick Pilaster Detail

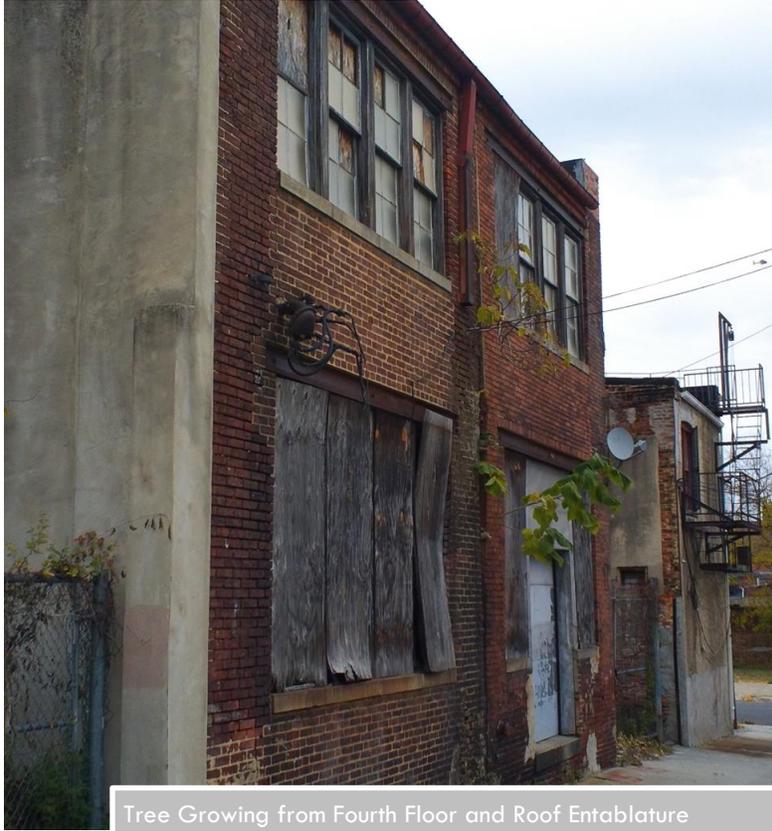


Tree Growing from Fourth Floor and Roof Entablature



Evidence of neighboring building to the east. Two steel supports bridging gap of empty lot.

Case Studies



Tree Growing from Fourth Floor and Roof Entablature



Rear Facade . Different Brick and Gap Between Buildings

1505-1507 West Baltimore St.

## CASE STUDY 4: 1525 W. BALTIMORE ST.

### HISTORY OF THE SITE

The property at 1525 West Baltimore Street tells the story of first- and second-generation merchant families that shaped the cultural and economic life of Southwest Baltimore. Throughout its history, the three-story brick row building, which features a store on the first floor and apartments on the second and third floors, was used by various merchants and served as the home of prominent local families.<sup>1</sup> According to deeds and newspaper research, the Knoop family owned the property from about the 1870s through the 1940s.<sup>2</sup> The Knoop brothers, John, Allmer, George, and Luder were born in Hanover, Germany and came to America in the mid-19<sup>th</sup> century. John Knoop's obituary states that the brothers were in business together for many years and that the firm was well known to the residents of West Baltimore. They were in the grocery business, operating stores throughout the city.<sup>3</sup>

The Knoop family owned many properties in Southwest Baltimore, including 1525, 1527 West Baltimore Street, and several on



Figure 40 | 1525 West Baltimore St. in 1980

Gilmer Street.<sup>4</sup> For example, in 1886, Allmer Knoop leased a property on the corner of West Baltimore and Gilmer Streets to be used as a post office. The post office operated out of the first floor and the superintendent lived with his family on the second and third floors.<sup>5</sup> This was not Knoop's only business venture, for dozens of classified ads in Baltimore Sun newspapers from the late 19<sup>th</sup> century advertise houses and stores for rent by the Knoop Brothers. A listing of members of the Grocers, Tea, and Provision Dealers Mutual Union from 1886 reveals the Knoop family's various businesses as well as their participation in the labor struggles of the time. Businesses on the list were fighting for earlier closing times.<sup>6</sup> As

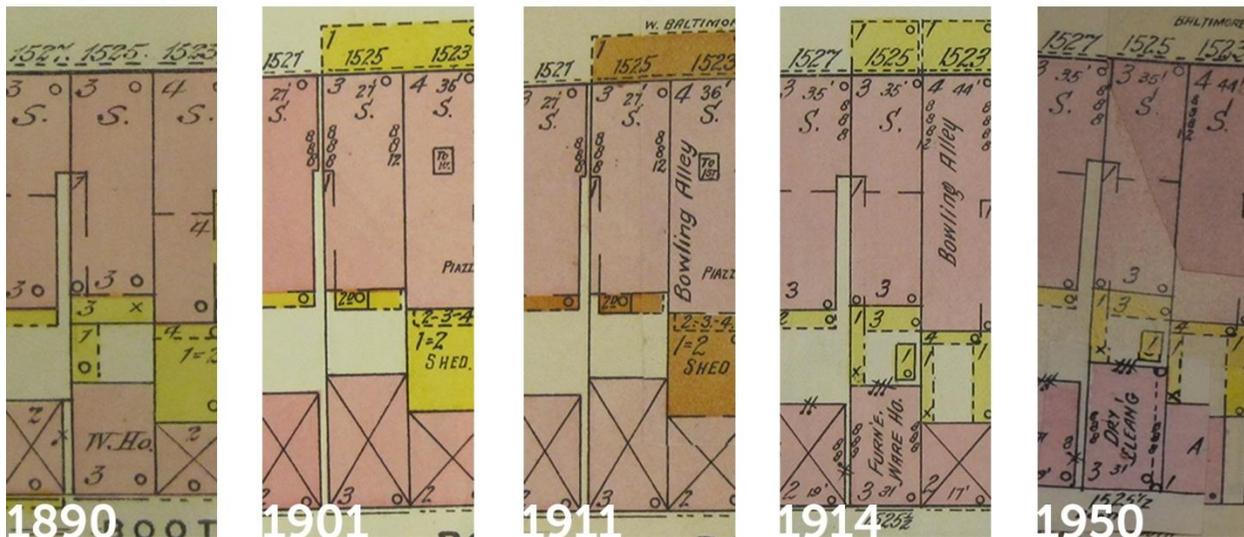


Figure 41 | Sanborn Maps for 1525 West Baltimore St.

George Bache Du Bois, Jr. discusses in *The Search for a Better Life: Baltimore's Workers, 1865-1916*, membership in labor organizations expanded dramatically in Maryland and the nation in 1886. The Baltimore Federation of Labor and the Knights of Labor set May 1, 1886 as the start of a massive drive to push for the eight-hour workday.<sup>7</sup>

Though the Knoops had many family members in Baltimore, they retained close ties to family and property in Germany. When Allmer Knoop died in 1903, he bequeathed a house in Hanover to his wife. He also left money to his nieces and nephews in Germany. The rest of his estate went to his brother Luder, who by this time had returned to Germany.<sup>8</sup>

The Knoops lived at 1525 West Baltimore Street at certain times and rented it out to businesses and residents at other times. The Knoops lived at 1525 in the 1880s; however, they rented the first floor retail space to the Roloson Bros. to operate a grocery store.<sup>9</sup> By the turn of the century, new families had moved into the building; in 1900, Augustus and Mary Mitten are listed as residing at 1525. Augustus' family was from Maryland; however, Mary's father was Irish.<sup>10</sup> During the 1920s, William and Rose Apps resided at 1525.<sup>11</sup> William had fought in the Spanish-American War, and, when he died in 1926, he was the last survivor of his infantry. After the war, William worked for many years at the Bartlett-Hayward Company.<sup>12</sup> In the 1940s, a tailoring business called Capitol Tailors occupied the ground-level retail space.<sup>13</sup>

Although the Knoop family had lived in Baltimore for over eighty years, in 1949, the United States government seized the property at 1525 West Baltimore Street. The deed states that the owners were residents of Germany and therefore they were nationals of a designated enemy country.<sup>14</sup> As the original Knoop brothers

passed away, interests in the property were probably passed on to relatives that lived in Germany. Anti-German sentiments were rampant in America at this time, as evidenced through real estate actions such as this as well as job discrimination. Sarah Littlepage, whose family has operated the furniture store Littlepage's on West Baltimore Street since the 1890s, remembers a German employee who experienced difficulties finding a job after the war. Littlepage's hired him and Ms. Littlepage said he was one of their most loyal employees, working for the store well into his seventies.<sup>15</sup>

NOTES

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- <sup>1</sup> “Classified Ad 17,” *The Sun* (Jun. 12, 1949), S29, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).
- <sup>2</sup> “Classified Ad 23,” *The Sun* (Jul. 21, 1875), 3, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988); Deed 7710, 389-394.
- <sup>3</sup> John H. Knoop, *The Sun* (May 12, 1902), 10, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988); United States Census record, 1880. Page Number?
- <sup>4</sup> “Display Ad 22,” *The Sun* (Dec. 16, 1876), 3, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988); LOCAL MATTERS, *The Sun* (Jul. 15, 1873), 1, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).
- <sup>5</sup> Anon. “A BRANCH POSTOFFICE: Definite Plan for the West Baltimore Postal Sub-Station and Other Matters Reported for the Baltimore Sun,” *The Sun* (Dec. 4, 1886), 6, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).
- <sup>6</sup> “Other 1” *The Sun* (Oct. 16, 1886), 1, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988)
- <sup>7</sup> Du Bois, *The Search for a Better Life*. 113.
- <sup>8</sup> “ALLMER KNOP'S WILL,” *The Sun* (Mar 18, 1903), 6, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).
- <sup>9</sup> 1800 United States Census, Baltimore, Maryland, 9<sup>th</sup> Precinct, 18<sup>th</sup> Ward, Sheet No. 8, June 2, 1880; R.L. Polk & Co.'s Baltimore City Directory for 1897, 1316
- <sup>10</sup> 1900 United States Census, Baltimore, Maryland, 7<sup>th</sup> Precinct 20<sup>th</sup> Ward, Sheet No. 1, June 1, 1900.
- <sup>11</sup> 1920 United States Census, Baltimore, Maryland, 19<sup>th</sup> Ward, Sheet No. 3, January 7, 1920.
- <sup>12</sup> “Philadelphian Appointed To New Hopkins Position,” *The Sun* (Jul.19, 1926), 20, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).
- <sup>13</sup> “Classified Ad 1,” *The Sun* (Jun. 27, 1945), 17, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988)
- <sup>14</sup> Vesting order, November 15, 1948. Liber 7710, Folio 389-397. Accessed via MDLandRec.Net.; Indenture between the Attorney General of the United States, Office of Alien Property, Department of Justice, Washington, D.C. and Isidore Weinstein, September 30, 1949. Liber 8136, Foilo 147-149. Accessed via MDLandRec.Net.
- <sup>15</sup> Kara Johnston Interview Sarah Littlepage, November 7, 2014, copy in author's possession.

**BUILDING DOCUMENTATION FORM | DILAPIDATED (IMMEDIATE THREAT)**

GENERAL INFORMATION							
Date	November 1 <sup>st</sup> , 2014						
Building Owner	Chang Un Kim and Duk H. Kim						
Evaluator	Kara M. Johnston						
PROPERTY DESCRIPTION							
Street Address	1525 West Baltimore Street						
Approx. Date of Construction	Late 19 <sup>th</sup> Century						
Current Uses	Vacant, most recently was Dry Cleaning						
Parcel # 53932	Block: 213		Lot: 13				
Typology (circle one)	<input checked="" type="radio"/> Two Part Comm. Block	<input type="radio"/> Two Part Comm. Block (Corner Entrance)	<input type="radio"/> Enframed Window Wall	<input type="radio"/> Gable Roof	<input type="radio"/> Two Part Vertical Block	<input type="radio"/> Three Part Vertical Block	
				<input type="radio"/> Public Buildings	<input type="radio"/> Miscellaneous:		
Style (Circle one)	<input type="radio"/> Federal	<input type="radio"/> Greek Revival	<input checked="" type="radio"/> Italianate	<input type="radio"/> Second Empire	<input type="radio"/> Second Ren. Revival	<input type="radio"/> Neoclassical	<input type="radio"/> Other:
Structure (circle one)	<input checked="" type="radio"/> Yes		<input type="radio"/> No		Notes:		
Occupancy (circle one)	<input checked="" type="radio"/> Occupied		<input checked="" type="radio"/> Vacant		Notes:		
Number of bays	3						
Number of floors	3						
Construction Type (circle one)	<input checked="" type="radio"/> Brick		<input type="radio"/> Wood	<input type="radio"/> Stone	<input type="radio"/> Other:		
Exterior Surface	Red <b>running bond</b> brick with, brick, wood and glass storefront. Wood entablature above ground floor with wood entry door. Roof cornice is wood.						
Outbuildings (circle one)	<input type="radio"/> Yes		<input checked="" type="radio"/> No		Notes:		
General Description (highlight character-defining features)	West Baltimore Street Façade		Two part commercial block with horizontal zones between the two upper and lowest floors. The first floor contains three, single pane, storefront windows resting on a red brick 3 foot wall. Two of the windows protrude outwards creating a covered entry at the off-center entry. The other, smaller window- to the east side of the large east window-sits flat against the facade and above a marble stoop, indicating it may have been a door at some point. On the first floor, all glass is covered with metal caging. A 1 ½ foot wooden fascia spans the facade. The second floor and third floor each contain 3 equally spaced windows, 6 in total, with jack arches above them and a masonry sill. There is no glass in windows, just plywood sheets. The roof cornice has 8 brackets.				
<i>Character defining features: Significant visual elements that describe the building such as site, shape, openings, roof and related features. It also includes close range visual elements such as material, craftsmanship and finishes. (National Park Service, Preservation Brief 17)</i>							

Case Studies

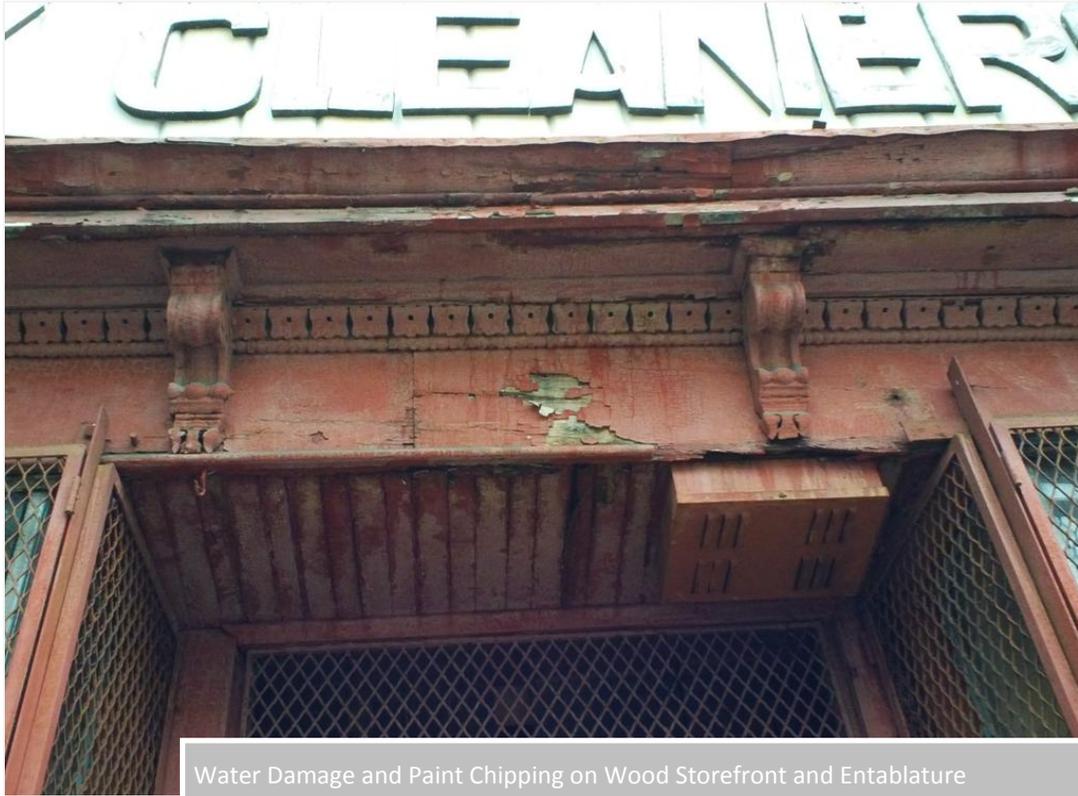
	Rear Façade	The rear facade of the building is CMU, brick and concrete. The three story north and south pieces of the property are connected by a one story building piece. The south portion or alley-facing building, contains a covered lift hook and 4 windows, 2 symmetrically placed on both floors. It also has a boarded up door opening. The North three story building has 4 windows, symmetrically placed on both the second and third floors. There also looks to be a metal side porch on the west side of the north building.	
	Other Façade(s)	East and West facades are partially exposed and have been covered with concrete.	
Evidence of major renovations	Asymmetrical entry with a current concrete stoop and marble stoop below smallest window may indicate the marble stoop and window were once a door opening. The concrete and masonry fill in the back of the property indicate issues with wall or unintended exposure of wall by neighboring demolitions.		
<b>CONDITION</b> <i>Based on visual inspection of exterior, from street level</i>			
<b>Element</b>	<b>Material</b>	<b>Condition Description</b>	<b>Rating</b>
Foundation	Masonry and Concrete	Brick storefront foundation follow slope of side walk accordingly. No signs of exterior deflection	Good
Roof (chimneys, gutters, flashing, etc.)	<b>Flat roof, asphalt</b>	Sun is shining to bottom floor of building. Looking through the window, the floors have collapsed inwardly into the building. The roof no longer exists. The roof on the one story piece has also caved in. The south, three story alley building is the one part that still has a roof. One gutter the west of front façade in good condition.	Dilapidated
Cornice (if applicable)	<b>Fasica</b> at first floor and roof cornice, both wood	First floor fascia has peeling, cracking and evidence of water damage; warping and bowing. Roof cornice has major peeling. Paint only remains on the underside.. There is horizontal cracking.	Substantial
Exterior Surface	Brick, wood and metal	Overall all exterior surface has substantial deterioration. The first story bricks have little or no mortar in joints. The wooden fascia and	Substantial

		entry door paint is peeling, both are warping, cracking and have signs of wood rot. Second story brick seems to be in better condition although paint chipping is evident.	
Windows  <i>Ground:</i> <i>Second:</i> <i>Third (if applicable):</i> <i>Fourth (if applicable):</i>	Glass, and metal	Ground: Windows are dirty and water damaged. The west window is almost entirely gone. The metal cage window protection is rusted. Second: Windows are gone and have been covered with plywood panels. The plywood panels are broken and falling off. Third: Windows are gone and have been covered with plywood panels. The plywood panels are broken and falling off.	Dilapidated
Doors	Wood	Wooden entry door has very large gap between wooden plank floor and concrete stoop at threshold, exposing the floor construction and below. The door is splintering, and is heavily damaged at the bottom.	Dilapidated
Porches, stairs, rails	Side porch in back, metal	Unable to tell.	N/A
Detailing	None		N/A
Site (pavement, grass, drainage, etc.)	Brick pavers	Brick pavers in front are in good condition.	Good
Other	Stoops, concrete and white marble	Concrete stoop entry in good condition. Marble stoop is significantly bowing and is heavily graphitized.	Substantial
<b>OVERALL CONDITION</b>			<b>Dilapidated</b>
<p>Comment/Interview: The building has a red "X" put on doorway indicating the building is unsafe for fire fighters and entry. The floors have completely collapsed.</p> <p>Neighboring Buildings: The building has a red brick, two-part commercial block buildings on both sides.</p>			

Figure 42 | 1525 Existing Conditions Photos



1525 West Baltimore Street



Water Damage and Paint Chipping on Wood Storefront and Entablature

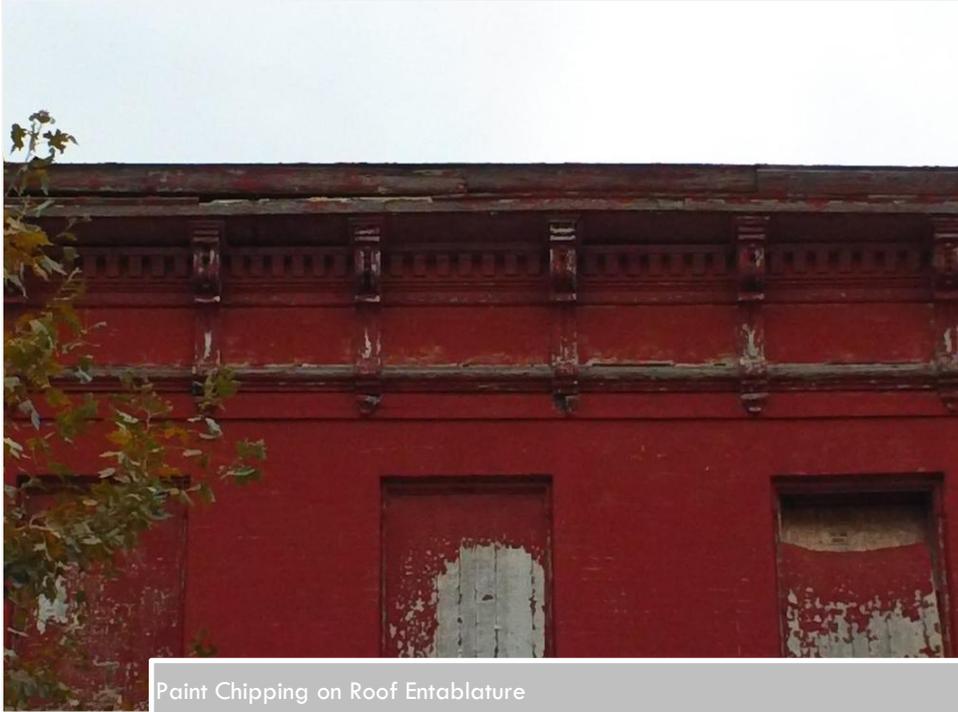
Case Studies



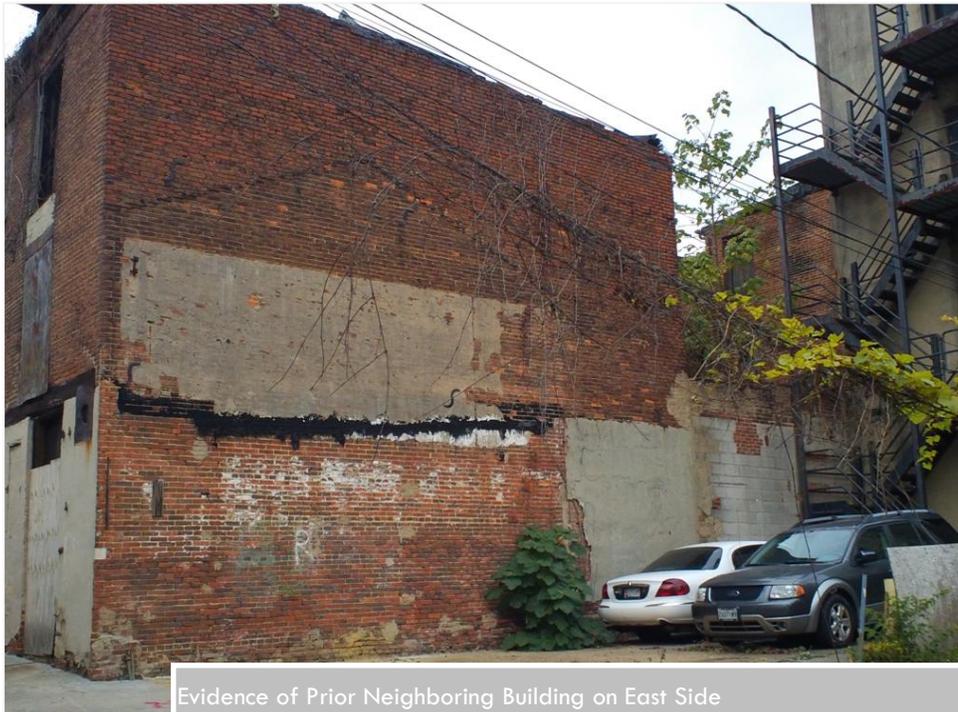
Damaged Entry Door and Gap at Threshold



Sunlight Shining Through Collapsed Flooring Behind Dry Cleaning Counter



Paint Chipping on Roof Entablature



Evidence of Prior Neighboring Building on East Side



Tree Growing from Fourth Floor and Roof Entablature

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# **RECOMMENDATIONS**

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The following recommendations represent an application of the toolkit beyond the scope of written resources. They are a continuation of the work here provided and a method for activating and disseminating that information. To capitalize on the momentum surrounding the publication of the toolkit and the Southwest Partnership Masterplan, we have provided a proposed implementation timeline (Figure 43).

### **INCORPORATE SOUTHWEST HISTORY INTO EXISTING RESOURCES**

The history and case studies provided in this toolkit can be used to augment current efforts to create walking tours in the neighborhood. Tours could be geographically or theme based. Themes to consider may be: commercial establishments, the German and/or immigrant experience in Southwest, or connections to the furniture industry.

This history can also be published on Baltimore City websites to reach an even larger audience. We also recommend working with Baltimore Heritage to add the Southwest history to their expanding neighborhood history pages and Explore Baltimore App.

### **ORAL HISTORY INITIATIVE**

Southwest has been largely underrepresented in local and Baltimore history. There are gaps in the written record, particularly from the 1970's to the present, which can be addressed by a series of oral history interviews. We suggest that the Southwest Partnership reach out and foster connections with local institutions, such as the University of Maryland Baltimore County Oral History Program, to achieve this.

To kickstart the oral history initiative, we recommend hosting a block party along West Baltimore Street featuring story circles

(people describing their experiences pertaining to a particular topic), local food, and local music. This block party should be used to generate interest not only in the oral history initiative, but also in the building documentation survey, and to assemble a group of volunteers for both.

### **BUILDING DOCUMENTATION SURVEY**

We completed several building documentation assessments in order to jump start the survey along the commercial corridor and to provide examples of how the assessment should be completed. The studio group proposes that Southwest Partnership draw on its own resources – architects, engineers, etc. – to train the surveyors. We recommend establishing a partnership with the local high school to help students achieve their Service Learning requirements. The building documentation survey may also qualify as a STEM program for students (Science, Technology, Engineering, Math). By becoming involved, local students become invested in their neighborhood while gaining skills and knowledge about the built environment.

The survey should be used to develop the proposed website database, where individual forms can be stored on each property page for any stakeholder to use in future decision making. Information gleaned from building documentation may also expand upon the neighborhood's or individual buildings' history.

As the building documentation data is compiled, it should be analyzed to provide a better understanding of the existing building stock and action needed. This analysis may identify zones of action, which would define areas of immediate and moderate need to provide a focus for revitalization.

## Timeline for Implementation (in Months)

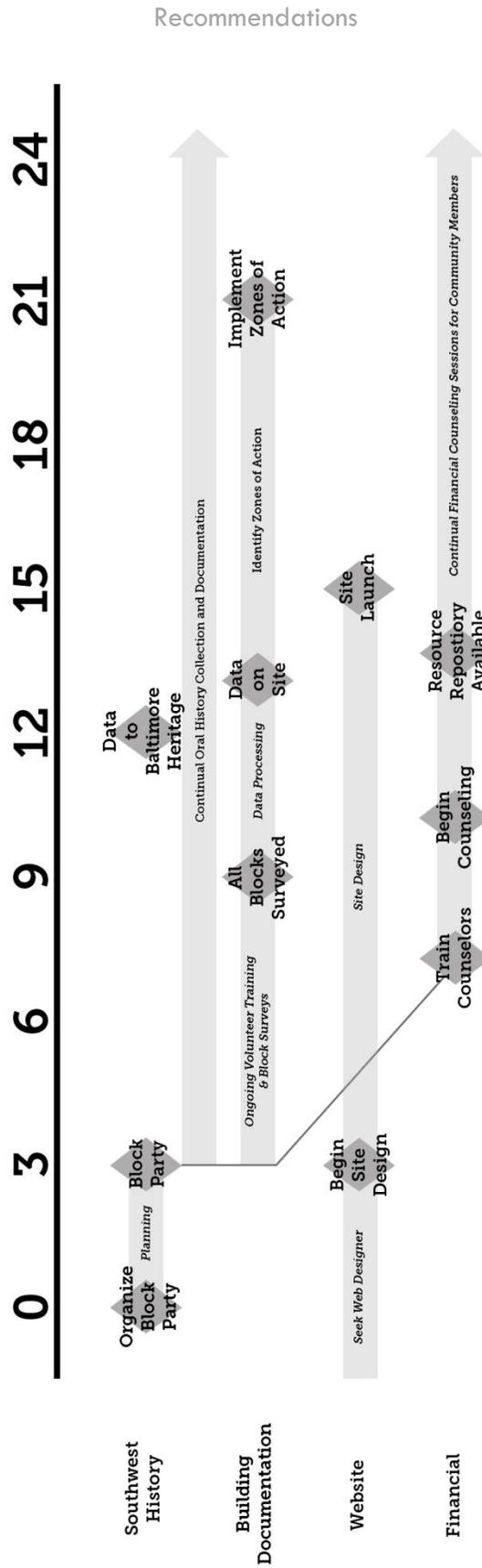


Figure 43 | Timeline for Recommendation Implementation

## FINANCIAL ASSISTANCE

Professional assistance for financing could be housed within several different local organizations. As each property is different, funding for each project cannot subscribe to a one-size-fits-all model. By being provided with individualized assistance, projects have a greater chance of occurring and investment taking place in the community. While individual assistance is an invaluable resource, a supplementary program of neighborhood informational sessions would provide a broad base of rudimentary knowledge in how to finance projects for the community.

To achieve the goal of offering financial counseling to the community, we propose a partnership between local organizations and a team of graduate students to educate the community. The Neighborhood Design Center or the Learning Bank of COIL could serve as the hosts of the organization. A multi-disciplinary group of students from the University of Maryland, College Park, along with neighboring universities, can serve as the educators for the program.

In addition to counseling, we recommend developing a repository of information from various sources including national sources and locally produced literature that will provide a library of knowledge to assist in the beginning stages of rehabilitation. This repository can be expanded and updated over time to reflect current opportunities and chances for local engagement. A web based element of the repository on the proposed website database would allow 24/7 access to programs available for community investment.

## WEBSITE DATABASE

We propose the creation of a website database for Southwest Baltimore encompassing all of the resources in the toolkit and recommendations. Integral to the

website is a GIS mapping system that will allow the user to select neighborhoods and properties and immediately have access to all of the attached building and historical information for that site. The following pages contain an outline of the proposed website and a visual storyboard. We recommend utilizing local talent or partnering with web design students to construct the final database.

## WEBSITE OUTLINE

### Home

- Welcome statement
- Map of Southwest neighborhoods → click neighborhood to link to page

### About

#### Southwest Baltimore

- “Evolution of a Neighborhood” history

### Neighborhoods

- Page for each of the seven neighborhoods with:
  - Descriptions
  - Map of neighborhood → click on property to link to page
  - “Your Stories” section for community to share
- Page for each property with:
  - Description
  - Slideshow of photos and maps
  - Links to building documentation
  - “Your Stories” section for community to share

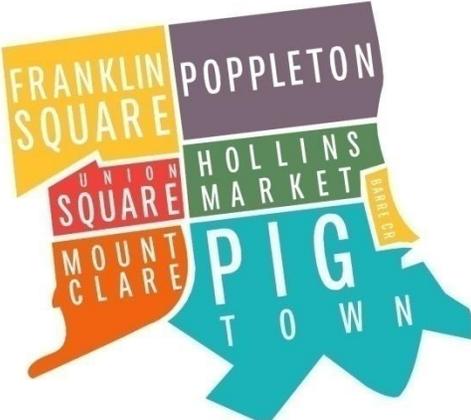
### Resources

- Financial Tools Repository
- Building Documentation Training
- Relevant Links – Southwest Partnership, Baltimore Heritage Tours

Home Page, click on a Neighborhood

# SOUTHWEST BALTIMORE

[ABOUT](#) [SOUTHWEST BALTIMORE](#) [NEIGHBORHOODS](#) [RESOURCES](#) [CONTACT](#)



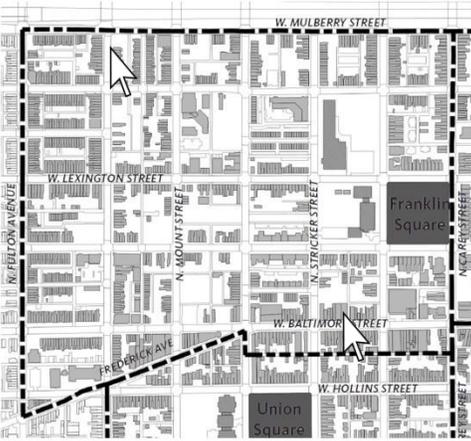
## WELCOME TO SOUTHWEST

This is your place to learn about your community, share your stories, memories, and more! Click on a neighborhood to get started.

Neighborhood Page, click on a Property

# SOUTHWEST BALTIMORE

[ABOUT](#) [SOUTHWEST BALTIMORE](#) [NEIGHBORHOODS](#) [RESOURCES](#) [CONTACT](#)



## FRANKLIN SQUARE

Franklin Square is a historical and ideal urban community. This greatly admired community is located blocks away from the main Baltimore City Commuter thoroughfare known as Route 40 which extends to Martin Luther King Jr. Boulevard. A historical community, Franklin Square received its name from Franklin Square Park. The park is the oldest of six mid-19th century hilltop squares in the city. The Douglass Theater, forerunner to the Royal Theater, was located on Gilmore Street near Saratoga Street. Franklin Square Apartments, the 65-unit apartment house on Saratoga and Mount Street, was built in 1888 as Coppin Normal School. Today it is known as Coppin State College. Coppin Normal School was one of the first public schools with an African American staff. Saint Martins Church located at Fulton and Fayette Streets is the neighborhood's oldest continuous church congregation. Franklin Square Hospital on Calhoun and West Fayette Streets was built in 1898. The hospital moved to Baltimore County in the mid 1960's. *(From LiveBaltimore.com)*

[CLICK ON A PROPERTY TO LEARN MORE](#)

## YOUR STORIES

**John Smith**  
"I remember living at Franklin Square as a boy and walking to Baltimore Street every Saturday with my mother while she did her

Property Page, click through the image slideshow to see more

**SOUTHWEST BALTIMORE** ABOUT SOUTHWEST BALTIMORE NEIGHBORHOODS RESOURCES CONTACT



**1428 WEST BALTIMORE STREET**

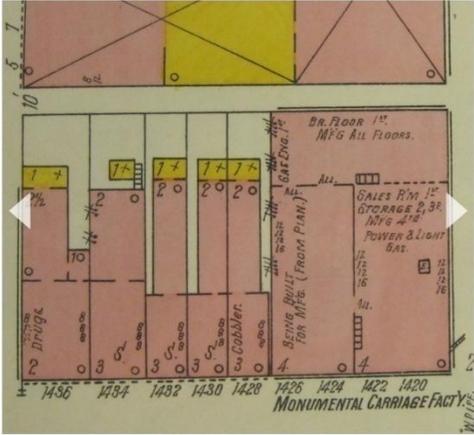
Date:  
Style:  
Use:

Summary Info from property spreadsheet; text can include links to PDF newspaper articles, etc.

**YOUR STORIES**

**Laura Rauber**  
"Here is a photo of my grandparents when they ran a furniture shop in this building. They lived with my father and aunt on the two floors above."

**SOUTHWEST BALTIMORE** ABOUT SOUTHWEST BALTIMORE NEIGHBORHOODS RESOURCES CONTACT



**1428 WEST BALTIMORE STREET**

Date:  
Style:  
Use:

Summary Info from property spreadsheet; text can include links to PDF newspaper articles, etc.

## Conclusion

At its core this project seeks to stabilize a community with a rich past. It is not a vehicle for gentrification; rather its driving forces are already located in the neighborhood: a history of a commercial past, a workable building stock, and a group of dedicated individuals looking to increase the quality of life in an area that has for so long been underserved.

As the recommendations illustrate, the toolkit is not just about documenting the existing building stock. Rather, we see it as a way to build community. Before, the neighborhood lacked a comprehensive history and was underrepresented in any city of Baltimore narrative. This project now fills in key information about the neighborhood's past. Rather than being a one-time read, it is a resource that can benefit the community for years to come.

Our research reveals that West Baltimore Street was a vibrant place, a melting pot of races, classes, ethnicities, and industries. It served as a connector between the communities of Franklin and Union Squares, bringing different people together in a dynamic commercial environment. It is our hope to see the street revitalized and communities again bridged.

Though the social history may be its greatest asset, the most tangible resource the community has is its building stock. Rowhouses benefit from a unitized construction: many can be combined with adjoining units and can be expanded further back into their lots. Moreover, they are inherently mixed use, with residential units above commercial space. This building type accommodated and attracted investment and entrepreneurship, and brought vibrancy to the street. Designers and developers across the country are seeking this vibrancy today through an urban design movement called New Urbanism. New Urbanism promotes walkability, mixed-use,

diversity, mixed housing, quality architecture, and density. There is no need to develop a New Urbanism in Southwest Baltimore, as the original urban fabric provides all of these qualities.

It is our hope that this toolkit can be a vehicle for community involvement. The toolkit provides a simple method to investigate and categorize the buildings on West Baltimore Street. This documentation can be carried out by community members, such as high schools students or retirees. We see this as developing social capital for the neighborhood. Over time this capital will manifest itself in greater opportunities for the neighborhood, including increasing awareness of the community and career opportunities.

While our study has been on Southwest, that does not mean that the work cannot impact the Baltimore community as a whole. The format developed within the toolkit is easily transferrable to other neighborhoods, both in the city and nationwide.

In the revitalization of a neighborhood such as Southwest, research is paramount. While the evolution of the neighborhood is included, it should in no way be considered a final version. History is dynamic, and the addition of further research will only provide a richer context for the neighborhood for years to come. We envision a citywide database, linked to GIS maps, that documents not only the building stock, but also the network of streets and open spaces. Data from the toolkit would be the foundation for the database, but its success would depend upon community member contribution of time and information. This would provide a tremendous resource for researchers, students, city officials, and citizens. It would provide a platform for developing and distributing a comprehensive urban history and allow neighborhoods to develop their own stories within it.

## Recommendations

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# APPENDICES

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# A | **SANBORN MAPS**



# KEY

<p>HEIGHT OF BUILDING IN FEET</p> <p>(C.B.)</p> <p>NUMBER OF STORIES</p> <p>BASEMENT</p> <p>BRICK BASEMENT S.B.</p> <p>STONE</p> <p>FRAME PARTITION</p> <p>SLATE OR METAL ROOF</p> <p>COMPOSITION ROOF</p> <p>SHINGLE ROOF</p> <p>BRICK 1ST</p> <p>D = DWELLING</p> <p>F = FLAT</p> <p>S = STORE</p>	<p>Fire proof construction</p> <p>Hollow concrete or cement block construction</p> <p>Brick building with brick or metal cornice</p> <p>" " frame cornice</p> <p>" " stone front</p> <p>" " frame side</p> <p>Brick veneered building</p> <p>Brick and frame</p> <p>Frame building</p> <p>" iron clad</p> <p>Stone building</p> <p>Fire wall, 6 inches above roof</p> <p>" 12 "</p> <p>" 18 "</p> <p>" 24 "</p> <p>" 36 "</p> <p>Stable</p> <p>Block number</p> <p>(27)</p>	<p>Figures, 8-12-16-20, indicate thickness of wall in inches</p> <p>Wall without opening and size in inches.</p> <p>" with openings, figures indicate on which floor</p> <p>" " opening protected by single iron door</p> <p>" " " double " "</p> <p>" " " standard or vault doors</p> <p>Windows protected by iron shutters.</p> <p>Window opening in first story</p> <p>" " second "</p> <p>Windows " " and third stories</p> <p>" " " fourth " " 6" W. PIPE</p> <p>Water pipes and size in inches</p>	<p>SPARK LIGHT LIGHTING TOP STORY ONLY</p> <p>SKYLIGHT LIGHTING TWO STORIES</p> <p>SKYLIGHT LIGHTING THREE STORIES</p> <p>BRICK ELEVATOR</p> <p>FRAME ELEVATOR</p> <p>Stable</p> <p>Block number</p> <p>(15) Elevation</p> <p>(27) Under sheet number refers to corresponding sheet of previous edition.</p>
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Diagram illustrating wall thicknesses (4, 6, 8, 12, 16, 20 inches) and window opening symbols.

Legend for roof types: Mansard Roof, Water Tank, Mansard Roof.

Legend for building materials: Horizontal, Vertical, Brick, Iron Chimneys.

Legend for fire safety: Fire escape, Fire alarm box, Automatic sprinklers, Force pump.

Legend for utility symbols: Steam boilers, Chimneys, Vertical pipe or stand pipe, with fire escape.

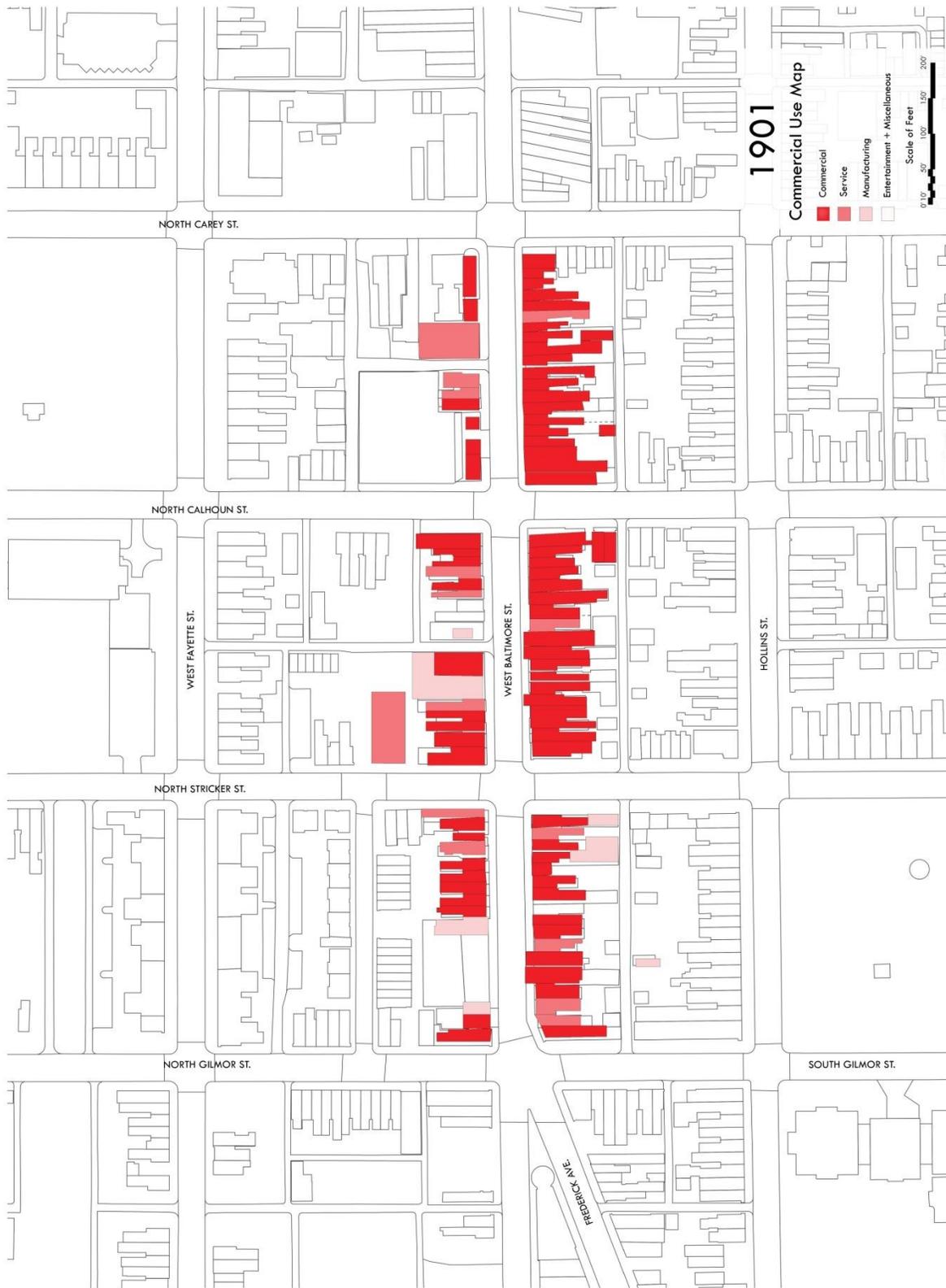
Legend for power and alarm symbols: Engine and horse power, Independent electric plant, Automatic fire alarm.

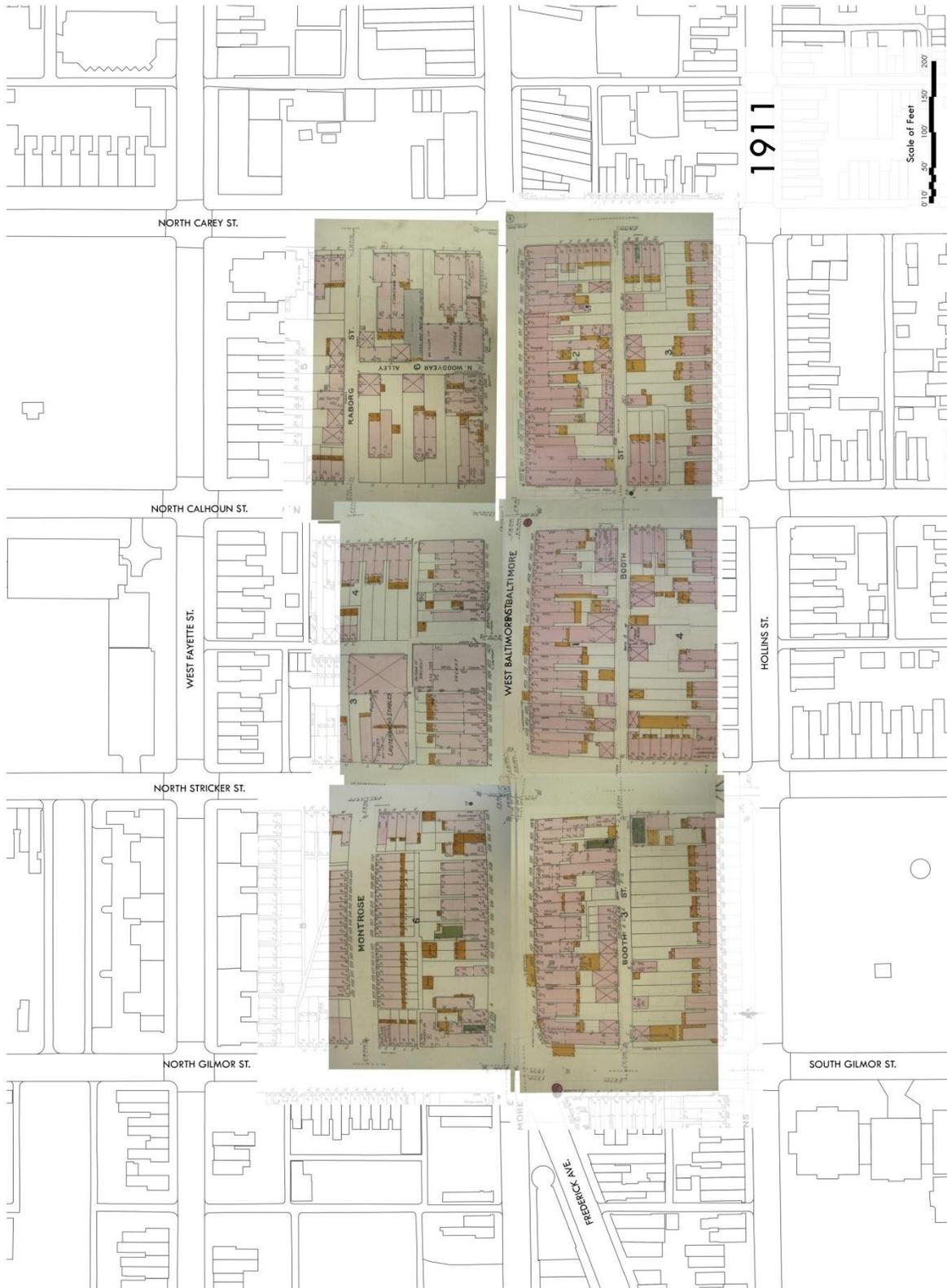
Legend for fire house and hydrant symbols: Fire engine house, Water pipes and hydrants, Pressure Fire Service.



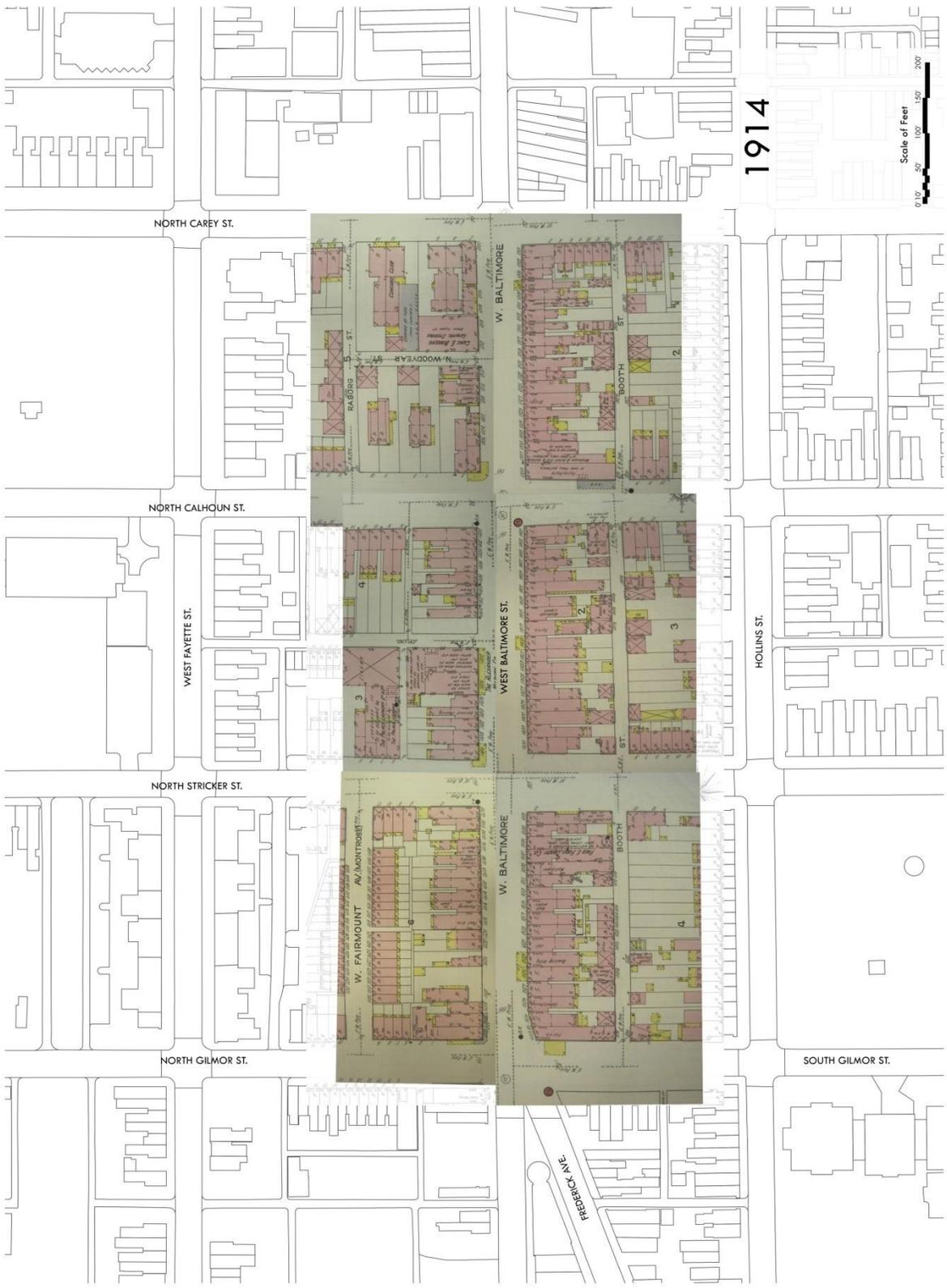


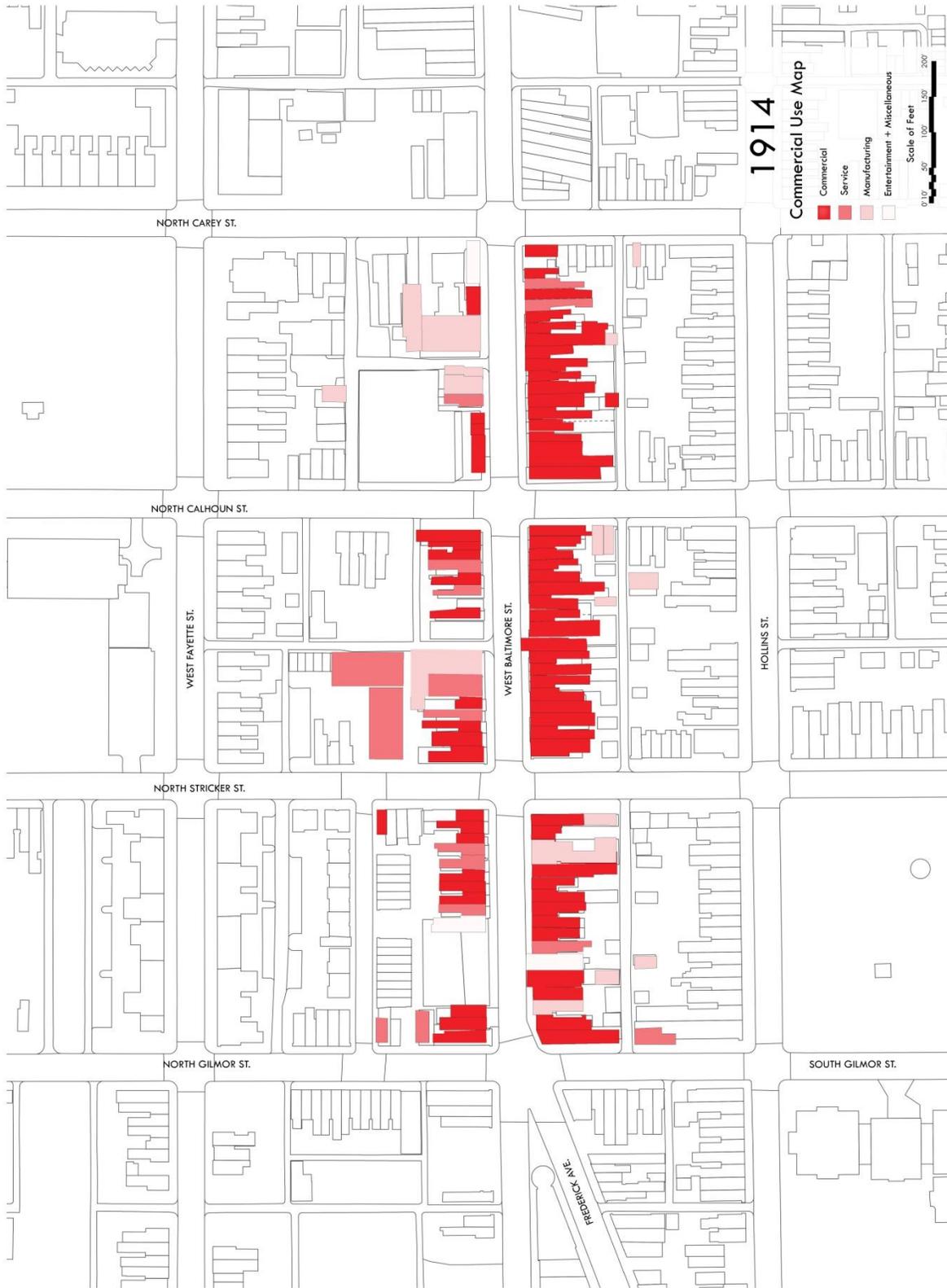


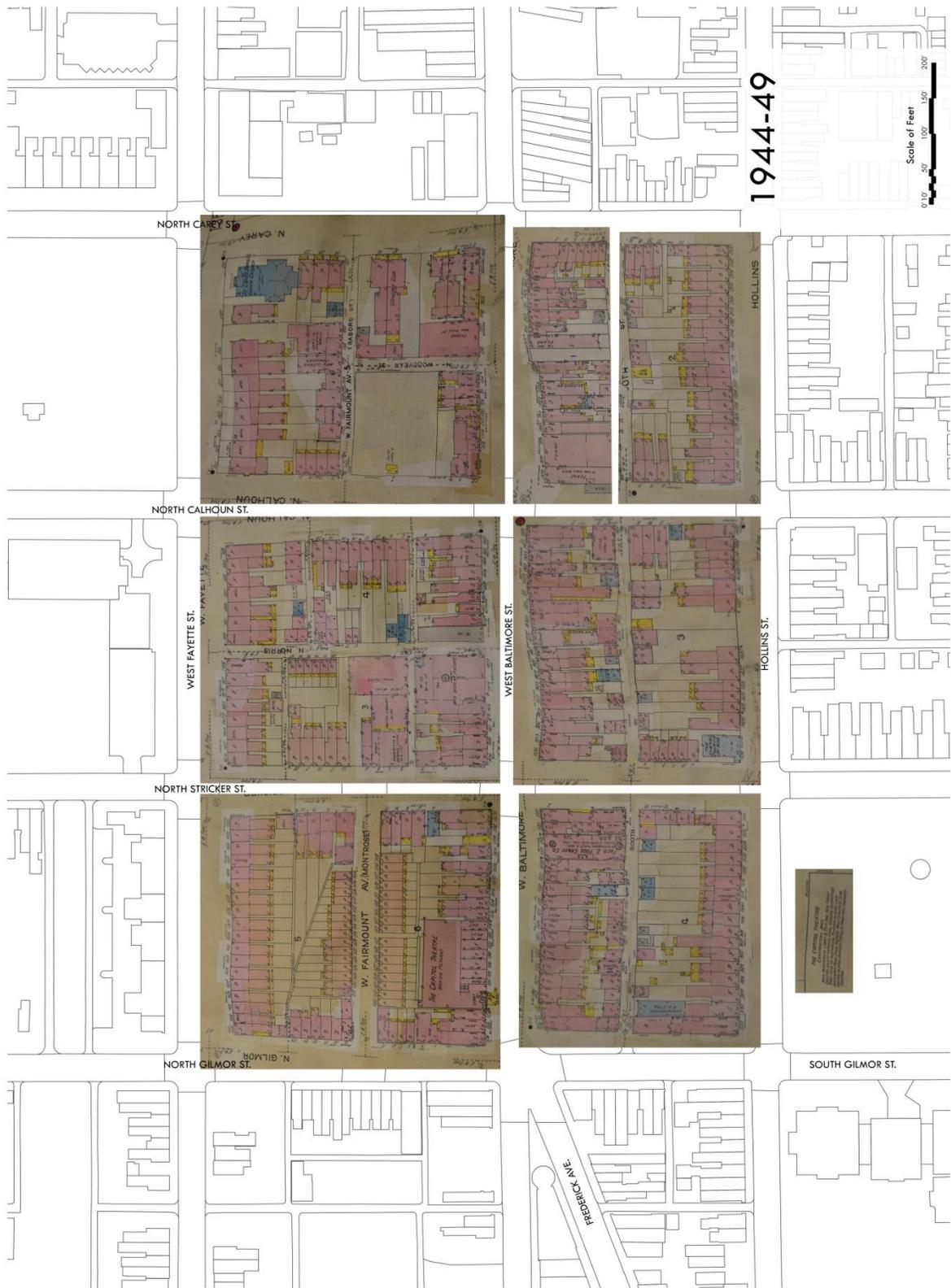


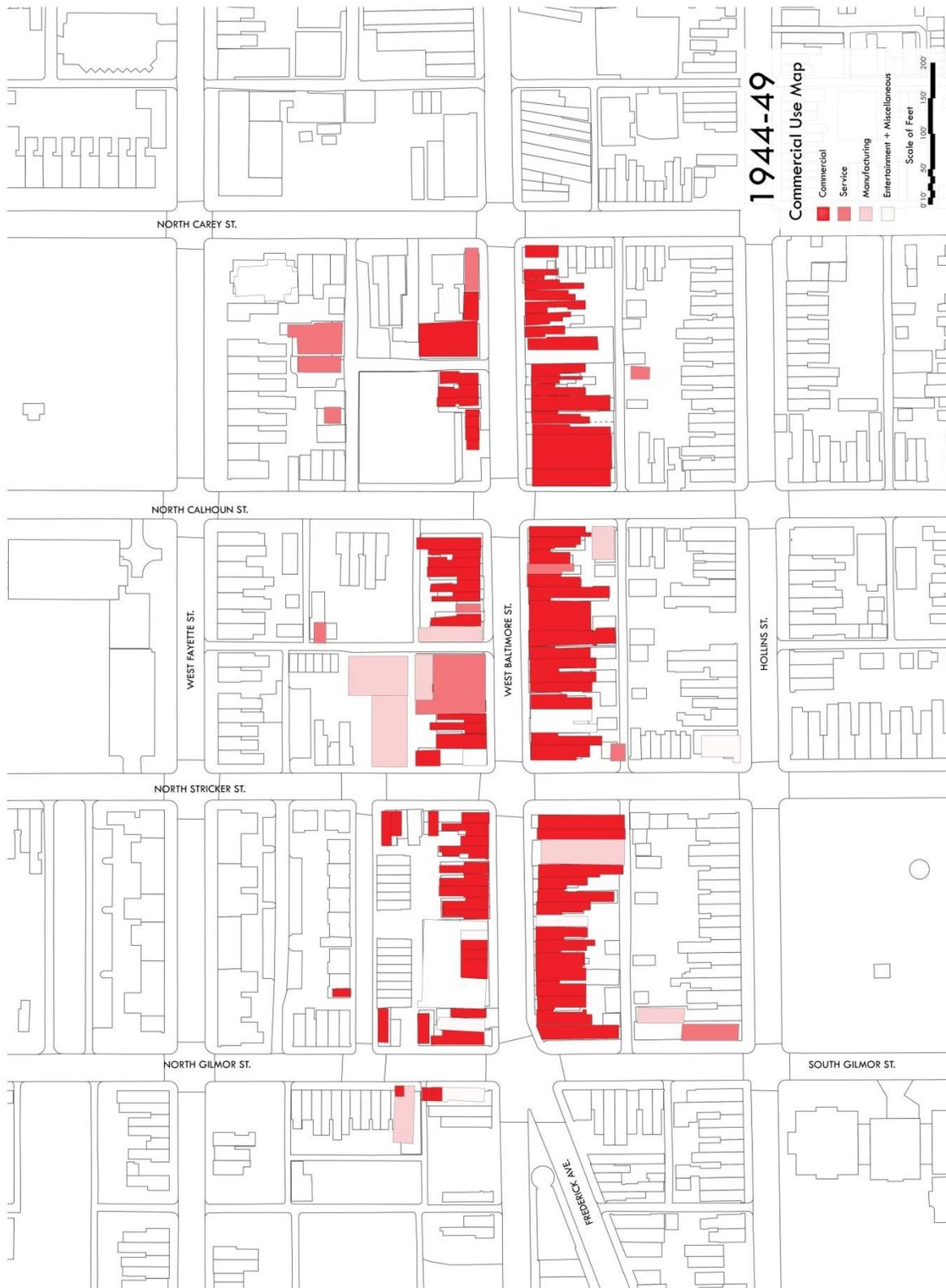














# B | PROPERTY DATA

B | Property Data

ADDRESS #	HISTORY	SOURCE
1300 - 1304	1894 - Leon Greenbaum's Liquor Store 1901 - Wholesale Liquor (1st floor) and Printers (2nd floor) 1905 - J. Harry Weishampel and Co, printers 1908-1910 - Leon Greenbaum's Liquor Store. 1911 - Wholesale Liquor (1st floor) and Printers (2nd floor) 1915 - Saloon owned by William H. Willis 1929 - Bank 1973 - M. Kovens Furniture Company	<ul style="list-style-type: none"> <li>• 1901 Sanborn Map</li> <li>• R.L. Polk &amp; Co.'s Baltimore City Directory for 1905</li> <li>• R.L. Polk &amp; Co.'s Baltimore City Directory for 1908</li> <li>• "Classified Ad 34 -- No Title" <i>The Sun</i> (Nov 18, 1910), 8, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).</li> <li>• 1911 Sanborn Map</li> <li>• R.L. Polk &amp; Co.'s Baltimore City Directory for 1915</li> <li>• 1929 Sanborn Map</li> <li>• "2 men rob collector at client's home" <i>The Sun</i> (Aug 30, 1973), A10, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).</li> </ul>
1307	1911 - Restaurant 1914 - Saloon	<ul style="list-style-type: none"> <li>• 1911 Sanborn Map</li> <li>• 1914 Sanborn Map</li> </ul>
1310-1312	1901 - Livery (1st floor) and Zane's Hall (2nd floor) 1911 - Storage Warehouse 1914 - Storage Warehouse 1929 - Furniture	<ul style="list-style-type: none"> <li>• 1901 Sanborn Map</li> <li>• 1911 Sanborn Map</li> <li>• 1914 Sanborn Map</li> <li>• 1929 Sanborn Map</li> </ul> <p>"CRITICISM FOR SUPERVISORS: Twentieth Ward Democrats Up Executive Loden" <i>The Sun</i> (Aug 16, 1900), 10, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).</p>
1311	1911 - Laundry 1914 - Laundry	<ul style="list-style-type: none"> <li>• 1911 Sanborn Map</li> <li>• 1914 Sanborn Map</li> </ul>
1317	1890 - Bakery 1901 - Bakery 1901 - Emil George Carl married Ella Grace Lane. They will live at Emil's mother's (Marie E. Carl) house at 1317 1911- Bakery. Mr. Emil G. Carl resided at 1317. He planned a parade and carnival in the area in May of that year. 1947 - Furniture 1952 - 1315, 1317, and 1319 are all one building - Furniture	<ul style="list-style-type: none"> <li>• 1890 Sanborn Map</li> <li>• 1901 Sanborn Map</li> <li>• 1911 Sanborn Map</li> <li>• 1947 Sanborn Map</li> <li>• 1952 Sanborn Map</li> <li>• "Carl--Lane" <i>The Sun</i> (Oct 10, 1901), 7, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).</li> <li>• "FOR WEST-END CARNIVAL: Residents Of That Section May Celebrate May 30..." <i>The Sun</i> (May 3, 1911), 10, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).</li> </ul>
1314	1901 - Cobbler 1914 - Printer	<ul style="list-style-type: none"> <li>• 1901 Sanborn Map</li> <li>• 1914 Sanborn Map</li> </ul>
1316-1318	1914 - Furniture Storage 1977 - Shopsteading Program: Mr. and Mrs. Patrick Guzman and Mr. and Mrs. David Hil to start a Mexican restaurant.	<ul style="list-style-type: none"> <li>• 1914 Sanborn Map</li> <li>• Roger Twigg, "Mayor unveils 'shopsteading' program; city sells 15 properties for \$100 each" <i>The Sun</i> (Dec 14, 1977), A1, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).</li> </ul>
1323	1894 - Residence of Mr. and Mrs. Jacob F. Wacker	<ul style="list-style-type: none"> <li>• "HIS WIFE'S BIRTHDAY: Mr. Jacob Wacker Invited His Friends to Celebrate, and They Did So" <i>The Sun</i> (Nov 30, 1894), 8, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).</li> </ul>
1326	1898 - Florist operated by Mrs. John McCormick. That year, Benjamin Watson, a fifteen year old African American boy was killed by a Red line cable car just a few feet east of Calhoun.	<ul style="list-style-type: none"> <li>• "KILLED BY A CABLE CAR: Benjamin D. Watson, A Fifteen-Year-Old Colored ..." <i>The Sun</i> (Mar 21, 1898), 7, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).</li> </ul>
1327	1911 - Drug store 1914 - Drug store 1952 - Restaurant	<ul style="list-style-type: none"> <li>• 1911 Sanborn Map</li> <li>• 1914 Sanborn Map</li> <li>• 1952 Sanborn Map</li> </ul>

B | Property Data

ADDRESS #	HISTORY	SOURCE
1328	1890 - Drug store 1901 - Drug store 1911 - Drug store	<ul style="list-style-type: none"> <li>• 1890 Sanborn Map</li> <li>• 1901 Sanborn Map</li> <li>• 1911 Sanborn Map</li> </ul>
1329	1890 - Drug store 1947 - Furniture	<ul style="list-style-type: none"> <li>• 1890 Sanborn Map</li> <li>• 1947 Sanborn Map</li> </ul>
1333-1337	1947 - Furniture	<ul style="list-style-type: none"> <li>• 1947 Sanborn Map</li> </ul>
1339	1907 - Littlepage's Furniture Store opened here in 1907 (moved from 1533 W. Baltimore Street). Littlepage's operated here until the 1970s when it moved down the street to 1317 West Baltimore Street.	<ul style="list-style-type: none"> <li>• Helen J. Rizzo, "I Remember . . . Sights and Smells to Delight a Child on Baltimore Street" <i>The Sun</i> (Dec 2, 1973), SM2, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).</li> <li>• JoAnne C. Broadwater, "Baltimore Street Takes First Steps Toward Revival," <i>The Sun</i> (Nov 16, 1980), B8, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).</li> <li>• Interview with Sarah Littlepage, November 7, 2014 (Kara Johnston).</li> </ul>
1400	1887 - 1939 - Newton's Toy Store. HL Mencken and his family frequented the toy store. 1939 - Kreis Drug Store	<ul style="list-style-type: none"> <li>• Helen J. Rizzo, "I Remember . . . Sights and Smells to Delight a Child on Baltimore Street" <i>The Sun</i> (Dec 2, 1973), SM2, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).</li> <li>• H. L. Mencken, <i>Happy Days: Mencken's Autobiography: 1880-1892</i> (New York: Alfred A. Knopf, Inc. 1936), 15.</li> </ul>
1401	1924 - Store and apartment property was sold by R. Bealmear and Samuel R. Boyd to Louis Hurwitz and Mayer L. Bloom. The first floor of the building is under lease to the Great Atlantic & Pacific Tea Co.	<ul style="list-style-type: none"> <li>• "REAL ESTATE DEALS AND BUILDING NEWS: Store And Apartment Property At 1401 West Baltimore Street Is Sold" <i>The Sun</i> (Jul 10, 1924), 15, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).</li> <li>• Helen J. Rizzo, "I Remember . . . Sights and Smells to Delight a Child on Baltimore Street" <i>The Sun</i> (Dec 2, 1973), SM2, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).</li> </ul>
1402	c 1940 - 1974 - Mr Morton J. Hess operated a lunchroom. He lived above the business. He started M. Hess Confectionary in 1940.	<ul style="list-style-type: none"> <li>• "M. J. Hess, had lunchroom" <i>The Sun</i> (May 7, 1974), A21, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).</li> </ul>
1403	1914 - Hardware and Crockery	<ul style="list-style-type: none"> <li>• 1914 Sanborn Map</li> </ul>
1404	1899 - Sold at auction. It was advertised as a valuable business property (three-story brick store and dwelling). 1904 - Eunice Elmiré Booker, a dressmaker, divorced James William Booker. 1906 - Louis Caplan and Tillie Pruss were married and lived here.	<ul style="list-style-type: none"> <li>• "Classified Ad 17 -- No Title" <i>The Sun</i> (Nov 22, 1899), 5, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).</li> <li>• "TO BE UNVEILED OCTOBER 19" <i>The Sun</i> (Sep 28, 1904), 7, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).</li> <li>• "Marriage Announcement 3 -- No Title" <i>The Sun</i> (Dec 13, 1906), 6, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).</li> </ul>
1405	1920 - Fire at Diamond & Bergeson's clothing store. Samuel Bergeson was asleep on the third floor. The Nineteenth Ward Republic Club occupies the second floor.	<ul style="list-style-type: none"> <li>• "NIGHT FIRE IN CLOTHING STORE: Damage At West Baltimore Street Establishment..." <i>The Sun</i> (Mar 8, 1920), 4, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).</li> </ul>
1406	1914 - Saloon	<ul style="list-style-type: none"> <li>• 1914 Sanborn Map</li> </ul>
1407	1947 - Restaurant 1952 - Saloon	<ul style="list-style-type: none"> <li>• 1947 Sanborn Map</li> <li>• 1952 Sanborn Map</li> </ul>

B | Property Data

ADDRESS #	HISTORY	SOURCE
1408	1878 - Traugoth Singewald, a German-American, opened a hat store at for his third son, John. 1924 - This three-story brick store and dwelling was sold by Karl Singer to Louis Cohen.	<ul style="list-style-type: none"> <li>• Mary Ellen Hayward and Charles Belfoure, <i>The Baltimore Rowhouse</i> (New York: Princeton Architectural Press, 1999), 48,49.</li> <li>• "REAL ESTATE DEALS AND BUILDING NEWS: House And Store On Belair Road ..." <i>The Sun</i> (Jan 1, 1924), 15, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).</li> </ul>
1410	1890 - Chinese Laundry 1901 - Cobbler 1911 - Barber 1914 - Barber	<ul style="list-style-type: none"> <li>• 1890 Sanborn Map</li> <li>• 1901 Sanborn Map</li> <li>• 1911 Sanborn Map</li> <li>• 1914 Sanborn Map</li> </ul>
1411	1890 - 1902 - Issac Nordlinger died in 1902 at his home at 1411 W. Baltimore St. Mr Nordlinger was born in Germany and emigrated to the U.S. in 1850. He operated a dry good business at several locations along Baltimore St. and from 1890-1902 operated his business at 1411. He was a member of several Hebrew associations.	<ul style="list-style-type: none"> <li>• "OBITUARY: ISAAC NORDLINGER" <i>The Sun</i> (Mar 9, 1902), 14, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).</li> </ul>
1412	1903 - Announcement of sale by public auction, the building is described as a two-story brick dwelling. 1929 - Restaurant	<ul style="list-style-type: none"> <li>• "Display Ad 41 -- No Title" <i>The Sun</i> (Dec 9, 1903), 11, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).</li> <li>• 1929 Sanborn Map</li> </ul>
1414	1903 - Announcement of sale by public auction, the building is described as a three-story brick dwelling with a frame stable on the rear.	<ul style="list-style-type: none"> <li>• "Display Ad 41 -- No Title" <i>The Sun</i>(Dec 9, 1903), 11, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).</li> </ul>
1415	1914 - Wholesale liquors	<ul style="list-style-type: none"> <li>• 1914 Sanborn Map</li> </ul>
1417	1860 - 1898 - Philip Knatz, a German immigrant, ran a grocery here until his death in 1898 1914 Sanborn - Furniture 1947 Sanborn - Furniture 1952 Sanborn - Furniture	<ul style="list-style-type: none"> <li>• "OBITUARY: PHILIP KNATZ" <i>The Sun</i> (Mar 8, 1898), 7, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).</li> <li>• 1914 Sanborn Map</li> <li>• 1947 Sanborn Map</li> <li>• 1952 Sanborn Map</li> </ul>
1418	1890 - Stone cutting 1901 - Marble works 1929 - Warehouse	<ul style="list-style-type: none"> <li>• 1890 Sanborn Map</li> <li>• 1901 Sanborn Map</li> <li>• 1929 Sanborn Map</li> </ul>
1419	1918 - A fire occurred at this tailoring establishment owned by Louis Friedman. Mr. Friedman, his wife, father-in-law, and children lived upstairs. 1947 Sanborn - Furniture 1952 Sanborn - Furniture	<ul style="list-style-type: none"> <li>• "TWELVE RESCUED FROM FIRE: Firemen Save 7 Persons At One House And 5 At Another" <i>The Sun</i> ( Jan 28, 1918), 9, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).</li> <li>• 1947 Sanborn Map</li> <li>• 1952 Sanborn Map</li> </ul>
1420-1426	1901 - Monumental Carriage Factory 1910 - Baby carriage factory owned by W.L. Jackson & Sons. There was a fire on the third floor that year. 1912 - Miss Sylvia A. Ridinger purchased the store and warehouse property in January. In August, the Alexander Milburn Company purchased the property. They are engaged in the manufacturing of acetylene gas appliances.	<ul style="list-style-type: none"> <li>• 1901 Sanborn Map</li> <li>• "FIRE AMONG BABY CARRIAGES: Blaze Causes \$5,000 Damage To Factory Of W. L. Jackson" <i>The Sun</i> (Mar 9, 1910), 14, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).</li> <li>• "MISS RIDINGER BUYS: Secures Large Warehouse On West Baltimore Street ..." <i>The Sun</i> (Jan 7, 1912), 4, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).</li> <li>• "WAREHOUSE IS SOLD: One On West Baltimore St. Bought By Milburn..." <i>The Sun</i> (Aug 8, 1912), 4, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).</li> </ul>

B | Property Data

ADDRESS #	HISTORY	SOURCE
1421	<p>1893 - Hat store</p> <p>1907 - The property is advertised as being for sale. It is described as a large, three story brick dwelling with a storefront.</p> <p>1917 - Schumacher's is seeking an expert in piano tuning and repairing.</p> <p>1919 - Edna, daughter of Albert G. and Ella N. Schumacher, died and the funeral was held at the property.</p> <p>1931 - Ruth, daughter of Albert and Ella Schumacher, married Norman Emmerich and will reside at the property after the wedding trip.</p>	<ul style="list-style-type: none"> <li>• "Classified Ad 12 -- No Title" <i>The Sun</i> (May 18, 1893), 3, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).</li> <li>• "Classified Ad 20 -- No Title" <i>The Sun</i> (May 7, 1907), 13, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).</li> <li>• "Classified Ad 10 -- No Title" <i>The Sun</i> (May 27, 1917), 12, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).</li> <li>• "SCHAAF" <i>The Sun</i> (Dec 3, 1919), 14, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).</li> <li>• "Marriages Of Interest Announced: Miss Ruth Schumacher And Mr. Norman..." <i>The Sun</i> (Apr 26, 1931), SA12, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).</li> </ul>
1428	<p>1901 - Cobbler</p> <p>1911 - Cobbler</p>	<ul style="list-style-type: none"> <li>• 1901 Sanborn Map</li> <li>• 1911 Sanborn Map</li> </ul>
1429-1431	<p>1942 - Knoop's Restaurant</p> <p>1947 - Restaurant</p> <p>1952 - Restaurant</p>	<ul style="list-style-type: none"> <li>• "Classified Ad 5 -- No Title" <i>The Sun</i> (Dec 16, 1942), 22, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).</li> <li>• 1947 Sanborn Map</li> <li>• 1952 Sanborn Map</li> </ul>
1430	<p>1914 - Garment Cleaning</p>	<ul style="list-style-type: none"> <li>• 1914 Sanborn Map</li> </ul>
1436	<p>1890 - Drug store</p> <p>1911 - Drug store</p> <p>1914 - Drug store</p> <p>1929 - Restaurant</p> <p>1977 - Shopsteading Program: Gerald Schlichting opens a deli and residences.</p>	<ul style="list-style-type: none"> <li>• 1890 Sanborn Map</li> <li>• 1911 Sanborn Map</li> <li>• 1914 Sanborn Map</li> <li>• 1929 Sanborn Map</li> <li>• Roger Twigg, "Mayor unveils 'shopsteading' program; city sells 15 properties for \$100 each" <i>The Sun</i> (Dec 14, 1977), A1, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).</li> </ul>
1500	<p>1901 - Undertaker</p>	<ul style="list-style-type: none"> <li>• 1901 Sanborn Map</li> </ul>
1501	<p>1889 - Classified ad is looking for a bread and cake baker.</p> <p>1890 - Bakery</p> <p>1909 - Miss Edna Johnson lived here.</p> <p>1917, Mrs. Laura Bartlett and her husband run an ice cream business. They bought the business in 1908.</p> <p>1931 - Arundel Ice Cream Store</p> <p>1977 Shopsteading program: Nelson Bolton bought the property to be an icecream parlor and residences.</p>	<ul style="list-style-type: none"> <li>• "Classified Ad 23 -- No Title" <i>The Sun</i> (Jun 24, 1889), 3, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).</li> <li>• 1890 Sanborn Map</li> <li>• "SOCIETY NEWS: Events Of Polite World, Present And To Come BALTIMORE ..." <i>The Sun</i> (Aug 20, 1909), 6, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).</li> <li>• "COMMUNITY MARKET RUSHED" <i>The Sun</i> (Sep 9, 1917), 16, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).</li> <li>• "Classified Ad 22 -- No Title" <i>The Sun</i> (May 6, 1931), 28, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).</li> <li>• Roger Twigg, "Mayor unveils 'shopsteading' program; city sells 15 properties for \$100 each" <i>The Sun</i> (Dec 14, 1977), A1, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).</li> </ul>

B | Property Data

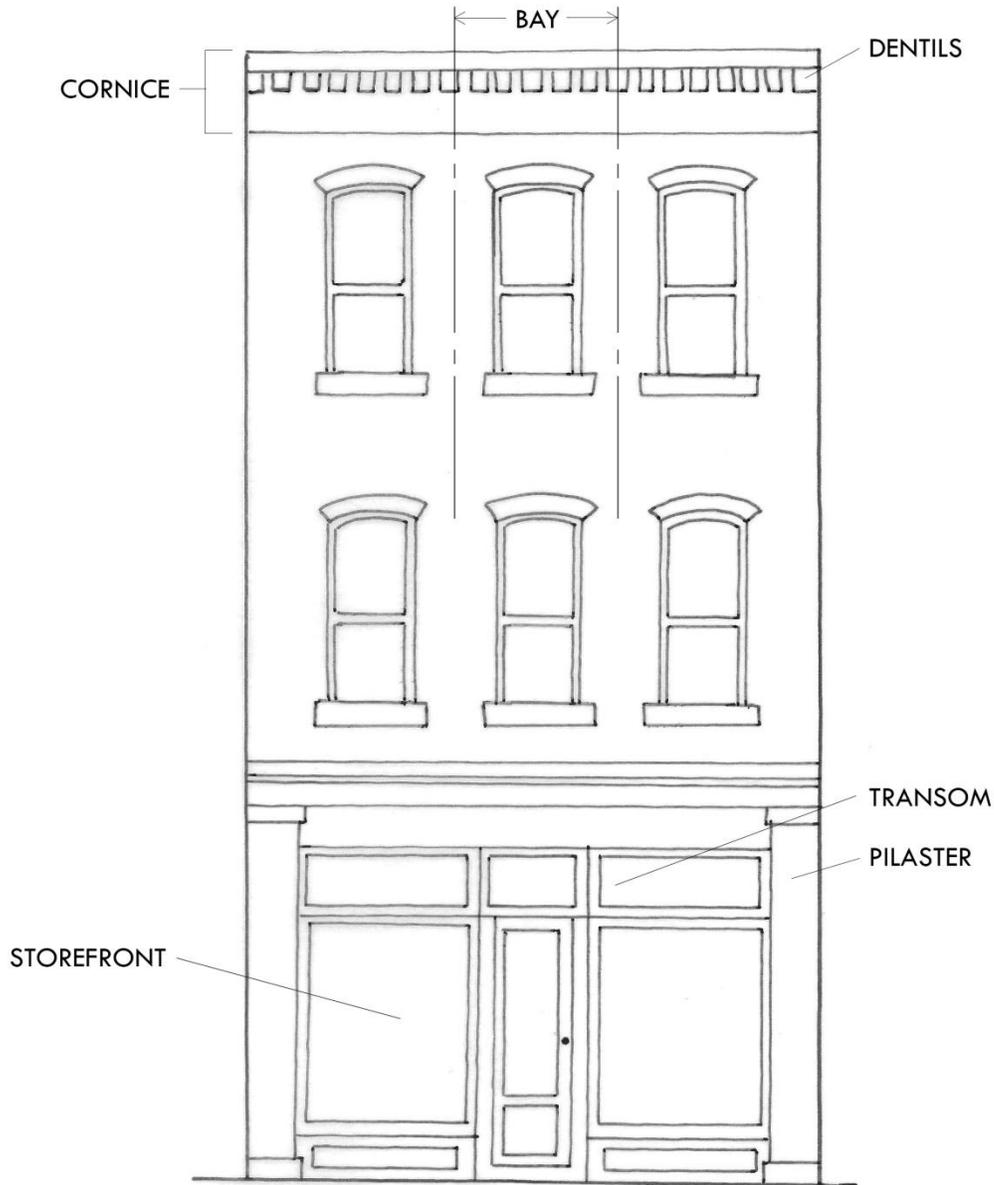
ADDRESS #	HISTORY	SOURCE
1502	1898 - Residence of William and Rosannah Ellis. Rosannah was a dressmaker. 1977 Shopsteading program: James Reily bought the property to be an oriental gift shop and residences.	<ul style="list-style-type: none"> <li>• "FATAL JUMP FROM A CAR: Mrs. William Ellis, 1502 West Baltimore Street..." <i>The Sun</i> (Nov 4, 1898), 10, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).</li> <li>• Roger Twigg, "Mayor unveils 'shopsteading' program; city sells 15 properties for \$100 each" <i>The Sun</i> (Dec 14, 1977), A1, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).</li> </ul>
1503	1911 - Tailor 1952 - Warehouse	<ul style="list-style-type: none"> <li>• R.L. Polk &amp; Co.'s Baltimore City Directory for 1911</li> <li>• 1952 Sanborn Maps</li> </ul>
1505	1886 - 1960s - Fred Foo's Candy Company. William Foes was German and arrived in the U.S. in 1846. His son, Frederick, started the company.	<ul style="list-style-type: none"> <li>• "WILLIAM FOOS" <i>The Sun</i> (Apr 30, 1903), 7, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).</li> <li>• Audrey Bishop, "Ninety-Eight Million Jelly Beans" <i>The Sun</i> (Apr 21, 1957), M5, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).</li> </ul>
1506	1914 - Restaurant 1977 Shopsteading program: Teresa Oliver bought the property to be a graphic services shop	<ul style="list-style-type: none"> <li>• 1914 Sanborn Map</li> <li>• Roger Twigg, "Mayor unveils 'shopsteading' program; city sells 15 properties for \$100 each" <i>The Sun</i> (Dec 14, 1977), A1, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).</li> </ul>
1508	1914 - Chinese Laundry 1977 Shopsteading Program: Attrices Young bought the property to be a management consulting business	<ul style="list-style-type: none"> <li>• 1914 Sanborn Map</li> <li>• Roger Twigg, "Mayor unveils 'shopsteading' program; city sells 15 properties for \$100 each" <i>The Sun</i> (Dec 14, 1977), A1, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).</li> </ul>
1509	1896- Residence of Asa H. Smith and Mary F. Beall 1914 - Wallpaper	<ul style="list-style-type: none"> <li>• "DIED" <i>The Sun</i> (Dec 26, 1896), 4, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).</li> <li>• 1914 Sanborn Map</li> </ul>
1510	1923 - Saloon owned by Samuel Reichlyn. A prohibition agent arrested Mr. Reichlyn during a raid this year. 1977 Shopsteading Program: Icela Ford bought it to operate a Jamaican restaurant.	<ul style="list-style-type: none"> <li>• "WOMEN ATTACK AGENTS DURING RAID ON SALOON: Attempt To Drag Officer..." <i>The Sun</i> (Jan 21, 1923), ES10, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).</li> <li>• Roger Twigg, "Mayor unveils 'shopsteading' program; city sells 15 properties for \$100 each" <i>The Sun</i> (Dec 14, 1977), A1, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).</li> </ul>
1512	1977 Shopsteading Program: Albur Sweetwine bought it to operate an upholstery business and residences	<ul style="list-style-type: none"> <li>• Roger Twigg, "Mayor unveils 'shopsteading' program; city sells 15 properties for \$100 each" <i>The Sun</i> (Dec 14, 1977), A1, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).</li> </ul>
1515	1911 - Offices 1914 - Wallpaper	<ul style="list-style-type: none"> <li>• 1911 Sanborn Map</li> <li>• 1914 Sanborn Map</li> </ul>
1517	1914 - Plumbing 1947 - Restaurant 1952 - Restaurant	<ul style="list-style-type: none"> <li>• 1914 Sanborn Map</li> <li>• 1947 Sanborn Map</li> <li>• 1952 Sanborn Map</li> </ul>
1518	1901 - Upholstery 1914 - Pool Room	<ul style="list-style-type: none"> <li>• 1901 Sanborn Map</li> <li>• 1914 Sanborn Map</li> </ul>
1520	1929 - Restaurant (1520)	<ul style="list-style-type: none"> <li>• 1929 Sanborn Map</li> </ul>
1532	1921 - 1970 - Architects Wyatt & Nolting redesigned the existing building into the Capitol Theater.	<ul style="list-style-type: none"> <li>• "Comments Concerning Current Film Productions: FILM ACTIVITIES IN BALTIMORE" <i>The Sun</i> (Jan 23, 1921), M7, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).</li> </ul>

B | Property Data

ADDRESS #	HISTORY	SOURCE
1521	1914 - Saloon 1947 - Saloon 1977 Shopsteading Program: David Villela bought it to operate an architect's office and residences	<ul style="list-style-type: none"> <li>• 1914 Sanborn Map</li> <li>• 1947 Sanborn Map</li> <li>• Roger Twigg, "Mayor unveils 'shopsteading' program; city sells 15 properties for \$100 each" <i>The Sun</i> (Dec 14, 1977), A1, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).</li> </ul>
1523	1911 - Bowling Alley 1914 - Bowling Alley	<ul style="list-style-type: none"> <li>• 1911 Sanborn Map</li> <li>• 1914 Sanborn Map</li> </ul>
1529	1914 - Upholstery 1977 Shopsteading Program: Devon Davison bought it to operate a commercial art studio and residences	<ul style="list-style-type: none"> <li>• 1914 Sanborn Map</li> <li>• Roger Twigg, "Mayor unveils 'shopsteading' program; city sells 15 properties for \$100 each" <i>The Sun</i> (Dec 14, 1977), A1, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).</li> </ul>
1530	1929 - Restaurant	<ul style="list-style-type: none"> <li>• 1929 Sanborn Map</li> </ul>
1531	1890 - Chinese Laundry	<ul style="list-style-type: none"> <li>• 1890 Sanborn Map</li> </ul>
1533	1890s - Littlepage's Furniture opened here in the late 1890s and then moved to 1339 in 1907	<ul style="list-style-type: none"> <li>• JoAnne C. Broadwater, "Baltimore Street Takes First Steps Toward Revival," <i>The Sun</i> (Nov 16, 1980), B8, ProQuest Historical Newspapers: Baltimore Sun, The (1837-1988).</li> </ul>
1534	1890 - Paints and Oils 1901 - Paints and Oils	<ul style="list-style-type: none"> <li>• 1890 Sanborn Map</li> <li>• 1901 Sanborn Map</li> </ul>
1535	1914 - Furniture	<ul style="list-style-type: none"> <li>• 1914 Sanborn Map</li> </ul>



# C | GLOSSARY OF TERMS



FACADE

**Architrave** – In classical architecture, it is the lowest part of an entablature, the beam that spans from column to column, resting directly above the capital.

**Bay** – Regular structural subdivision of a building, usually referring to the window and door openings set horizontally along the façade of a building.

**Bracket** – A member projecting from a wall or other body to support or appear to

support the weight of something above such as a cornice.

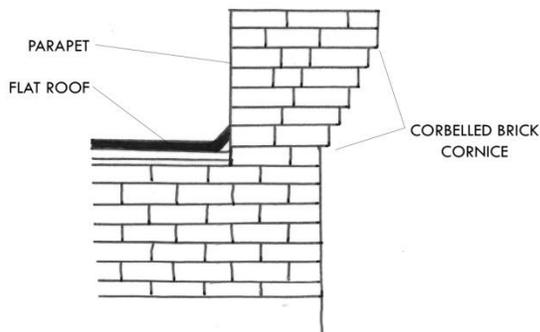


BRACKET

**Character Defining Features** – Elements that give a building its distinctive character. These elements include: the overall shape of the building, construction materials, craftsmanship, decorative details, and interior spaces and features.

**Common Bond** – A brick bond in which every fifth or sixth row consists of headers (the short end of a brick) with all other courses being stretchers. The header course extends two widths, or one unit thick vertical section of brick, deep, tying together the masonry.

**Corbelled Brick Cornice** – Successive courses of bricks projecting from the wall at the cornice or roof level, sometimes forming a parapet.



**Cornice** – Any molded projection crowns where wall meets roof. (This usually applies to the exterior trim of a structure at the meeting of the roof and wall or the uppermost part of an entablature.)

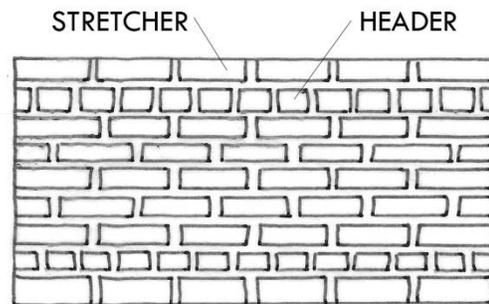
**Dentils** – Continuous small blocks forming a long horizontal series set closely under the cornice of a building.

**Doric Order** – The classical order of architecture developed by the Dorian Greeks consisting of a column and entablature. The column may have a plain or fluted shaft with a simple cushion capital and may or may not rest on a base. The column often supports an entablature containing a frieze with triglyphs.

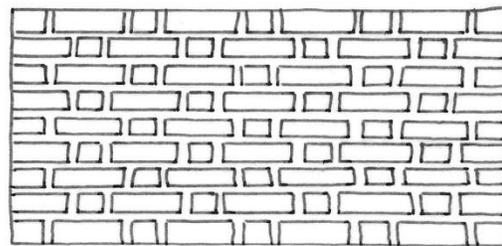
**Dormer** – A structure projecting from a sloping roof usually housing a window or ventilating louver.

**Entablature** – In classical architecture, the elaborated beam member carried by the columns, horizontally divided into an architrave, frieze, and cornice. A similar feature can sometimes be found as the crown of a wall.

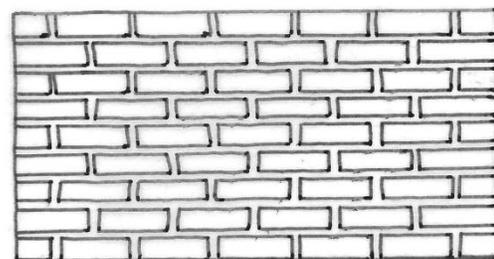
**Facade** – The exterior face of a building that is the architectural front, sometimes distinguished from the other faces by ornamental details.



COMMON BOND



FLEMISH BOND



RUNNING BOND

**Fascia** – a frieze or board that runs horizontally on the face of a building directly under the roofs edge.

**Flashing** - a strip of metal used to stop water from penetrating the junction of a roof with another surface

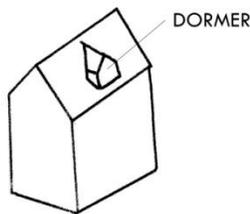
**Flat Roof** – A roof shape that is almost level with very little slope, often with a parapet wall in front.

**Flemish Bond** – A brick bond in which each course consists of alternating headers and stretcher so that each header is centered on the stretcher above and below it.

**Fluted** – A groove or channel used decoratively along the shaft of a column.

**Frieze** – A simple or decorative band near the top of an interior wall below the cornice. It can also be the middle horizontal member of a classical entablature, above the architrave and below the cornice.

**Gable Roof** – A roof which forms a vertical triangular portion on one or both ends of a building having a double-sloping roof from the level of the cornice or eaves to the ridge of the roof.



GABLE ROOF

**Header** – A masonry unit in which a brick is laid so that its ends, or short sides, are along the face of the wall.

**Ionic Order** – The classical order of architecture developed by the Ionian Greeks, characterized by a column consisting of a plain or fluted shaft and a capital with large volutes resting on a base. The

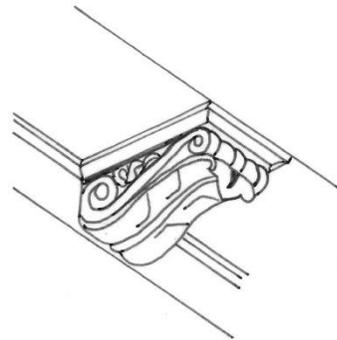
entablature contains a continuous frieze and a cornice usually decorated with dentils.

**Mansard Roof** – a two-part roof with steeply pitched or curved lower slopes and a pitched or hipped roof over, almost always with dormer windows.



MANSARD ROOF

**Modillion** – Bracket-like projection beneath a cornice, usually in a series. Can be square or in the form of a scroll.



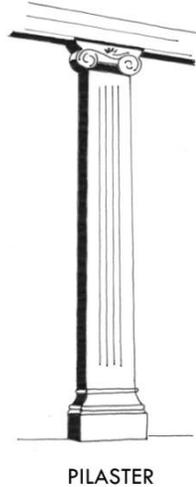
MODILLION

**Outbuilding** – a building, such as a shed, barn, or garage, located on the same property but separate from a more important building, such as a house.

**Parapet** – A part of an exterior wall, usually the façade, that is extends above the roof.

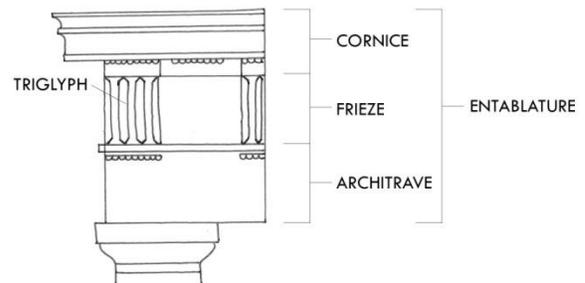
**Pier** – A structural member in the form of a column or thickened section, which provides support or takes on a vertical load.

**Pilaster** – A column conforming with classical architecture but rectangular instead of circular and attached to a wall from which it projects only slightly. It may also carry an entablature above.



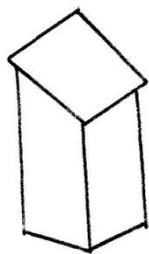
**Triglyph** – The characteristic ornament of a frieze, consisting of slightly raised blocks of three vertical bands separated by V-shaped grooves.

**Volutes** – A spiral scroll found on Ionic capitals.



**Running Bond** – A brick bond in which each brick is laid as a stretcher overlapping the bricks in the adjoining courses. Usually characteristic of a brick veneer wall.

**Shed Roof** – A roof shape having only one sloping plane

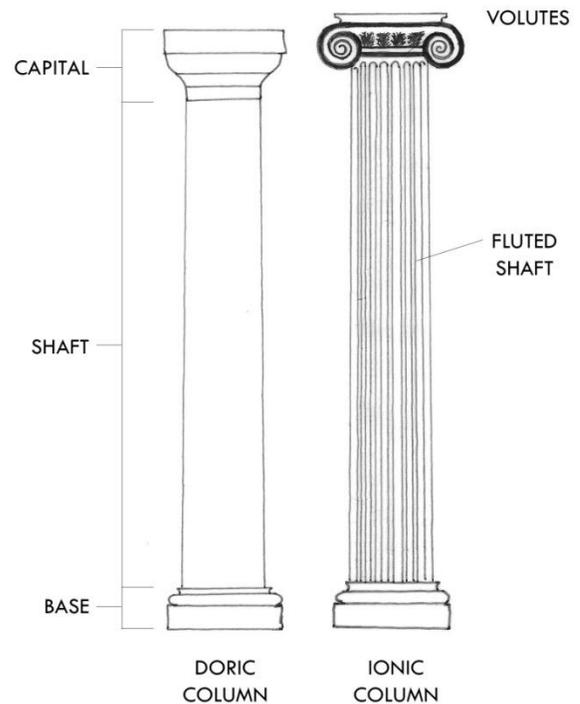


SHED ROOF

**Stretcher** – a masonry unit in which a brick is laid horizontally with its length, or long side, in the direction of the face of the wall.

**Stacked Bond** – A brick bond in which each bricks is laid as a stretcher directly over those in the adjoining courses so that all vertical joints are continuously aligned.

**Transom** – A small rectangular window found directly above a door or window.





# D | BIBLIOGRAPHY

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## SOURCE OF FIGURES

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Cover | Baltimore Commission for Historical and Architectural Preservation (CHAP)

Title Page | Google Maps, Google Street View “West Baltimore Street,” September 2014.

Figure 3 | Gensler, *Southwest Partnership Masterplan: Draft v01*. July 28, 2014.

Figure 4 | Dottie Cordwell on *Pinterest*: <http://www.pinterest.com/pin/575475658609778336/>

Figure 5 | 1890 Sanborn Map from University of Maryland Special Collections

Figure 6 | Helen J. Rizzo. “I Remember: Sights and Smells to Delight a Child on Baltimore Street.”  
The Sun (Dec. 2, 1973), SM2, ProQuest Historical Newspapers: The Baltimore Sun.

Figure 7 | Kilduffs Movie Theater Index & More:  
[http://www.kilduffs.com/WCA\\_WestendTheatre\\_Baltimore.html](http://www.kilduffs.com/WCA_WestendTheatre_Baltimore.html)

Figure 8 | Kilduffs Movie Theater Index & More:  
[http://www.kilduffs.com/CAA\\_CapitolTheatre\\_Baltimore.html](http://www.kilduffs.com/CAA_CapitolTheatre_Baltimore.html)

Figure 13 | Google Maps, Google Street View “1501 West Baltimore Street,” September 2014.

Figure 14 | Google Maps, Google Street View “1505 West Baltimore Street,” September 2014.

Figure 16 | Google Maps, Google Street View “1317 West Baltimore Street,” September 2014.

Figure 18 | Google Maps, Google Street View “1518 West Baltimore Street,” September 2014.

Figure 20 | Google Maps, Google Street View “1412 West Baltimore Street,” September 2014.

Figure 21 | Google Maps, Google Street View “1039 West Baltimore Street,” September 2014.

Figure 23 | Google Maps, Google Street View “1509 West Baltimore Street,” September 2014.

Figure 25 | Google Maps, Google Street View “1300 West Baltimore Street,” September 2014.

Figure 26 | Map of Baltimore Street Enterprise Zone, the City of Baltimore.  
<http://cityview.baltimorecity.gov/>. Date accessed, December 6, 2014.

Figure 28 | Sarah Littlepage

Figure 29 | 1890, 1901, 1911, and 1914 Sanborn Maps from the University of Maryland  
Special Collections and 1950 Sanborn Map from CHAP

Figure 30 | “Mr. Goetz Celebrates His Eighty-Sixth Birthday.” The Sun (July 3, 1910), 4.  
ProQuest Historical Newspapers: The Baltimore Sun.

Figure 32 | CHAP, A to Z Files

Figure 33 | 1890, 1901, 1911, and 1914 Sanborn Maps from the University of Maryland  
Special Collections; 1929 Sanborn Map from Sanborn Digital Map Collection; and  
1950 Sanborn Map from CHAP

Figure 35 | Kilduffs Movie Theater Index & More: <http://www.kilduffs.com/Factory.html>

Figure 36 | 1890, 1901, 1911, and 1914 Sanborn Maps from the University of Maryland Special Collections and 1950 Sanborn Map from CHAP

Figure 37 | Scott Huffines on *Baltimore or Less*: <http://www.baltimoreorless.com/2013/04/fred-e-foos-super-jells-candy-ad/>

Figure 38 | Audrey Bishop. "Ninety-Eight Million Jelly Beans." *The Sun* (Apr. 21, 1957), M5. ProQuest Historical Newspapers: The Baltimore Sun.

Figure 40 | CHAP, A to Z Files

Figure 41 | 1890, 1901, 1911, and 1914 Sanborn Maps from the University of Maryland Special Collections and 1950 Sanborn Map from CHAP

Appendix A | 1890, 1901, 1911, and 1914 Sanborn Maps from the University of Maryland Special Collections and 1950 Sanborn Map from CHAP

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**ARCHITECTURE  
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